

**x002489500 2br (13502 USD)**











Location **Maine**  
<https://www.genclassifieds.com/x-448206-z>



This is a 1,350 square foot 2 bedroom one bathroom ranch with full basement and single car attached garage. Has a beautiful .33 acre in town lot with lots of shade, a 10 x 10 storage shed, and a garden spot. Ideally located near restrauents, high school, and downtown Caribou is in walking distance with theaters and shops. It has had many upgrades and is almost completely renovated. The roof was done in 2006, all but 2 windows are all new double pane energy efficient in 2011. New garage door opener in 2011 with 2 remotes. New energy star appliances include new bottom freezer fridge, matching flat top stove and microwave, and the hot water baseboard heat and water system was replaced with a new direct vent energy efficient furnace and hot water boiler mate in 2013. At that time I also replaced the aging oil tank with a new one and relocated the system to open up the basement for a great room. It is not finished but would be an excellent man cave and it has large work benches and storage at the moment. There is also an outside entrance for the basement. The kitchen is large with lots of cabinets and counter space. The living room boasts a real wood burning fireplace with mantle. There is a 14 x 18 foot deck off the back entrance. There is an outside clothes line to hang laundry. Most everything has been redone and the pictures don't really do it justice. Some extras that come with the home are a very capable 33 inch Toro power shift snowblower with electric start and a new in 2014 lawnmower. The furnishings in the house are also negotiable, including dining room set and moosehead bedroom set with queen bed. Also have a high efficiency top load washer dryer pair available. For the right conditions and deal all can be included. I am moving out of town and the less I take the better.

This is a VA home so any qualified Veterans who wish to assume the loan can enjoy the low interest rate

I have and no private mortgage insurance to pay. If you pursue that route I would consider taking a cash offer down to 20% and you assume the loan. The cash price is \$13,502.00. I can also consider a cash offer to assume the loan with a private mortgage insurance option at a cash price.

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