## x00241000 3br (7562 USD)



Location Maine https://www.genclassifieds.com/x-465217-z

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Monthly or season rental booking for winter 2015/16 after Oct. 15, available by the week May/June/Sept or to Oct. 15. Handy for skiing (Titcomb Mountain near, under an hour to Sugarloaf or Bethel/Newry) but must be a full-time occupant, to keep wood heat going and pipes from freezing. Do you have a four-wheel drive vehicle and know how to work a wood stove, crave peace and quiet and country solitude? If so, this place is perfect for a sabbatical or to finish a book - winterized, cozy, adorable, waterfront cottage right on Sand Pond in the beautiful western Maine mountains, rustic but "on the grid", drilled well not lake water, fully furnished, well equipped eat-in kitchen, newer appliances, dishwasher, washer/dryer, all linens provided, clean and cozy with mattresses you can actually sleep on. One step to porch, one to living room, master bedroom and bath on first floor, mostly flat property make it feasible for elderly guests or those with limited motion. Guest families have raved about its fishing, comforts, kitchen equipment, privacy, and value--lovingly maintained vacation year-round camp. Cathedral ceiling in living room overlooking the pond. Quiet Hunter ceiling fans in downstairs bedroom and living room; 2 bedrooms upstairs each with floor fan, mirror, closet. Quiet camp with shallow, warm, sandy pond across private dirt road 30 feet to shore, loons and ducks resident on pond. Wood stove is primary heat, propane backup. Acre lot with no visible neighbors, secluded but less than 10 miles to Farmington (UMF campus, library, gym) shopping, movies; 70 miles northwest of Portland and an hour east of New Hampshire. Maintained dirt road, few year-round residents but drivable for getting to town, MF. Fair cell phone reception on the porch for Verizon & Maine Cellular users, land-line phone, satellite tv (not guaranteed when it's cloudy), wireless high speed internet (iffy if it's windy): nature trumps technology!, computer table and printer provided, generator for winter power outages. Rent includes wood and propane, electricity, phone, high-

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