

**Public Detail Report**

**MLS #:** 1454111

**County:** York

**Seasonal:** No

**List Price:** \$525,000

**Status:** Active

**Property Type:** Residential

**Directions:** From Route 1 in York, get on Route 91 (Cider Hill Road) and follow to #515, which is a couple houses just before Witchtrot Road and the Ledges Golf Course. Yellow house is set in off the road. Look for sign.

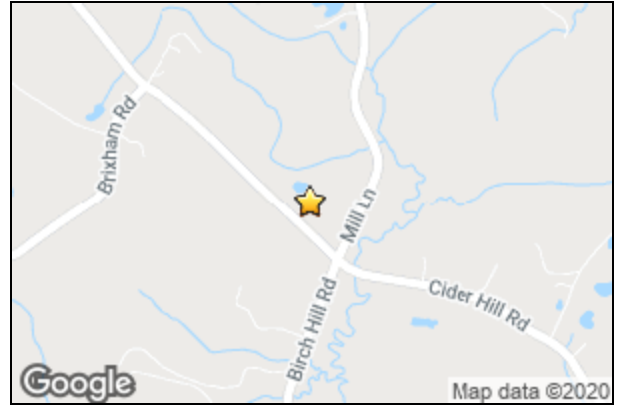


**515 Cider Hill Road**

York, ME 03909-5308

**List Price: \$525,000**

MLS#: **1454111**



**General Information**

|  |                            |                   |                                       |
|--|----------------------------|-------------------|---------------------------------------|
| <b>Sub-Type:</b> Single Family Residence | <b>Year Built:</b> 2000    | <b>Rooms:</b> 8   | <b>Sqft Fin Abv Grd+/-:</b> 1,638     |
| <b>Style:</b> Cape                       | <b>Fireplaces Total:</b> 0 | <b>Beds:</b> 3    | <b>Sqft Fin Blw Grd+/-:</b> 0         |
| <b>Color:</b> Yellow                     |                            | <b>Baths:</b> 2/0 | <b>Sqft Fin Total+/-:</b> 1,638       |
|  |                            |                   | <b>Source of Sqft:</b> Public Records |

**Land Information**

|  |                        |   |
|--|------------------------|---|
| <b>Leased Land:</b> No                   | <b>Waterfront:</b> No  | <b>Road Frontage +/-:</b> 236             |
| <b>Lot Size Acres +/-:</b> 3.19          | <b>Water Views:</b> No | <b>Source of Rd Front:</b> Other          |
| <b>Source of Acreage:</b> Public Records |                        | <b>Road Frontage Oth Src:</b> GIS Mapping |
| <b>Acreage Oth Source:</b> Survey        |                        | <b>Zoning:</b> GEN-1                      |
| <b>Surveyed:</b> Yes                     |                        | <b>Zoning Overlay:</b> No                 |
|  |                        | <b>Bank Owned:</b> No                     |
|  |                        | <b>REO:</b> No                            |

**Interior Information**

|                            |                            |
|----------------------------|----------------------------|
| <b>Full Baths Bsmnt:</b> 0 | <b>Half Baths Bsmnt:</b> 0 |
| <b>Full Baths Lvl 1:</b> 1 | <b>Half Baths Lvl 1:</b> 0 |
| <b>Full Baths Lvl 2:</b> 1 | <b>Half Baths Lvl 2:</b> 0 |
| <b>Full Baths Lvl 3:</b> 0 | <b>Half Baths Lvl 3:</b> 0 |
| <b>Full Baths Upper:</b> 0 | <b>Half Baths Upper:</b> 0 |

Appliances: Dishwasher; Dryer; Electric Range; Refrigerator; Washer

| <u>Room Name</u> | <u>Length</u> | <u>Width</u> | <u>Level</u> | <u>Room Features</u>                    |
|------------------|---------------|--------------|--------------|---|
| Dining Room      | 14            | 15           | First        |   |
| Kitchen          | 14            | 15           | First        | Eat-in Kitchen,Heat Stove Hookup,Pantry |
| Living Room      | 14            | 18           | First        |   |
| Bedroom 2        | 13            | 14           | Second       |   |
| Bedroom 3        | 12            | 14           | Second       |   |

| <u>Room Name</u> | <u>Length</u> | <u>Width</u> | <u>Level</u> | <u>Room Features</u> |
|------------------|---------------|--------------|--------------|----------------------|
| Other Room       | 14            | 16           | First        |                      |
| Master Bedroom   | 21            | 26           | Second       |                      |
| Other Room 2     |               |              |              |                      |

