



MLS # 70716936 - Price Changed

Single Family - Attached

265 LONG SANDS RD

List Price: **\$789,000**

York, ME 03909

York County

Style: **Colonial, Cape, Farmhouse, Multi-Level**

Color:

Total Rooms: **9**

Bedrooms: **4**

Full/Half/Master Baths: **3/1/Yes**

Fireplaces: **1**

Grade School: **YORK**

Middle School: **YORK**

High School: **YORK**

Neighborhood/Sub-Division: **PREBLE HOUSE AT PARSONS FARM**

Directions: **EXIT 7 RTE 95 RT ON BLUE STAR HWY LEFT ON YORK BEAR RT AT FORK ON TO LONG SANDS RD**

Remarks

Best of old & new on Parsons Pond, ocean 1200ft. Spacious 3500sf blend -quality restoration with luxury open concept addition. C-Air, Dramatic Kitchen - Comm. Grade appliances, Secluded Master. 1st flr in-law potential

Property Information

Approx. Living Area: **3500 sq. ft.** Approx. Acres: **2 (87120 sq. ft.)**

Garage Spaces: **2 Under, Garage Door Opener**

Living Area Includes: Heat Zones: **6 Central Heat, Hot Water Baseboard, Radiant, Propane, Hydro Air**

Parking Spaces: **5 Off-Street**

Living Area Source: **Owner** Cool Zones: **1 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18x19	Fireplace, Cathedral Ceils, Hard Wood Floor
Dining Room:	1	16x18	Hard Wood Floor
Family Room:	1	16x24	Ceiling Fans, Hard Wood Floor
Kitchen:	1	14x14	Ceramic Tile Floor, Pantry, Granite/Solid Counters
Master Bedroom:	3	14x20	Full Bath, Ceiling Fans, Walk-in Closet, Hard Wood Floor
Bedroom 2:	2	12x16	Ceiling Fans, Linen Closet, Wall to Wall Carpet
Bedroom 3:	2	12x16	Ceiling Fans, Wall to Wall Carpet
Bedroom 4:	1	13x13	Full Bath, Ceiling Fans, Walk-in Closet, Hard Wood Floor
Laundry:	1	8x10	Ceramic Tile Floor

Features

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Other (See Remarks)**

Basement: **Yes**

Beach: **Yes Ocean**

Beach Ownership: **Public**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Frame**

Electric: **220 Volts, 200 Amps**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Clapboard**

Exterior Features: **Balcony, Prof. Landscape, Decor. Lighting**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size: **IRREG**

Foundation Description: **Poured Concrete, Fieldstone**

Hot Water: **Propane Gas, Tank**

Insulation: **Full, Fiberglass**

Interior Features: **Cable Available**

Lot Description: **Undrgrd.Stg.Tank, Stream, Shared Drive**

Road Type: **Public, Paved**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **City/Town Water, City/Town Sewer**

Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**

Waterfront: **Yes Pond, Other (See Remarks)**

Other Property Info

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Home Own Assn: **Yes** HOA Fee : **\$125**

HOA Mandatory:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1670** Source: **Builder**

Year Built Description: **Actual,**

Unknown/Mixed

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$600,000**

Tax: **\$5015** Tax Year: **2007**

Book: **14882** Page: **0125**

Cert:

Zoning Code: **RES**

Map: **0038** Block: Lot: **0139**