

37 Alpine Drive, Porter, ME

88 +/- acres for sale

Improved with 800'+ private road & framed single-family

Includes part of Whales Back Mountain (1,605')

568 Kennard Hill Road, 138 acres improved with 4,200 SF residence, sold February 15, 2024, \$714,900.

Improvements include:

- ◇ Installed 800'+ gravel private road
 - ◇ Installed telephone poles & wire to main pole
 - ◇ Installed temporary service to main pole
 - ◇ CMP-approved for 800-amp service
 - ◇ Constructed single-family in shell condition:
 - Framed with gable shingle roof
 - Full enclosure except siding, windows, doors
 - ZIP System exterior taped sheathing
 - 2,100 SF (70' X 30') with demised walls
 - Six rooms, three bedrooms, two baths
 - Subfloor
 - Foundation with full daylight-basement
 - ◇ Boundary survey
 - ◇ HHE-200 (septic plan)
 - ◇ Surficial soil investigation report
 - Estimated 490,000 +/- CY of aggregate
 - ◇ Maine Tree Growth Program - 86 +/- acres
 - Tree growth management plan
- Old logging trails are ideal for recreational uses
Rural District (2.02 acre minimum lot)
Can subdivide one lot after July 15, 2026

List \$350,000

R10-024A
88 +/- acres
5623 & 476

2,860'

198'

524 Kennard Hill

650'

37 Alpine Dr

444'

555'

335'

494 Kennard Hill

2,753'

Property lines and noted areas are approximate and for illustration only.

Cole Brook 1210 ft