



**\$500,000**

## **9 RASPBERRY HILL ROAD, MECHANIC FALLS, ME, 04256**

<https://agent207.com>

- 2 baths
- Multi-Family
- Active

Brand new duplex opportunity in rural Mechanic Falls! This thoughtfully designed property offers two separate 2-bedroom units-perfect for owner-occupants, multigenerational living, or buying with a friend while maintaining privacy. Live in one side and rent the other to help offset your mortgage. Conveniently located with quick access to I-95 for an easy commute to the [...]



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## Basics

**Category:** Multi-Family

**Bathrooms:** 2 baths

**Year built:** 2021

**Lot Size Acres:** 1 acres

**County:** Androscoggin

**Status:** Active

**Lot size:** 1 sq ft

**Bathrooms Full:** 2

**Zoning:** Res

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## Building Details

**Building Area Total:** 1815 sq ft

**Construction Materials:** Vinyl Siding, Wood Frame

**Sewer:** Septic Tank, Private Sewer

**Roof:** Shingle

**Basement:** Crawl Space, Interior

**Number Of Units Total:** 2

**Architectural Style:** Ranch

**Heating:** Hot Water

**Foundation Details:** Stone, Concrete Perimeter

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## Amenities & Features

**Laundry Features:** Laundry - 1st Floor, Main Level

**Flooring:** Vinyl

**Parking Features:** 5 - 10 Spaces, Gravel, On Site

**Interior Features:** 1st Floor Bedroom, Bathtub, One-Floor Living

**Patio And Porch Features:** Deck, Porch

**Electric:** Circuit Breakers

**Utilities:** Utilities On

**WaterSource:** Well, Private

**Lot Features:** Open, Level, Wooded, Rural

**Cooling:** None

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## Fees & Taxes

**Gross Income:** \$3,600



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## Miscellaneous

**Road Surface Type:** Gravel, Dirt

**Pets Allowed:** No Restrictions

**Attribution Contact:** 207-203-6579

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## Courtesy of

**List Office Name:** Hearth & Key Realty

