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*The Christopher Group provides professional brokerage and consultation services for buyers and sellers of unique residential, commercial, and investment properties in Maine and Canada*

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## Property Specifications

**MLS #:** 1023266  
**Address:** 27 Seamans Road, Princeton, Maine 04668  
**Lot size:** 5.6 acre **Zoning:** None **Age:** 2001  
**Building dimension:** 34 x 24 / 1.5 story  
**GLAAG:** 2,040 sq. ft.  
**Construction:** Log, double-tenon sealed joints  
**Foundation:** Concrete, full basement  
**Water supply:** Private well **Sanitary:** Private septic  
**Room Complement:**  
**1st floor:** Living room, dining area, kitchen, mud room, master bed, full bath  
**2nd floor:** Bed, full bath, office  
**Basement:** Pantry, laundry, utilities, 3rd bed or family room  
**Heat:** Oil, hot water, baseboard. Propane Monitor unit heater  
**Windows:** Low-E insulated **Roof:** 60/yr metal  
**Electric:** 200 amp circuit breaker  
**Outbuildings:** 1,200 sq ft garage on concrete slab. First floor 28 x 28 two-bay garage w/ carport & hook-up for RV. Second floor guest apartment w/private balcony view  
8' x 12' barn-style frame utility shed.  
**Road:** Town-maintained  
**Amenities:** Panoramic views, porch, guest apt, first floor bedroom, large lot, proximity to recreation, room to expand  
**Property tax 2011:** \$2,257

**List Price: \$299,900, firm**

### Broker's notes:

- This home was built with exceptional care and attention to detail including several hand-built wooden fixtures made by the current owner.
- One of the few log homes engineered to maintain stable, weather-proof joints in cold weather. Heat efficient.
- The state boat launch is just down the hill from this property, less than a mile away.
- Princeton airport has two 4,000' runways and is open to private and charter planes.

Distances			
Bangor	88 miles	Bar Harbor	104 miles
Boston	320 miles		
St John, N.B.	88 miles		
St. Stephen, N.B.	16 miles		

For additional information:

<http://www.mainerestatebrokerage.com/property/princeton-overlook/>  
<http://www.riverbendloghomes.com/>

## Pocomoonshine Overlook



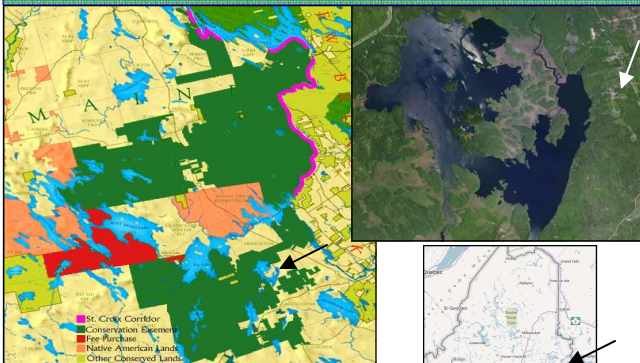
**F**rom your porch rocker enjoy sunsets that follow the horizon for hours and a clear, thirty mile panorama of Maine's north woods with nearby Pocomoonshine Lake shimmering in the foreground. The view from this master-crafted log home at the edge of Maine's Downeast Lakes Region is what many have in mind when they hear this state's name. The home on 5.6 acres is designed for four-season enjoyment with minimal maintenance. Includes guest apartment. List price \$299,900, firm.

Offered for sale by  
**The Christopher Group, LLC**  
George MacLeod, Listing Broker

207-944-8771 gmacleod@mainerestatebrokerage.com



*At the edge of a 342,000 acre conservation preserve in Maine's Downeast Lakes Region*



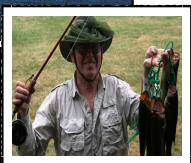
*A prime location for 4-season outdoor recreation and relaxation without the distractions of traffic and overcrowded streets. Princeton is a gateway to the "Real Maine"*



*Maine State Planning Office describes Pocomoonshine as "one of the best bass fisheries in the state". Overlook is just a short walk from the public boat landing*



*The approach from South Princeton*



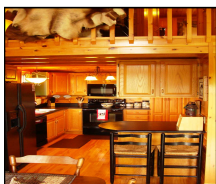
*Abundant wildlife, wild berries and privacy on 5.6 acres*



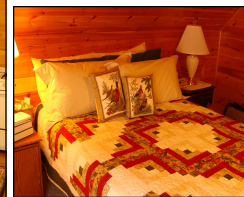
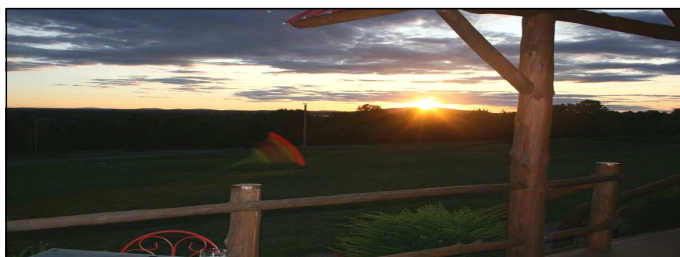
*Plenty of room for gardens and pets. In the winter months, ice fishing, your private toboggan run and direct access to Maine's Interstate Trail System*



*A four-season cedar home built for Maine*



- Triple weather-sealed log joints assure all weather comfort
- Low-e glass throughout
- R-40 roof insulation
- Redundant heating systems
- Great room with cathedral ceilings offers panoramic views
- First floor master bedroom
- 50 year metal roof
- Classic front porch
- Hand-made wood architectural detailing on railings and posts
- Central air conditioning
- Friendly, rural community



*With guest apartment spacious 2-car garage, and RV port with electric & sewer h/u*

