

Single Family AGENT SYNOPSIS



MLS#: 887784 **Status:** Current
 2 RIVERSIDE Drive Falmouth, ME 04105

Kickout: No
List Price: ↓ \$ 725,000
Original Price: \$ 850,000
List Date: 04/18/08

Directions: Route 1 to Greenway. Take first left onto Fern. House is at end of street on corner of Fern and Riverside.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Colonial **#Rooms:** 7 **#Bedrooms:** 3 **#Baths:** F = 2 3/4 = 0 1/2 = 1
Foundation Sz +/-: SqFt Finished Above Grade +/-: 2,150 SqFt Finished Below Grade +/-: 0 SqFt Finished Total +/-: 2,150
 Source of Square Footage: Seller Other: Potential room w/fireplace in bsmt!
Year Built +/-: 1938 **Color:** Khaki **Lot Size (Acr) +/-:** 0.290 **Road Frontage +/-:**
Surveyed: Unknown **Seasonal:** No **Zone:** RA
Flood Zone: Unknc **Water Body:** Presumpscott River, River
Wtr Frt: Yes **Amt Wtr Frntge +/-:** 75 **WF Shared +/-:** 0 **WF Owned +/-:** 75

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		2	2	2			
Size:										2
Cathedral Ceil:	No									
Skylight:		No								
Fireplace:			1							
Wood Stove:				No						
Wood Stove HU:									No	

Appliances: Range-Gas, Dishwasher, Disposal, Microwave, Refrigerator

Remarks

Beautiful Waterfront Home! Totally renovated, effic & easy to maintain. Addn w/master suite & open kit. Quiet nbhd on a corner, dead end St. Min to Old Port. LR w/FP, all new baths, 2nd flr ldry, new roof, windows & elec. HW & tile flg w/plaster walls.

Property Features - NOTE: Check Detail Reports for complete list of Features.

<p>Site: Corner Lot, Scenic View, Level, Open Driveway: Paved Parking: 1-10 Spaces, On Site, Paved Location: Neighborhood, Near Shopping, Near Country Club Uses: Residential Restrictions: Rec. Water: Water View, River/Brook/Stream Roads: Paved, Public Transportation: Electric: Circuit Breakers, On Site Gas: Bottled Sewer: Public Water: Public</p>	<p>Construction: Wood Frame Basement Info: Full Foundation Mtrls: Concrete Slab Exterior: Wood Siding Roof: Shingle Heat System: Hot Water, Steam, Multi-Zones Heat Fuel: Oil Water Heater: Oil, Tank Cooling: No Cooling Equipment: Cable Floors: Wood, Tile/Brick Veh. Storage: 1 Car, Attached Amenities: Attic, Laundry-Hookup, Master Bedroom w/Bath, Storage Access. Amenities:</p>
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Tax/Deed/Community Information

Book/Page/Partial: 25174/242/ **Map/Block/Lot:** U01/178 **Tax Amount/Yr:** \$ 6,559 / (2008)
Tax Reduction: **School:**

Off Market Information

DOM: 137 Expiration Date: 04/17/09

Listing Contact Information

List Office: Home Clearinghouse, 2230 **Office:** 603-362-4500
List Agent: Diane Bingham 011231 **Email:** homech@verizon.net **LAgt Ph:** 603-362-4500
CoList Agt: **CoL Agt Ph:** **LAgt Cell:**
CoList Emal: **CoL Cell:** / 2.50% //
Show Intr: Call Listing Office, Notice Required, Sign On Property **SAF/BAF/TBF:**

Virtual Tour:

Internal Rmks /Conting: Excluded-Any potted landscaping and decorative urns on front steps.

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