



## Salmon River Property

- The two properties: **Tax Map Numbers** 058.05-02-19 and 058.05-02-43
- **Property Taxes** on both parcels for 2023, including school and library tax: \$5,775.35.
- **Total acres:** 6.43 +/- for both parcels.
- Existing wooden clapboard cottage, with approximately **1,341 square footage** certified by architect. Large wrap around porch (373 square feet) not included.
- **Heating system:** Wood-burning stove with electric heaters in bathrooms.
- **Foundation:** partial cinderblock.
- **Roof:** Tin roof.
- **50 feet of waterfront with boardwalk** at water's edge with the right to install floating docks.
- **Site is connected to municipal water**, which is public water and is billed at a lower rate.
- **Fire hydrant** on property on the northwest property line.
- **Utility and water easements** located adjacent to the property without encumbering it.
- **Primary or dominant right of way** on semi private unpaved road.