

## UNIQUE OPPORTUNITY TO OWN TWO HOMES ON ONE LOT!



\$ 950,000



2-4 Snowdin Ridge, York, ME 03909

- » Beds: 5 | Baths: 5 Full
- » MLS #: 1500860
- » Single Family | 5,156 ft<sup>2</sup>
- » TWO distinctively different homes sited on a lovely 4.52 acre parcel only 3-miles to major road access
- » Main home boasts 22KW GENERAC generator and 4-levels of living space & 2-car garage
- » More Info: 2-4SnowdinRidge.com



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**YORK HOME OFFERS INCOME-PRODUCING 2-BEDROOM APARTMENT** in a detached building! The single-family main house boasts 13 rooms, 3968 sf and a 2-car over-sized 24' x 30' finished garage. The 2<sup>nd</sup> building features a legal 900 sf income-producing 2-bedroom, 2<sup>nd</sup> level apartment with its own heat and electric and was finished in 2015. Additionally, this building features a large private office on the first level where you can work from home. It also boasts a 3-car radiant-heated garage and has a permitted in-home occupation use. Just a short walk up the road, the main house has been recently updated including a new efficient multi-zone propane heating system, maintenance-free decks, driveway seal coating, and garage doors with auto openers. There is also new interior paint, appliances, flooring, lighting, electrical and roof. Other amenities include a new Caldera hot tub and well-maintained 24' above ground pool with composite deck with a new liner and filter system and separate shed for storing away all your pool items at the end of the season. Great room features 14 windows, a vaulted ceiling and a gas fireplace with stone surround. Relax in the 3-season sunroom, toast

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