**Property Features**

|  |   |
|--|---|
| <b>Site:</b> Level; Well Landscaped; Wooded  | <b>2 Dtchd Houses on 1 Lot:</b> No  |
| <b>Driveway:</b> Paved   | <b>Construction:</b> Wood Frame   |
| <b>Parking:</b> 5 - 10 Spaces; On Site; Paved  | <b>Basement Info:</b> Bulkhead; Full; Sump Pump; Unfinished; Walkout Access   |
| <b>Location:</b> Near Golf Course; Neighborhood  | <b>Foundation Materials:</b> Poured Concrete  |
| <b>Rec. Water:</b> Nearby  | <b>Exterior:</b> Wood Siding  |
| <b>Roads:</b> Paved; Public  | <b>Roof:</b> Composition; Fiberglass; Pitched; Shingle  |
| <b>Transportation:</b> Major Road Access   | <b>Heat System:</b> Baseboard; Hot Water; Multi-Zones; Stove  |
| <b>Electric:</b> Circuit Breakers; Generator Hookup; On Site   | <b>Heat Fuel:</b> Gas Bottled; Oil; Propane   |
| <b>Gas:</b> Bottled  | <b>Water Heater:</b> Off Heating System; Oil  |
| <b>Sewer:</b> Private Sewer; Septic Design Available; Septic Existing on Site; Soil Test Available                 | <b>Cooling:</b> Central Air   |
| <b>Water:</b> Private; Well Existing on Site   | <b>Floors:</b> Carpet; Tile; Wood   |
| <b>Equipment:</b> Air Radon Mitigation System; Generator; Internet Access Available; Water Radon Mitigation System | <b>Veh. Storage:</b> 2 Car; Attached; Auto Door Opener; Direct Entry to Living; Off Street Parking                        |
| <b>Basement Entry:</b> Bulkhead; Interior; Walk-Out  | <b>Garage:</b> Yes  |
|  | <b>Garage Spaces:</b> 2   |
|  | <b>Amenities:</b> Bathtub; Fence; Laundry - Hookup; Other Amenities; Pantry; Patio; Porch; Storage; Walk-in Closets       |
|  | <b>Accessibility Amenities:</b> 32 - 36 Inch Doors; Other Bath Modifications  |
|  | <b>View:</b> Trees/Woods  |
|  | <b>Energy Efficiency:</b> Dehumidifier; Double Pane Windows; Energy Star Appliances; Programmable Thermostat; Storm Doors |

**Tax/Deed Information**

|   |   |   |
|---|---|---|
| <b>Book/Page/Deed:</b> 10393/0173/All             | <b>Full Tax Amt/Yr:</b> \$4,406/ 2019       | <b>Map/Block/Lot:</b> 89/JJ42             |
| <b>Deed/Conveyance Type Offered:</b> Personal Rep | <b>School District:</b> York Public Schools | <b>Tax ID:</b> YORK-000089-000000-000042J |
| <b>Deed Restrictions:</b> Yes                     |   |   |

**Remarks**

**Remarks:** LOVINGLY MAINTAINED and in exceptional condition, this quality built three bedroom open concept Cape is ready for its new owners! Immaculate condition throughout with a fabulous first floor open concept floor plan boasting hardwood oak floors, quartz counters in the kitchen and both baths, recessed lighting, central air conditioning and a whole house Generac generator. Enjoy making delicious meals in the generously sized kitchen complimented by a breakfast bar and eat in area with efficient propane gas heat stove. The home also provides a formal dining room option which is perfect for larger gatherings. Large front to back 21' x 26' master bedroom has the potential to finish additional space over the garage and add a private master bath if desired. Walk through a set of French doors that open up into a lovely 3-season screen room that spills out into the professionally manicured fully fenced in back yard. You can also enjoy the natural outdoor habitat and wildlife and all of your 3.19 acre lot from your paver patio. Beautiful full length wrap around Farmer's porch overlooks charming walkway stones and a lighted driveway and is just waiting for your comfortable rockers. This property offers plenty of room to entertain family and friends in a private, yet convenient setting surrounded by mature growth and is set off the main road. If you're a golfer, be sure to shine your clubs because the popular public Ledges Golf Course is just around the corner and abuts the back of the property. Less than a 10 minute drive to Hannaford and the Route 1 business district offering fine and casual dining, retail shopping, banks and professional office buildings. Be on any one of York's four beaches, in the Dover or Portsmouth, NH area or in the Berwick's within 20 minutes. Only an hour to Boston or Portland and public transportation by AMTRAK train is within 30 minutes in nearby Wells. Some pre-listing maintenance items and inspections have been completed. Don't miss this one!

**LO:** Coldwell Banker Yorke Realty

**Listing provided courtesy of:**



**Lori Barrett**

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