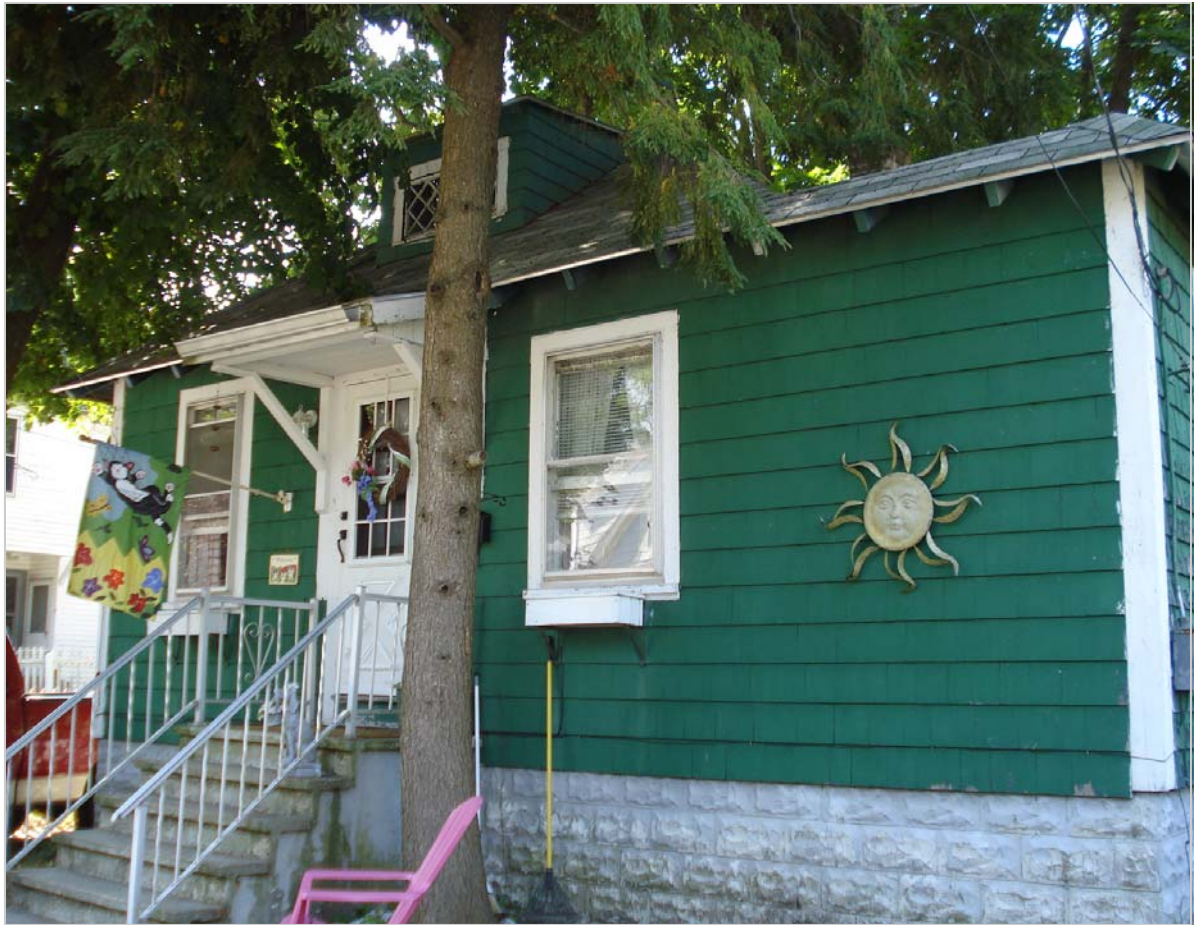


**Quaint 2 Bedroom, 1 Bath Bungalow Style Home
Near Beach, Pier, Shopping and All Area Amenities**



113 Union Avenue—Old Orchard Beach, Maine

Property Highlights

- Single Floor Living
- Off Street Parking for Two (2) Cars
- Close to beach, shopping and Pier
- Cozy interior with plenty of natural light
- Full basement ideal for storage
- Recent upgrades include new wiring, new chimney, new furnace and other
- Currently rented for \$800 per month
- Ideal for first time home buyer
- Bring your finishing touches!
- Oil Fired Heat & Public Water & Sewer

For more information,
please contact:



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

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113

Union is a quaint Bungalow style home located just a short distance from seven miles of beautiful beach in Old Orchard Beach and close to all area amenities and shopping and the famous Old Orchard Beach Pier. The property offers single story living with 2 bedrooms, 1 full bath, living room, kitchen, and full basement ideal for storage. Convenient off street parking for two vehicles is also provided. This is an ideal home for the first time home buyer looking for an affordable option to condo living. Why pay monthly condo fees on top of your mortgage when you could be using that money to build equity in this wonderful starter home! Bring your finishing touches to add to the other recent updates including new wiring, new furnace, new chimney and other structural improvements.

Property Details

Property Address:	113 Union Avenue—Old Orchard Beach, ME	
Owner:	Estate of Elizabeth Nieuwland	
Map/Lot:	Map 314, Block 14, Lot 6	
Book/Page:	Book 11741, Page 28	
Acreage:	.06+/- acres	
Age:	1932—renovated in 1973	
Utilities:	Public Water & Sewer	
Location:	Union Ave just past intersection with Saco Ave	
Assessed Values:	Building:	\$ 73,900.00
	Land:	<u>40,700.00</u>
	TOTAL:	\$ 114,600.00
2010/11 Taxes:	\$ 1,535.64 (Mil Rate is \$13.40 per \$1,000)	
No. of Stories:	One (1) with unfinished full basement	
Flooring:	Carpet & vinyl throughout	
Construction:	Wood Frame	
Exterior:	Wood Shingle	
Heat:	Forced Air Duc—Oil	
Roof:	Shingle	
Living Area:	Approximately 742+/- sf	
Appliances:	Electric range, dishwasher, & refrigerator	
Amenities:	New wiring, new furnace, new chimney, close distance to beach, single floor living, full basement, off street parking for 2 vehicles, & close proximity to all area amenities	
Sale Price:	Priced to Sell at \$ 124,955	

Property Photographs



Aerial Photograph



**LOCATION LOCATION LOCATION
at this Great Starter Home!**