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**Residential Agent Synopsis**

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

MLS#: **1325342**  
Status: **Active**

Nbrhd/Assoc: **No**  
County: **Cumberland**

Assoc. Fee: **No**  
Seasonal: **No**  
Entrance Fee: **No**

List Price: **\$595,000**  
Original Price: **\$655,000**

Directions: **Located at the corner of Intervale Road (Route 231) and North Pownal Road in New Gloucester.**



General Information

SubType: **Single Family**  
Rooms: **8**  
Beds: **4** Baths: **3/0**  
Style: **Bed & Breakfast, Colonial, Farmhouse, New Englander**

Sqft Fin Abv Grd+/-: **3,272**  
Sqft Fin Blw Grd+/-: **600**  
Sqft Fin Total+/-: **3,872**  
Source of Sqft: **Appraisal, Builder, Seller**

Color: **White**  
Year Built: **1795**  
Surveyed: **Yes**  
Road Frontage+/-: **1,060**  
Fireplaces Total: **6**

Sqft Other Source:  
Leased Land: **No**  
Lot Size+/-: **6 acres**  
Source of Lot Size: **Deed, Public Record, Survey Res.**  
Zoning:  
Bank Owned REO: **No**

Water Information

Waterfront: **No**  
Wtr Frontage Amt+/-:  
Waterfront Owned+/-:  
Waterfront Shared+/-:  
Water Body:  
Water Views: **No**

Tax/Deed/Community Information  
Book/Page/Deed: **25491/235-236/All**  
Map/Block/Lot: **8//25**  
Full Tax Amt/Yr: **\$4,648/2017**  
Tax ID: **934IntervaleRoadNewGloucester**  
School District: **MSAD 15**

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	1	17'x24'	Breakfast Nook, Eat In Kitchen, Island
Dining	1	13'x17'	Dining Area, Wood burning Fireplace
Living	1	13'x16'	Built-ins, Wood burning Fireplace
Bedroom	1	13'x16'	Built-ins, Wood burning Fireplace
Master Bedroom	2	16'x18'	Closet, Double Vanities, Full Bath, Soaking Tub, Walk-in Closet
Family	2	13'x22'	Built-ins, Wood burning Fireplace
Bedroom	2	13'x16'	Wood burning Fireplace
Bedroom	2	13'x16'	Wood burning Fireplace
Bonus	B	19'x30'	

Appliances: **Dishwasher, Dryer, Microwave, Range-Gas, Refrigerator, Washer**

Utilities On Site: **Yes**  
Agriculture, Corner Lot, Farm, Level, Open, Pasture/Field, Rolling/Sloping, Wooded  
Driveway: **Gravel**  
Parking: **5-10 Spaces**  
Location: **Near Shopping, Near Town, Near Turnpike/Interstate, Rural**  
Restrictions: **No Restrictions**  
Rec. Water: **Paved, Public**  
Roads: **Major Road Access**  
Transportation: **Circuit Breakers**  
Electric: **Bottled, Underground**  
Gas: **Private, Septic Existing On Site**  
Waste Wtr Disp: **Private, Well Existing On Site**  
Water:

Property Features  
2 Dtchd Houses on 1 Lot: **No**  
Construction: **Wood Frame**  
Basement Info: **Daylight, Finished, Full, Unfinished, Walk-Out**  
Foundation Materials: **Granite, Poured Concrete**  
Exterior: **Clapboard, Wood Siding**  
Roof: **Shingle**  
Heat System: **Baseboard, Direct Vent Furnace, Multi-Zones, Radiant Propane**  
Heat Fuel: **Gas, Off Heating System, Separate Booster, Tank**  
Water Heater: **No Cooling**  
Cooling: **Carpet, Tile, Wood**  
Floors: **No Vehicle Storage**  
Veh. Storage:  
Amenities: **1st Floor Bedroom, Attic, Fence, Laundry-2nd Floor, Master Bedroom w/Bath, One-floor Living, Patio, Porch, Porch-Screened, Security System, Shed, Walk-in Closet**

Equipment: **Cable, Central Vacuum, Generator, Internet Access Available**  
Basement Entry: **Interior, Walk Out**

Access. Amenities:  
View: **Fields, Scenic, Woods**

Remarks: **A remarkable 1795 farmhouse completely renovated in 2007 by the Libra Foundation, including a new 22' x 30' 3-story addition. Meticulous attention to period detail, Energy Star certified, and completely state-of-the-art. Nothing was overlooked during renovations. Rebuilt as a single family home with a B&B floor plan. Six working fireplaces. Endless possibilities await you in this 222 year old new home! Bring your family, friends, in-laws, animals and imagination. This one-of-a-kind home is 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 my cell phone or send me an email to set up your client's showing. Thank you!**

Listing/Agent/Office Information

DOM: **68** List Date: **09/08/17** Expiration Date: **02/11/18** Termination Date:  
Pending Date: Withdrawn Date: Agent Cell Phone: **207-232-8817** Buyer Agency Fee: **2%**  
List Agent: **Chris Griffith (016122)** Agent Phone: **207-232-8817** Sub Agency Fee: **0%**  
List Agent Email: **cgriff@greatmoose.com** Office Phone: **207-502-2132** Trans Broker Fee: **0%**  
List Office: **LUX Realty Group (2777)**

Prepared By: Chris Griffith. Generated on 11/15/2017 9:36:37 AM