

John Colannino

AFM Land Sales,LLC

Office: (207) 817-9079

Cell: (207) 266-7355

Fax: (207) 827-0054

john.colannino@afmforest.com

Land Customer Synopsis

57 W Evergreen Lane, Swanville, Maine 04915

MLS#: 1254257

Nbrhd/Assoc:

Status: **Active**

County: Waldo

Assoc. Fee:

List Price: \$599,000

Original Price: \$599,000

Directions: At the intersection of Route 141, aka Swan Lake Rd and Frankfort Rd, aka State Park Rd, take Frankfort Rd East for 0.4 mile to west boundary line adjacent to private home. Continue 0.2 miles to the east boundary line & access on W. Evergreen Rd on Right.



General Information

Lot Size+/-: 83 acres

Source of Lot Size: Deed, Public Record, Surv

Surveyed: Yes

Road Frontage+/-: 1,455

Seasonal: No

Zoning: Shoreland

Water Information

Waterfront: Yes

Wtr Frontage Amt+/-: 2,028

Waterfront Owned+/-: 2,028

Waterfront Shared+/-: 0

Water Body: Swan Lake

Water Body Type: Cove, Lake

Tax/Deed/Community Information

Book/Page/Deed: 1675 / 2091 / 217 + / 200 / All

Map/Block/Lot: 18 / 1 & 2

Full Tax Amt/Yr: \$11,867 / 2015

School District:

Property Features

Site: Rolling / Sloping, Wooded

Parking:

Restrictions:

View: Scenic, Water, Woods

Transportation:

Gas: No Gas

Water: None

Driveway:

Location:

Rec. Water:

Roads:

Electric:

Waste Wtr Disp:

Well Septic Included:

Gravel

Near Public Beach, Near Town, Other Location, Rural Deeded, Lake / Fresh Water, River / Brook / Stream, Water View, Waterfront Deep

Dead End, Gravel / Dirt Road, Other Road, Private, Right Of Way

On Site

None

Remarks

Swan Lake's largest parcel is available! Over 2,000' of waterfront, which 900' is directly on the lake. Remaining waterfront is a cove caused by raised level of the lake. Wonderful lot w/ stone walls, natural spring & mature trees consisting of large White Pine, hardwoods & ancient apple trees. The entire property is well wooded & has a gentle southerly slope towards the lake. Access is excellent w/ public road frontage & an internal gravel road system that meanders through the lot. Development potential.

Listing/Agent/Office Information

Pending Date:

List Date:

03 / 14 / 16

Termination Date:

Withdrawn Date:

List Office: AFM Land Sales,LLC



Prepared By: John Colannino. Generated on 04/07/2016 12:10:25 PM



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MREIS, Inc. © 2016