



Chris Griffith, Realtor®
207-232-8817 cell
cgriff@GreatMoose.com
www.GreatMoose.com

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Residential Agent Synopsis

527 Commons Drive Bridgton, Maine 04009

MLS#: **1280480** Nbrhd/Assoc: **Highland Point Association** Assoc. Fee/Annually: **\$250** List Price: **\$295,000**
 Status: **Active** County: **Cumberland** Seasonal: **No** Original Price: **\$320,000**
 Directions: **In Bridgton at Route 302/117 intersection: 117 north 1.3 miles to left onto Middle Ridge Road. Go 3.5 miles through intersection to left into Highland Point. Take left at mailboxes onto Commons Drive. #527 is on the right, no sign, house hidden from road.**



General Information

SubType: **Single Family** Sqft Fin Abv Grd+/-: **2,838**
 Rooms: **12** Sqft Fin Blw Grd+/-: **533**
 Beds: **3** Baths: **2/0** Sqft Fin Total+/-: **3,371**
 Style: **Cape** Source of Sqft: **Builder, Measured (per ANSI Guidelines)**
 Color: **Tan** Sqft Other Source: **Blueprints on file.**
 Year Built: **1991** Lot Size+/-: **2.4 acres**
 Surveyed: **Yes** Source of Lot Size: **Deed, Public Record, Survey**
 Road Frontage+/-: **521** Zoning: **Residential**
 Fireplaces Total: **1** Bank Owned REO: **No**

Water Information
 Waterfront: **Yes** Tax/Deed/Community Information
 Wtr Frontage Amt+/-: **1,000** Book/Page/Deed: **31676/14-15/All**
 Waterfront Owned+/-: **0** Map/Block/Lot: **18//31-33**
 Waterfront Shared+/-: **1,000** Full Tax Amt/Yr: **\$5,111/2016**
 Water Body: **Highland Lake** Tax ID: **527CommonsDriveBridgton11**
 Water Body Type: **Lake** School District: **SAD 61**

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	1	11'x15'	Eat In Kitchen, Island, Wood burning Fireplace
Dining	1	10'x14'	Dining Area, Wood burning Fireplace
Living	1	13'x16'	Wood burning Fireplace
Family	1	12'x13'	
Sunroom	1	12'x19'	Three-Season, Unheated
Master Bedroom	2	13'x17'	Double Vanities, Full Bath, Walk-in Closet
Bedroom	2	13'x15'	Closet
Bedroom	2	12'x14'	Closet
Bonus	2	15'x15'	Above Garage
Bonus	2	15'x15'	Above Garage
Family	B	13'x21'	
Bonus	B	13'x13'	

Appliances: **Dishwasher, Microwave, Range-Electric, Refrigerator**

Utilities On:		2 Dtchd Houses on 1 Lot:	No
Site:	Wooded	Construction:	Wood Frame
Driveway:	Paved	Basement Info:	Finished, Walk-Out
Parking:	1-4 Spaces	Foundation Materials:	Poured Concrete
Location:	Near Golf Course, Near Public Beach, Near Town, Rural, Ski Resort, Subdivision	Exterior:	Clapboard, Wood Siding
Restrictions:	No Restrictions	Roof:	Shingle
Rec. Water:	Beach Rights, Boat Slip, Common, Deeded, Dock, Lake/Fresh Water, ROW to Water, Waterfront Deep Paved, Public	Heat System:	Baseboard, Hot Water, Multi-Zones
Roads:		Heat Fuel:	Oil, Wood
Transportation:		Water Heater:	Off Heating System, On Demand, Tankless
Electric:	Circuit Breakers, Generator Hookup, Underground	Cooling:	No Cooling
Gas:	No Gas	Floors:	Carpet, Laminate, Vinyl, Wood
Waste Wtr Disp:	Private	Veh. Storage:	2 Car, Attached, Auto Door Opener, Direct Entry to Living, Heated, Off Street Parking, Other Vehicle Storage
Water:	Private	Amenities:	Clubhouse, Deck, Laundry-1st Floor, Porch-Screened, Shed, Storage, Walk-in Closet
Equipment:	Cable, Generator, Internet Access Available	Access. Amenities:	
Basement Entry:	Interior, Walk Out	View:	Fields, Mountain, Woods

Remarks

Remarks: **Meticulously maintained 4 season home on Highland Lake in Bridgton. This home features 3371 sq.ft. of living space, completely setup for your family's 4 season enjoyment. Steps from 1000 feet of shared waterfront, golfing, snowmobile trails and in-town winter skiing at Shawnee Peak. Beautiful, elevated and private lot. Located one hour from Portland in the lakes region of southern Maine. All inspections are complete and available. Very motivated seller, priced well below assessed value. A must see!**

Showing Instructions: **Call Listing Broker, Electronic Lockbox, Email Listing Broker, Notice Required, Text Listing Agent**

Listing/Agent/Office Information

DOM:	29	List Date:	08/29/16	Expiration Date:	04/30/17	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:	
List Agent Email:	cgriff@greatmoose.com			Office Phone:	(207) 329-5092	Trans Broker Fee:	2%
List Office:	LUX Realty Group (2777)						