

ABSOLUTE AUCTION

STARTS: SATURDAY, NOVEMBER 9, 2024, 10:00 AM
ENDS: FRIDAY, NOVEMBER 15, 2024, 1:00 PM



REAL ESTATE



LAKEFRONT HOME ON "GREEN LAKE"

Hancock County, ME

595 NICOLIN RD.,
ELLSWORTH, ME 04605

ONLINE ONLY AUCTION

REAL ESTATE

This fantastic property has been owned by the Rochester Family since it was built in 1972. Waterfront 1.4 acres on Green Lake with large deck/dock. Massive two-story great room w/ wet bar and windows overlooking lake, kitchen, billiard room, 1 bedroom/den, 2 full baths on main level. 2nd story has 4 bedrooms (2 on each side of great room) each with its own full bath. Two of the second story bedrooms have lofts with a ladder. Extensive stone fireplace, built-in cabinetry, solid panel doors, tile floors and rustic charm. Home has (2) oil furnaces, cedar shake siding, and asphalt shingle roof. Detached 2-car garage. Lot is mostly wooded w/ large boulders and a winding gravel driveway. The vacant lot across the street is included. Home sells furnished and includes antique furniture, hand woven rugs, and appliances. Green Lake is known for its fishing with salmon and trout, as well as for recreation. Property would be ideal year-round home, vacation home or income property, you decide! Home will need repairs and updating, but it is certainly one of a kind! You'll love this property!

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF

Patricia A. Fonda, Domiciliary Foreign Personal Representative of the Mark L Rochester Estate, Hancock Co. Probate case #2024-309



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