

## LAND - CUSTOMER SYNOPSIS



**MLS#:** 1115491      **Status:** Current  
473 Leaches Point Road, Orland, ME 04472

**Kickout:** No  
**List Price:** \$ 99,000  
**Original Price:** \$ 99,000  
**List Date:** 11/02/13  
**Assoc. Fee /Mo:**

**Neigh'd/Assoc:**

**Directions:** Gross Pt Road from Rt 1 at Bucksport Tru Value to right on Leaches Pt Rd. Property on right about .5 mile.

### General/Land Information

**Lot Size (Acr)+/-:** 4.500      **Road Frontage+/-:**  
**Surveyed:** Yes      **Seasonal:** No      **Zoning:** Res/Shore  
**WtrFrt:** Yes      **Water Body:** Penobscot River, River      **Water Body Type:** River  
**Amt Wtr Frt+/-:** 366      **WtrFrt Owned+/-:** 366      **WtrFrt Shared+/-:** 0

### Remarks

Privacy without isolation, salt water frontage, and unspoiled views. Level driveway from town road to building sites overlooking the river. Includes 24 x 36 unfinished building that could be used for storage or utility. 5 minute to golf, shopping, marina

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

**Site:** Level, Wooded, Rolling/Sloping  
**Driveway:** Gravel  
**Parking:**  
**Location:** Near Country Club, Near Golf Course, Near Shopping, Neighborhood, Suburban  
**Restrictions:**  
**Rec. Water:** Deeded, River/Brook/Stream, Oceanfront, Water View, Waterfront Deep, Waterfront Tidal  
**View:**  
**Roads:** Paved, Dead End, Public  
**Transportation:** Major Road Access  
**Electric:** No Electric  
**Gas:** No Gas  
**Waste Water Disp.:** Septic Needed On Site  
**Water:** Well Needed On Site

### Tax/Deed/Community Information

**Book/Page/Deed:** 1386/139/      **Map/Block/Lot:** 5//6/6B      **Full Tax Amount/Yr:** \$ 1,064 / (2013)  
**School District:** RSU 25

### Off Market Information

### Information Provided by: George MacLeod GBM 006238

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Printed: 11/04/13



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