

**Amazing Opportunity with this Solid 3 Bedroom, 2 Bath Home with Breathtaking Views of Rachel Carson Wildlife Preserve**



**10 Heather Lane—Biddeford, Maine**

**Property Highlights**

- Gorgeous Wildlife Preserve & Little River Views From Most Windows
- Deeded Rights to Private New Barn Beach or Short Walk to Goose Rocks
- Huge Formal Dining Room with Gorgeous Built-Ins
- Cozy Family Room with Count Rumford Wood Burning Fireplace
- Huge Second Floor Awaiting Your Personal Touches
- Large Unfinished Basement Ideal for Expansion for Game Room, Etc.
- Lovely Pine Floors and Custom Built-Ins
- **LOCATION LOCATION LOCATION** Priced Below Assessed Value—This is Exceptional Value at \$499,900!

For more information, please contact:

**Danielle Lape**  
Associate Broker  
Cell: 207.730.2476

Email:  
danelle@kingrealestate.com

**Chris Goyet**  
Associate Broker  
Cell: 207.332.8865

Email:  
chrissy\_goyet@yahoo.com

**KING REAL ESTATE**  
198 Saco Avenue  
Old Orchard Beach,  
Maine 04064

[www.kingrealestate.com](http://www.kingrealestate.com)



Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

The information contained herein has been obtained from third parties and as such has not been verified. As such, King Real Estate makes not guarantee, warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# 10

Heather Lane is located in the stunning Granite Point area of Biddeford—just a short distance from all area amenities. **Location Location Location** cannot be said enough about this property with amazing views of the abutting Rachel Carson Wildlife Preserve & Little River—not to mention deeded rights to private New Barn beach just a short stroll from the front door. This home offers amazing interior details such as custom wood built-in cabinets, Count Rumford wood burning fireplace, pine floors, and more. Numerous windows allow for an abundance of sunlight in this two story home with partially finished second floor awaiting your personal touches. Unfinished basement with one car garage allows for expansion. This is truly a one of a kind property with a million dollar location for an affordable price!

**Property Details**

<b>Property Address:</b>	10 Heather Lane—Biddeford, Maine	
<b>Owner:</b>	Rumery Family Realty Living Trust	
<b>Map/Lot:</b>	Map 68, Block 7, Lot 4	
<b>Book/Page:</b>	Book 14265, Page 775	
<b>Acreage:</b>	1.88+/- acres	
<b>Age:</b>	1985 (One Owner)	
<b>Utilities:</b>	Public Water & Private Septic	
<b>Location:</b>	Granite Point off Pool Street (Route 9)	
<b>Assessed Values:</b>	Building:	\$ 209,500
	Land:	\$ 414,800
	Exemption:	\$ 13,000
	<b>TOTAL:</b>	<b>\$ 611,300</b>
<b>2009/10 Taxes:</b>	\$ 9,035.01 (Mil Rate is \$14.78 per \$1,000)	
<b>No. of Stories:</b>	Two (2) with unfinished full basement	
<b>Flooring:</b>	Hardwood, carpet and vinyl throughout	
<b>Construction:</b>	Wood Frame	
<b>Exterior:</b>	Wood Siding	
<b>Heat:</b>	Forced Hot Water—Oil	
<b>Roof:</b>	Shingle	
<b>Water Frontage:</b>	200' shared water frontage & deeded rights to private New Barn beach	
<b>Living Area:</b>	Approximately 2,534+/- sf	
<b>Appliances:</b>	Gas range/oven, dishwasher, and like new Stainless Steel refrigerator	
<b>Amenities:</b>	Hardwood floors, deck, amazing views, deeded rights to private beach, first floor laundry, custom built-ins, ramped access, 1 car garage, Count Rumford fireplace, etc.	
<b>Sale Price:</b>	<b>Priced to Sell at \$ 449,900!</b> <b>Priced well under Assessed Value!</b>	

**Property Photographs**



**Aerial Photograph**

