

PROPERTY ADDENDUM

SHEEP ISLAND CASCO

Development Opportunity

Potential for a family compound

Eastern Portion Lot 44B is 11.50± ac.

Western Portion Lot 44C is 18.75 ± ac.

Total acreage available is 30.25± ac.

PROPERTY INFORMATION FROM THE TOWN OF CASCO:

- Map 02, Lot 44B Taxes \$7,857.72 2020
- Map 02, Lot 44C Taxes \$11,985.96 2020

ZONING INFORMATION:

- Limited Residential-Recreational (LRR)
- Minimum Lot Size 80,000 sf
- Minimum Shorefront 200' per lot
- Lots to be serviced by individual wells and surface disposal systems
- Shoreland Zoning Rules also apply

SURVEY:

- None Available

PRICING:

- Lot 44B is 11.50 ± ac. and offered at \$795,000
- Lot 44C is 18.75 ± ac. and offered at \$795,000
- Both lots 44B&C 30.25± ac offered together for \$1,495,000

AMENITIES:

- The eastern portion has a protected cove perfect for boating and water recreation
- Each lot has over 2000' of shorefront
- Endless year-round outdoor activities

LEGAL FROM CUMBERLAND COUNTY REGISTRY OF DEEDS:

- Book 23683 Page 267 (Current Deed)
- If lots are purchased separately, new deed will be "Part of" deed referenced above

All measurements are approximate.

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Karen N. Reiche | 207-874-6159 | kreiche@landvest.com
36 Danforth Street, Maine 04101 – Tel: 207-774-8518/Fax: 207-774-5845

www.landvest.com