

**Single Family CUSTOMER SYNOPSIS**



**MLS#:** 1023867      **Status:** Current      Kickout: No  
 143 Falls Bridge Road, Blue Hill, ME 04614  
**List Price:** \$ 575,000  
**Original Price:** \$ 575,000  
**List Date:** 07/21/11  
**Neigh'd/Assoc:**      **Assoc. Fee /Mo:**  
**Directions:** From BLue Hill, travel on Rt. 175 going South. Just past the Falls Bridge on right driveway for 143 Falls Bridge Road.

**General/Land Information**

**Style:** Gambrel, Cottage  
**#Rooms:** 7      **#Bedrooms:** 3      **#Baths:** F = 1 1/2 = 0  
**Year Built /-:** 1920  
 SqFt Fin. Above Grade+/-: 1410      SqFt Fin. Below Grade+/-: 0      SqFt Fin. Total+/-: 1410  
 Source of Square Footage: Appraisal  
**Color:** Natural Shingle      **Lot Size (Acr) /-:** 1.200      **Road Frontage /-:** 120  
**Surveyed:** No      **Source of Acreage:** PUBREC  
**Seasonal:** Yes      **Zone:** Shoreland  
**Water Body:** Salt Pond, Pond  
**WtrFrt:** Yes      **Amt Wtr Frntge /-:** 265      **WF Shared /-:** 0      **WF Owned /-:** 265

**Interior Information**

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
<b>Level:</b>	1	1	2		1	1	1		1	

**Size:**  
**Cathedral Ceil:** Yes      **Skylight:** Yes      **Wood Fireplace:** 2      **Gas Fireplace:** 0      **Heat Stove No**      **Heat Stove HU: No**  
**Appliances:** Refrigerator, Range-Gas, Microwave, Washer, Dryer

**Remarks**

Right by the reversing falls this unique 1920's cottage has an upstairs based on an artists studio in Paris w/northern exposure skylight, massive stone fireplace, and outside deck. Dining room w/fireplace, enclosed porch, & 3 BR's are on 1st floor.

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

<p><b>Site:</b> Open, Well Landscaped, Rolling/Sloping, Wooded  <b>Driveway:</b> Gravel  <b>Parking:</b> 1-4 Spaces  <b>Location:</b> Rural  <b>View:</b> WATER  <b>Restrictions:</b> Other Restrictions  <b>Recreational Water:</b> Waterfront Tidal  <b>Roads:</b>Public  <b>Transportation:</b>  <b>Electric:</b> Circuit Breakers  <b>Gas:</b> Bottled  <b>Sewer:</b> Septic Existing On Site, Private  <b>Water:</b> Well Existing On Site, Private  <b>Construction:</b> Wood Frame</p>	<p><b>Basement Info:</b> No Basement  <b>Foundation Mtrls:</b> Pier/Column/Posts  <b>Exterior:</b> Shingle  <b>Roof:</b> Shingle  <b>Heat System:</b> Baseboard  <b>Heat Fuel:</b> Electric, Wood  <b>Water Heater:</b> Electric  <b>Cooling:</b> No Cooling  <b>Floors:</b> Wood  <b>Vehicle Storage:</b> 1 Car, Garage, Detached, Storage Above  <b>Amenities:</b> 1ST Floor Bedroom, Deck, Laundry-1st Floor, Porch-Screened  <b>Accessibility Amenities:</b>  <b>Equipment:</b></p>
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**Tax/Deed/Community Information**

**Book/Page/Partial:** 1540/320/All      **Map/Block/Lot:** 1/39      **Tax Amount/Yr:** \$ 3,814 / (11-12)  
**School:**

**Off Market Information**

**Information Provided by: The Swan Agency Sotheby's International Realty 600637**

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