



Land Agent Synopsis

19 Roosevelt Trail Windham, Maine 04062

MLS#: 1261121 Nbrhd/Assoc: No Assoc. Fee: List Price: \$600,000
 Status: Active County: Cumberland Original Price: \$600,000
 Directions: Exit 48 off Maine Turnpike. North on Riverside, cross Warren Avenue to Route 302 (Roosevelt Trail) west. Property is 1/4 mile over the Westbrook/Windham town line. Look for the big yellow house and barn.



General Information

Lot Size+/-: 53.31 acres
 Source of Lot Size: Deed, Public Record, Surv
 Surveyed: Yes
 Road Frontage+/-: 387
 Seasonal: No
 Deed Type Offered: Warranty
 Zoning: C3 Windham
 Bank Owned REO: No

Water Information

Waterfront: Yes
 Wtr Frontage Amt+/-: 880
 Waterfront Owned+/-: 880
 Waterfront Shared+/-: 0
 Water Body: Highland Lake
 Water Body Type: Lake

Tax/Deed/Community Information

Book/Page/Deed: 27721/90-92/All
 Map/Block/Lot: 7 & R09//63,66,69,56,58
 Full Tax Amt/Yr: \$5,986/2016
 Tax ID: 19RooseveltTrailWindhamME04062
 School District: WindhamFalmouth

Property Features

Site:	Farm, Level, Open, Rolling/Sloping, Wooded	Driveway:	Gravel, Paved, Reclaimed
Parking:	21+ Spaces	Location:	Near Golf Course, Near Shopping, Near Town, Near Turnpike/Interstate, Suburban
Restrictions:	No Restrictions	Rec. Water:	Beach Rights, Boat Mooring, Boat Slip, Deeded, Dock, Lake/Fresh Water
View:	Scenic, Water, Woods	Roads:	Public
Transportation:	Major Road Access, Near Airport	Electric:	Circuit Breakers, On Site
Gas:	No Gas	Waste Wtr Disp:	Private, Septic Existing On Site
Water:	Public	Well Septic Included:	

Remarks

Remarks: This is an amazing property. 53.31 contiguous acres in both Windham and Falmouth. 880 feet of owned water frontage on Highland Lake, including 400+ feet of private beach. 387 feet of frontage on Route 302. Farmhouse and barn on-site with great bones. Former campground with so many possibilities, both residential and commercial. 4.5 miles from the Maine Turnpike, 6 miles from the Portland International Jetport. Highland Lake is the closest fresh water lake to Portland with over 70% year-round homes.

Showing Instructions: Call Listing Broker, Email Listing Broker, Listing Agent Must Accompany, Notice Required, Sign On Property, Text Listing

Listing/Agent/Office Information

DOM:	0	List Date:	05/02/16	Expiration Date:	11/30/16	Termination Date:	
Pending Date:		Withdrawn Date:		Agent Cell Phone:	(207) 232-8817	Buyer Agency Fee:	2%
List Agent:	Chris J Griffith (016122)			Agent Phone:	(207) 232-8817	Sub Agency Fee:	0%
List Agent Email:	cgriff@greatmoose.com					Trans Broker Fee:	1%
List Office:	LUX Realty Group (2777)			Office Phone:	(207) 329-5092		



Prepared By: Chris Griffith. Generated on 05/02/2016 10:11:13 AM



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