

Area: NW of Portland

• 117 Rangdale, Durham, ME 04222

• Make Offer



We call it ***"Froggmoor"***

What will you name your new home?

PRIVATE setting for this beautiful residential lot with its own pond, at the end of a cul-de-sac, in a quality designed development. The best lot. The nicest sub-division, by far.

Easy Living and plenty of Room for Family and Pets on 5.8 mostly Wooded acres next to a 3-mile long pond.

Shown by Appointment at your convenience:

Call Greg, cell: **(207) 478-0993**

Merridy, cell: **(207) 478-0994**

E-mail: **merridy@famlink.com**

Make your move to the GOLDEN TRIANGLE of Durham, Maine. Best of both worlds: peaceful, rural setting yet centrally located.

- ✓ Rural Setting yet only a few miles from I-295 for easy access to services, shopping, jobs and things to do. About 10 miles: Lewiston/Auburn, Topsham/Brunswick, Freeport/Yarmouth.
- ✓ Just a short hop to the coast for ocean activities, such as boating, wind surfing, beaches, and touristy fun.
- ✓ [Pineland Farms](#) is close by for: Cross Country Skiing Trails, [Equestrian Center](#), [Guest Houses](#), Banquet and Conference Rooms, farms producing [Cheeses and Natural Meats](#), [YMCA](#), or [Rent a Space](#) for your business.

About the LOT:

Excellent and private lot has woods (a mix of trees, with some tall white pines), a 'natural grasses' area down by the pond, room for vegetable gardens, and we planted a weeping willow which is doing well. Add your gazebo, or band-stand by the pond and enjoy your bit of paradise. The lot abuts Runaround Pond, one of the few completely un-developed ponds in Maine, leaving this a pristine wildlife area. It is protected from pollution—no motorized boats, so only kayak or canoe there. In winter, ice skate on your pond, cross-country around your property, snowshoe, or venture out to Runaround for other winter sports. There are no designated trails here. . . just step out your door. Wildlife abounds. No traffic noise. . .serenity, now. Come home and reset.

About the COMMUNITY:

A quality development, designed with families in mind, Rangdale Sub-division was expertly carved from a large, locally owned family tract. It is fully paved, so there is NO mud season here! You can walk, jog, bike, rollerblade, or whatever, without leaving the sub-division and without fear of traffic.

This neighborhood is a special place with a friendly sense of community: you can be a hermit or join in, it's up to you.

<p>117 Rangdale Rd. — Lot 5</p> <p>Listing: By owner</p> <p>Year Built: Vacant Land</p> <p>Prop. Type: Residential Lot</p> <p>Property Sub-Type: Sub Division</p> <p>Lot Sq. Ft.: 254,002 sq. Ft</p> <p>Lot Acres: 5.83 surveyed</p> <p>Lot Dimen.: Trapezoid</p> <p>Water: Private Well Needed</p> <p>Sewer: Private Septic Needed, soil tested; two designs available.</p> <p>Electric Available: Existing is approx. 600 ft. to start of prop. line. Approx 900 ft. from driveway.</p> <p>Driveway: Needed</p> <p>RV Parking: Ample Space Available</p> <p>Parking Spaces: Ample Space</p> <p>Cable: Available</p>	<p>Horses Allowed: Unknown</p> <p>Horse Facility: No</p> <p>Fence: None (Old stone wall on property)</p> <p>Landscaping: 'Natural' Grass Area Around Pond</p> <p>Pond: Approx. 80 x 140 x 15 deep</p> <p>Views: Wooded / Water views</p> <p>Flood Ins. Req'd: Unknown</p> <p>Paved St.: Yes</p> <p>Divided. Lot: No</p> <p>SubLot: No</p> <p>Deed Restrictions: No</p> <p>Gated Community: No</p> <p>Association Fees: No</p> <p>Assumable: No</p> <p>Terms: Conventional Loan / Cash</p>	<p>The Covenants Specify:</p> <ol style="list-style-type: none"> 1) Minimum Size: 1600 sq. Ft. 2) Driveway length: <300 ft. 3) Construction: Once started, must be completed within 2 years. 4) Landscaping: must be completed within 2 years after start of build. 5) Design must be pre-approved by Rangdale Developer prior to build. 6) House must reside within a designated construction setback. Two building sites on the lot to choose from. <p>— <i>Complete covenants on request.</i></p>	<p>Year/Taxes: 2010 <\$700</p> <p>Tax Area: Androscoggin County</p> <p>Durham Town Web site: http://www.durhamme.com</p> <p>Durham Town Office: (207) 353-2561 Durham Fire Dept: (burning permits) (207) 353-2473</p> <p>Durham Trash & Recycling: Curbside pick up: Thursdays, usually by 7:30a</p> <p>Get & Go Store: 353-9400</p> <p>School Dist.: http://rsu5.org/ Durham Community School 654 Hallowell Rd. Durham, ME 04222 (207) 353-9333 Http://rsu5.org/</p>
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Save with Property For Sale By Owner.

If you are representing a buyer, we will be happy to work with you. Call for terms.
If you are a listing agent looking for a listing, please do not call.



See additional photos at <http://www.redrockcomputer.com/land.html>
Or send e-mail to: merridy@famlink.com

Shown by appointment at your convenience, call (207) 478-0994 for details.

