





# 50 RABBIT RUN TRAIL

Casco, ME 04015

MLS ID# 1561149 **CLOSED** Single Family Residence

## CLOSED \$850,000

3 beds	2 baths	7562 sqft	42 acres
			



## DESCRIPTION

This beautifully maintained property was designed for entertaining and family gatherings. Positioned on a 42+ acre parcel with 6000+ feet on water frontage on the Crooked River, it is truly unique! Permitted for a Wedding Venue of up to 250 people. The zoning does not allow for subdividing the property further. It is a home based business wedding venue permit. Currently has a septic in for 2 bedrooms with a septic design for up to 8 bedrooms for further expansion of property. A 2 car garage can be built no larger than 720 square ft.

## LOCATION INFORMATION

<b>STREET #</b>	50	<b>STREET NAME</b>	Rabbit Run
<b>STREET TYPE</b>	Trail	<b>COUNTY</b>	Cumberland
<b>TOWN</b>	Casco	<b>STATE/PROVINCE</b>	ME

<b>ZIP CODE</b>	04015	<b>LEASED LAND</b>	No
<b>BOOK</b>	23490	<b>PAGE</b>	101
<b>MAP</b>	3	<b>LOT</b>	9-2
<b>ZONING</b>	Residential	<b>ZONING OVERLAY</b>	No
<b>TAX ID</b>	CASC-000003-000009-000002	<b>ASSOCIATION</b>	No
<b>FULL TAX AMOUNT</b>	12448.13	<b>TAX YEAR</b>	2023
<b>HERS CERTIFIED</b>	No		

## PROPERTY INFORMATION

<b>SURVEYED</b>	No	<b>SEASONAL</b>	No
<b>DEED/CONVEYANCE TYPE OFFERED</b>	Warranty	<b>DEED</b>	All
		<b># BEDROOMS</b>	3
<b># FIREPLACES</b>	1	<b># FULL BATHS BASEMENT</b>	0
<b># HALF BATHS BASEMENT</b>	0	<b># FULL BATHS LEVEL 1</b>	0
<b># HALF BATHS LEVEL 1</b>	1	<b># FULL BATHS LEVEL 2</b>	1
<b># HALF BATHS LEVEL 2</b>	0	<b># FULL BATHS LEVEL 3</b>	0
<b># HALF BATHS LEVEL 3</b>	0	<b># FULL BATHS UPPER</b>	0
<b># HALF BATHS UPPER</b>	0	<b>TOTAL FULL BATHS</b>	1
<b>TOTAL HALF BATHS</b>	1	<b>TOTAL BATHS</b>	2
<b>COLOR</b>	Yellow	<b>YEAR BUILT</b>	2007
<b>SQFT FINISHED ABOVE GRADE</b>	5654	<b>SQFT FINISHED BELOW GRADE</b>	1908
<b>SQFT FINISHED TOTAL</b>	7562	<b>SQFT SOURCE</b>	Measured
<b>OTHER SOURCE OF SQUARE FOOTAGE</b>	Measured from Matterport	<b>GARAGE</b>	No
		<b>LOT SIZE ACRES +/-</b>	42
<b>SOURCE OF ACREAGE</b>	Deed		

## COMPENSATION & MISC INFO

**BUYER AGENCY** 2.5%

## DIRECTIONS

From 302 heading out of Portland, once you get into Raymond on Route 302, clock from Paris Farmers Union and approx. 7 miles on the left look for Westview Way sign on Left and turn there. Gated for Rabbit Run Lane on the right.

## DETAILS

**SITE** Level, Open, Wooded

### WATER INFO

Water Frontage, Waterfront Amount +/-:6000, Water Frontage Owned +/-:6000, Water Frontage Shared +/-:0, No Water View, Water Body Name: Crooked River

**VIEW** Trees/Woods

**KITCHEN COUNTERTOP** Formica

**CONSTRUCTION** Wood Frame

**BASEMENT ENTRY** Walk-Out

**ROOF** Shingle

**HEAT SYSTEM** Blowers, Other, Space Heater

**WATER HEATER** Electric, On Demand

**FLOORS** Concrete, Wood

**PATIO AND PORCH FEATURES** Deck

**DRIVEWAY** Gravel, Paved

**VEHICLE STORAGE** No Vehicle Storage

**GAS** Natural - On Site

**WATER** Private, Well Existing on Site

**SOLD TERMS** Conventional

**ROADS** Paved, Private

**SOURCE OF WATER FRONTAGE** Public Records

**WATER BODY TYPE** River

**RECREATIONAL WATER** River/Brook/Stream

### APPLIANCES INCLUDED

Dishwasher, Gas Range, Microwave, Refrigerator

**STYLE** Colonial

**BASEMENT** Finished, Full, Walkout Access

**FOUNDATION MATERIALS** Poured Concrete

**EXTERIOR** Vinyl Siding

**HEAT FUEL** Gas Natural

**COOLING** None

**AMENITIES** Security System

**EQUIPMENT** Internet Access Available

**PARKING** 5 - 10 Spaces

**ELECTRIC** Circuit Breakers

**SEWER** Private Sewer, Septic Existing on Site

### SOLD INFO

Buyer's Zip Code:06067, Appraiser:003810, Appraiser Name:George Packard, Appraiser Phone Number:207-647-2172, Appraiser Email Address:fred@packardappraisal.com

**SOLD TERMS OTHER** Not Applicable

## ROOMS (10)

Kitchen, Dining Room, Other Room, Living Room, Great Room, Bedroom 1, Bedroom 2, Bedroom 3, Other Room 2, Other Room 3,

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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