

**Commercial/Industrial - CUSTOMER SYNOPSIS**



**MLS#:** 948774      **Status:** Current  
 15 Wilson Pond Road, Greenville, ME 04441

**Kickout:**No

**List Price:** \$ 1,650,000

**Original Price:** \$ 1,890,000

**List Date:** 09/01/09

**Neigh'd/Assoc:**

**Assoc. Fee /Mo:**

**Directions:** Route 15 into Greenville, make right on Pleasant street, go up the hill and follow for approximately 2-3 miles to a sign for Wilson Pond Camps, make R on Wilson Pond Rd.

**General/Land Information**

<b>Year Built+/-:</b> 1998	<b>Road Frontage+/-:</b>	<b>Surveyed/Seasonal:</b> Yes/No
<b>Lot Size (Acr)+/-:</b> 3.500		<b>Water Body:</b> Wilson Pond, Pond
<b>Zoning:</b> Shoreland	<b>Amt Wtr Frntge+/-:</b> 682	<b>WF Owned/Shared+/-:</b> 682/0
<b>WtrFrft:</b> Yes	<b>Class:</b> General Commerci	<b>Leases:</b> No
<b>#Units/Floors:</b> 8/		<b>Annual Income:</b>
<b>Annual Expense:</b>	<b>Traffic Count+/-:</b>	<b>Max Floor Cap:</b>
<b>Ceil. Ht.+/-:</b>	<b>Retail SF +/-:</b>	<b>Office SF +/-:</b>
<b>Manfctring SF +/-:</b>		<b>Warehouse SF +/-:</b>

**Remarks**

Completely renovated recreational camp. 7 cabins, private baths, full kitchens. 3.5+/- acres and 682+/- feet of frontage on Wilson Pond. All cabins with private access. Spacious owners house with gorgeous woodwork, detached 2 car garage, shed.

**Property Features**

**Primary Use:** Hotel/Motel  
**Secondary Use:**  
**Sale Inc.:** Inventory  
**Style:** Bungalow, Camp, Chalet, Contemporary  
**Basement Info:** Full, Walk-Out  
**Construction:**Wood Frame  
**Found Mtrls:** Poured Concrete  
**Exterior:** Shingle, Vinyl Siding  
**Roof:** Pitched, Shingle  
**Heat System:** Direct Vent Heater, Stove  
**Heat Fuel:** K-1, Wood  
**Water Heater:** Oil  
**Cooling:** No Cooling  
**Floors:** Carpet, Wood  
**Amenities:** 1ST Floor Bedroom, Laundry-1st Floor, Out Building  
**Access. Amnties:** 36 Inch+ Doors

**Site Information - NOTE: Check Detail Reports for complete list of Features.**

**Site:** Right of Way, Wooded  
**Driveway:** Gravel  
**Parking:** 11-20 Spaces  
**Location:** Rural  
**Restrictions:** No Restrictions  
**Rec. Water:** Boat Slip, Dock, Deeded  
**View:** Scenic  
**Roads:** Gravel/Dirt Road  
**Transportation:**  
**Electric:** Circuit Breakers, On Site  
**Gas:** Bottled  
**Veh. Storage:** 2 Car, Detached  
**Was Wtr Disp:**Septic Existing On Site, Private  
**Water:** Private, Well Existing On Site  
**Equipment:** Satellite Dish

**Tax/Deed/Community Information**

**Book/Page/Deed:** 971/143/      **Map/Block/Lot:** 40/1      **Full Tax Amount/Yr:** \$ 5,683 / (2009)  
**School District:** 60

**Confidentiality Statement:** No

**Off Market Information**

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

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**LAgini:** DMM      **List Office:** The Swan Agency Sotheby's International Realty



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