



**MLS # 70601021 - Price Changed  
Single Family - Detached**

**52 Nubble Rd**  
**York, ME 03909**  
**York County**  
Style: **Antique**  
Total Rooms: **6**  
Full/Half/Master Baths: **2/1/Yes**  
Grade School: **Coastal Element**  
High School: **York HS**  
Directions: **Rt 1A to Nubble Rd.**

List Price: **\$829,000**  
Color:  
Bedrooms: **3**  
Fireplaces: **1**  
Middle School: **York**

**Remarks**

**Shingle style Carriage House fully converted to exceptional living quarters in 2005. Located on "The Nubble". Minutes walk to Long Sands Beach. Detached garage w/ heated office. Summer Bedroom & outside shower. Extensive built-ins in arts & crafts style. Finest craftsmanship & material including heart pine floors, copper gutters, soapstone counters. Must see!**

**Property Information**

Approx. Living Area: **2850 sq. ft.**    Approx. Acres: **0.3 (13200 sq. ft.)**    Garage Spaces: **2 Detached, Work Area, Insulated**  
Living Area Includes:    Heat Zones: **5 Radiant, Propane**    Parking Spaces: **6 Off-Street**  
Living Area Source: **Owner**    Cool Zones: **Central Air**    Approx. Street Frontage:  
Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	22x34	Fireplace, Ceiling Fans, Hard Wood Floor
Dining Room:	1		--
Kitchen:	1	14x24	Ceramic Tile Floor, Granite/Solid Counters
Master Bedroom:	1	13x22	Ceiling Fans, Walk-in Closet
Bedroom 2:	1	18x25	Ceiling Fans
Bedroom 3:	1	14x16	Ceiling Fans
Bath 1:	1		Ceramic Tile Floor
Bath 2:	1		Ceramic Tile Floor
Office:		15x22	--
Other:		13x14	--

**Features**

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
Area Amenities: **Other (See Remarks)**  
Basement: **No Crawl, Dirt Floor**  
Beach: **Yes Ocean**  
Beach Ownership: **Public**  
Beach - Miles to: **1/2 to 1 Mile**  
Construction: **Frame**  
Electric: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Storm Windows**  
Exterior: **Shingles**  
Exterior Features: **Gutters, Prof. Landscape**  
Flooring: **Wood, Tile**  
Foundation Size: **22x59**  
Foundation Description: **Fieldstone**  
Hot Water: **Propane Gas**  
Insulation: **Full, Mixed**  
Interior Features: **Other (See Remarks)**  
Lot Description: **Other (See Remarks), Shared Drive**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions: **Furniture is excluded from sale.**  
Home Own Assn:  
Lead Paint: **None**  
UFFI: **No** Warranty Available:  
Year Built: **1894** Source: **Owner**  
Year Built Description: **Actual**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$0**  
Tax: **\$4471** Tax Year: **2007**  
Book: **14211** Page: **0001**  
Cert:  
Zoning Code: **R5**  
Map: **0027** Block: Lot: **0101-x**