

MLS #: 1527516
Status: Active

County: Aroostook
Property Type: Residential

Public Detail Report
Association Fee: \$0/ Annually
Seasonal: Yes

List Price: \$129,900
Original List Price: \$129,900

Directions: From Route 2 (Dyer Beach Rd) go to Pond Road. On Pond Road, go .40 then turn right onto William Settlement road and go .70 miles to Dow Farm road. On Dow Farm Rd go 2.7 miles. Then turn onto Pratt Rd, on Pratt Cove Rd go .40 miles, cabin on the left.



52 Pratt Cove
Island Falls, ME 04747

List Price: \$129,900
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General Information

Sub-Type: Single Family Residence	Year Built: 2018	Rooms: 2	Sqft Fin Abv Grd+/-: 560
Style: Camp	Fireplaces Total: 0	Beds: 1	Sqft Fin Blw Grd+/-: 0
Color: Natural Wood		Baths: 0/0	Sqft Fin Total+/-: 560
			Source of Sqft: Seller

Land Information

Leased Land: No	Waterfront: No	Water Body: Mattawamkeag Lake	Road Frontage +/-: 204
Lot Size Acres +/-: 4.5	Water Views: Seasonal	Water Body Type: Lake	Source of Rd Front: Public Records
Source of Acreage: Public Records			Zoning: Residential
Surveyed: Unknown			Zoning Overlay: Unknown
			Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 0	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Gas Range; Refrigerator

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen			First						
Great Room			First						

Property Features

Site: Level; Open; Wooded	2 Dtchd Houses on 1 Lot: No
Driveway: Gravel	Construction: Wood Frame
Parking: 5 - 10 Spaces	Basement Info: None
Location: Rural	Foundation Materials: Pillar/Post/Pier
Restrictions: Other Restrictions	Exterior: Wood Siding
Rec. Water: ROW to Water	Roof: Metal
Roads: Gravel/Dirt; Private	Heat System: Stove
Transportation: Major Road Access	Heat Fuel: Solar
Electric: Generator Hookup; Off Grid	Water Heater: None; Solar
Gas: Bottled	Cooling: None
Sewer: None	Floors: Wood
Water: None	Veh. Storage: No Vehicle Storage
Equipment: Generator	Garage: No
Basement Entry: Not Applicable	Amenities: 1st Floor Bedroom; One-Floor Living; Porch
	View: Scenic

Tax/Deed Information

Book/Page/Deed: 5816/201/All	Full Tax Amt/Yr: \$292/ 2021	Map/Block/Lot: 22/030/8A
Deed/Conveyance Type Offered: Warranty		Tax ID: 52PrattCoveIslandFalls04747
Deed Restrictions: Unknown		

Remarks

Remarks: Dreaming of a cabin in the woods, with access to the lake, off grid and a short distance to a nearby golf course. Dream no more! This beautiful cleared lot with 4.5 acres offers a beautiful cabin with a relaxing sitting front porch, one bedroom with two beds and comes completely furnished. The cabin is new, has an open floor plan, wood stove, and portable generator and solar power. The lot is open with an area to enjoy a fire pit with friends and family. This property could be your private getaway off grid. A getaway from the hustle and bustle of every day life and a place to gather your thoughts. The property comes with walking access to a swimming place on Mattawamkeag Lake, a public boat landing which is approximately 5.5 miles away. The seasonal recreational activities are endless...Boat or Fish Mattawamkeag Lake, snowmobile for days on nearby trails. Baxter State Park and the Katahdin National monument are about an hour away for those who want to explore natures beauty. Call the listing agent to schedule a showing today!

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:



ERA Dawson-Bradford Co.

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Prepared by ERA Dawson-Bradford Co. on Monday, May 09, 2022 2:25 PM.

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