

Gorgeous Contemporary Single Story Custom Built Home with Common Beach & Water Rights to Long Lake on 2.3 Acre Lot



45 Woodland Shore Drive—Naples, Maine

Property Highlights

- Oversized master suite with double French door entry
- Large master bath with jetted tub and his and her vanities
- Wonderful gas fireplace in living room and additional gas stove in basement
- Sunny and bright three season room overlooking beautiful grounds
- Efficient multi zone FHW oil heat
- Just Minutes from Lakes Region and mountain amenities
- Private community offering picnic and BBQ area on lake and tennis court
- Attached 2 car garage with direct entry to living area
- Open concept kitchen with wrap around kitchen island
- Formal dining room ideal for large or small dinner parties

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45 Woodland Shore Drive is a custom built single story contemporary located in a private community in Naples offering 3 BD including an oversized master suite with double French door entry, his & her closets, master bath with jetted tub and shower, 2.5 baths including convenient 1/2 bath in full finished walk out basement with office area, large open area with gas stove, huge workshop & storage including a cedar closet, large living room with gas fireplace, open concept kitchen with wrap around kitchen island, cathedral ceiling breakfast nook looking over 2.3+/- acre meticulously maintained lot with shed & 2 car garage. Common beach & water rights to Long Lake with mooring available and picnic & BBQ area and tennis court less than a few minute's walk away. The property offers close proximity to the Lakes Region as well as the mountains for year round fun and amenities. Purchase a piece of quintessential Maine living at its finest for \$389,000!

Property Details

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| Property Address: | 45 Woodland Shore Drive Naples, Maine |
| Map/Lot: | Map U45, Lot 25 |
| Book/Page: | Book 17528, Page 102 |
| Acreage: | 2.3+/- acres |
| Square Footage: | 2,536+/- sf including full daylight walkout finished basement—plus 2 car garage |
| Utilities: | Private septic and well on site |
| Location: | From Route 302, take 35 toward Harrison. Woodland Shores is on left hand side of street. Follow to third house on right. |
| 2010/11 Taxes: | \$ 3,275.00 (Mil Rate is \$12.10 per \$1,000) |
| No. of Stories: | Single story living with full daylight walkout basement with entertaining area and office. |
| Flooring: | Pergo, vinyl and carpet throughout |
| Exterior: | Vinyl siding |
| Construction: | Wood frame |
| Roof: | Shingle |
| Age of House: | Custom designed and built in 2000 |
| Layout: | Single story living with large master suite with bath and 2 additional bedrooms with BA and full walkout finished basement with 1/2 BA |
| Appliances: | Electric range, refrigerator, dishwasher, microwave, washer & dryer |
| Amenities: | First floor master bedroom, single story living, deeded beach and water rights to Long Lake, full finished walkout basement with office area, workshop and large open space with gas stove ideal for entertaining, open concept kitchen with wrap around kitchen island, 2 gas fireplaces, wonderful three season room, multi zone heat with 2 oil tanks, central vac, jetted tub, & gorgeous landscaping on large 2.3 acre lot with large shed and 2 car garage. |
| Sale Price: | Priced to Sell at \$ 389,000—INCREDIBLE! |

Additional Property Photographs



Aerial Photograph

