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**Residential Agent Synopsis**

**1007 Intervale Road New Gloucester, Maine 04260**

MLS#: **1291807** Nbrhd/Assoc: **None** Assoc. Fee: **\$0**  
Status: **Incomplete** County: **Cumberland** Seasonal: **No**  
Directions: **From Cumberland and North Yarmouth, take Route 231 (Intervale Road) to #1007, 2.3 miles past Pineland. From Gray, take Route 115 towards Yarmouth. Left onto Depot Road to Route 231, 2.3 miles past Pineland to 1007 Intervale Road. Sign on property.**

List Price: **\$795,000**  
Original Price:



General Information

SubType: **Single Family**  
Rooms: **11**  
Beds: **3** Baths: **2/0**  
Style: **Farmhouse, New Englander**

Sqft Fin Abv Grd+/-: **2,984**  
Sqft Fin Blw Grd+/-: **0**  
Sqft Fin Total+/-: **2,984**  
Source of Sqft: **Measured (per ANSI Guidelines), Public Record, Seller**

Color: **White**  
Year Built: **1877**  
Surveyed: **Yes**  
Road Frontage+/-: **1,305**  
Fireplaces Total:

Sqft Other Source:  
Lot Size+/-: **93.1 acres**  
Source of Lot Size: **Deed, Survey**  
Zoning: **34-RR / 35-RP**  
Bank Owned REO: **No**

Water Information

Waterfront: **Yes**  
Wtr Frontage Amt+/-: **1,600**  
Waterfront Owned+/-: **1,600**  
Waterfront Shared+/-: **0**  
Water Body: **Royal River**  
Water Body Type: **River**  
Water Views: **Yes**

Tax/Deed/Community Information

Book/Page/Deed: **26118/223-224/All**  
Map/Block/Lot: **08/35 & 35**  
Full Tax Amt/Yr: **\$6,259/2017**  
Tax ID: **1007IntervaleRoadNewGlouc**  
School District: **MSAD-15**

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	1	10'x23'	Pantry
Dining	1	9'x12'	Built-ins, Dining Area
Family	1	12'x13'	Heat Stove Hookup
Living	1	15'x18'	
Library	1	12'x13'	Built-ins
Mud Room	1	8'x16'	
Bedroom	2	11'x13'	
Bedroom	2	12'x12'	
Bedroom	2	12'x12'	Built-ins
Sunroom	2	10'x23'	
Bonus	2	20'x40'	Above Garage, Built-ins

Appliances: **Dishwasher, Range-Electric, Refrigerator**

Property Features

Utilities On:	<b>Yes</b>	2 Dtchd Houses on 1 Lot:	<b>No</b>
Site:	<b>Agriculture, Farm, Level, Open, Pasture/Field, Rolling/Sloping, Well Landscaped, Wooded</b>	Construction:	<b>Wood Frame</b>
Driveway:	<b>Paved</b>	Basement Info:	<b>Bulkhead, Full, Unfinished</b>
Parking:	<b>1-4 Spaces, On Site, Paved</b>	Foundation Materials:	<b>Brick, Granite</b>
Location:	<b>Near Shopping, Near Town, Near Turnpike/Interstate, Rural</b>	Exterior:	<b>Clapboard, Wood Siding</b>
Restrictions:	<b>No Restrictions</b>	Roof:	<b>Shingle</b>
Rec. Water:	<b>Deeded, Lake/Fresh Water, River/Brook/Stream</b>	Heat System:	<b>Baseboard, Hot Air, Hot Water, Multi-Zones</b>
Roads:	<b>Paved, Public</b>	Heat Fuel:	<b>Oil</b>
Transportation:	<b>Major Road Access</b>	Water Heater:	<b>Off Heating System, Oil</b>
Electric:	<b>Circuit Breakers</b>	Cooling:	<b>No Cooling</b>
Gas:	<b>No Gas</b>	Floors:	<b>Vinyl, Wood</b>
Waste Wtr Disp:	<b>Private, Septic Existing On Site</b>	Veh. Storage:	<b>2 Car, 4+ Cars, Attached, Auto Door Opener, Barn, Detached, Direct Entry to Living, Garage, Heated Attic, Fence, Laundry-1st Floor, Out Building, Pantry, Porch, Security System, Storage</b>
Water:	<b>Private, Well Existing On Site</b>	Amenities:	
Equipment:	<b>Cable, Central Vacuum, Generator, Internet Access Available</b>	Access. Amenities:	
Basement Entry:	<b>Bulkhead, Interior</b>	View:	<b>Fields, Mountain, Scenic, Woods</b>

Remarks

Remarks: **The beautifully maintained Cunningham Farm (circa 1877) on 93+/- acres of rolling fields, woods, stonewalls, a private pond and 1600+/- feet on the Royal River. A unique and rare offering, the farmhouse features original finishes, 3000+/- sq.ft. of living space, an attached 2-car heated garage with 800 sq.ft. of finished space above, a large barn, small barn and hay barn, all in excellent condition with great bones. Spectacular views and many possibilities for the next owner. A must see!**

Showing Instructions: **Call Listing Broker, Email Listing Broker, Listing Agent Must Accompany, Notice Required, Sign On Property**  
Internal Remarks: **LUX Realty does not use Showing Time. Please call the listing broker directly. Thanks.**

Listing/Agent/Office Information

DOM:	<b>0</b>	List Date:	<b>12/22/17</b>	Termination Date:	
Pending Date:		Withdrawn Date:		Buyer Agency Fee:	<b>1%</b>
List Agent:	<b>Chris J Griffith (016122)</b>	Agent Cell Phone:	<b>(207) 232-8817</b>	Sub Agency Fee:	<b>0%</b>
List Agent Email:	<b>cgriff@greatmoose.com</b>	Agent Phone:	<b>(207) 232-8817</b>	Trans Broker Fee:	<b>1%</b>
List Office:	<b>LUX Realty Group (2777)</b>	Office Phone:	<b>(207) 329-5092</b>		