

Single Family CUSTOMER SYNOPSIS



MLS#: 1034019 **Status:** Current **Kickout:** No
 45 Woodland Shore Drive, Naples, ME 04055

List Price: \$ 389,000
Original Price: \$ 389,000
List Date: 10/28/11
Assoc. Fee /Mo: \$ 45

Neigh'd/Assoc: Woodland Shores

Directions: From Rte 302 take 35 towards Harrison. Woodland Shores on left. Vere slightly to right and 45 is on your right hand side.

General/Land Information

Style: Contemporary
#Rooms: 8 **#Bedrooms:** 3 **#Baths:** F = 2 1/2 = 1
Year Built /-: 2000

SqFt Fin. Above Grade+/-: 1728 SqFt Fin. Below Grade+/-: 808 SqFt Fin. Total+/-: 2536
 Source of Square Footage: Seller

Color: Beige **Lot Size (Acr) /-:** 2.300 **Road Frontage /-:**
Source of Acreage: PUBREC

Surveyed: Yes **Seasonal:** No **Zone:** Res
Water Body: Long Lake, Lake

WtrFrnt: No **Amt Wtr Frntge /-:** **WF Shared /-:** 139 **WF Owned /-:**

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
Level:	1	1	1	B	1	1	1		1	

Size:
Cathedral Ceil: Yes **Skylight:** No **Wood Fireplace:** 0 **Gas Fireplace:** 2 **Heat Stove No** **Heat Stove HU:** No

Appliances: Refrigerator, Range-Electric, Microwave, Dishwasher, Dryer, Washer

Remarks

Gorgeous contemporary with 3 BD, 2.5 BA, daylight finished basement with wood stove, office area & workshop, gas fireplace in LR, open concept kitchen with breakfast nook, sunroom, dining room, jacuzzi tub, shed, 2 car garage, & beautiful landscaping.

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

<p>Site: Well Landscaped, Open, Wooded, Rolling/Sloping</p> <p>Driveway: Concrete, Paved</p> <p>Parking: 1-4 Spaces, Paved, On Site</p> <p>Location: Near Country Club, Near Shopping, Rural, Subdivision</p> <p>View: WOODS, MNTN</p> <p>Restrictions: Other Restrictions</p> <p>Recreational Water: Nearby, Lake/Fresh Water, Common, Deeded, Beach Rights.</p> <p>Roads: Association, Paved, Private</p> <p>Transportation: Major Road Access</p> <p>Electric: Circuit Breakers</p> <p>Gas: Bottled</p> <p>Sewer: Private, Septic Existing On Site, Septic Design Available</p> <p>Water: Private, Well Existing On Site</p> <p>Construction: Wood Frame</p>	<p>Basement Info: Full, Finished, Walk-Out</p> <p>Foundation Mtrls: Poured Concrete</p> <p>Exterior: Vinyl Siding</p> <p>Roof: Shingle</p> <p>Heat System: Forced, Baseboard, Hot Water, Multi-Zones</p> <p>Heat Fuel: Gas-Bottled, Oil, Propane</p> <p>Water Heater: Off Heating System</p> <p>Cooling: No Cooling</p> <p>Floors: Carpet, Vinyl, Wood</p> <p>Vehicle Storage: 2 Cars, Auto Door Opener, Attached, Direct Entry to Living, Gara</p> <p>Amenities: 1ST Floor Bedroom, Bathtub, Deck, Laundry-1st Floor, Master Bedroom v</p> <p>Accessibility Amenities:</p> <p>Equipment: Central Vacuum, Cable, Internet Access Available</p>
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Tax/Deed/Community Information

Book/Page/Partial: 17528/102/All **Map/Block/Lot:** U45/25 **Tax Amount/Yr:** \$ 3,275 / (2011)
School:

Off Market Information

Information Provided by: Danielle Lape 003995 DL



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