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## 73 Atkins Bay, Phippsburg, ME 04562 - \$449,000

The Aerie is perched on a ledge with elevated 180 degree views of Atkins Bay. Enjoy blueberry pancakes on the deck or scramble down the path to the water's edge for an early morning paddle. A modest 1000 sq feet that lives large with 3+ bedrooms, 3 waterside decks and an open concept kitchen/dining/living area with a suspended contemporary fireplace. Golf, boating, antiquing, fishing, farmer's markets and nearby Popham Beach may tempt you away briefly, but this house and the view will call you home again and again and again.

**Year Built:** 1975

**Square Footage:** 1023.00

**Lot Size:** 0.98

**MLS:** 1409519

**Bedrooms:** 3

**Full Baths:** 2

**Water Frontage:** Yes

**Taxes:** \$3,049.00

**Sewer:** Private sewer, Septic existing on site

**Water:** Private, Well existing on site

**Fireplace:** 1

**Amenities:** 1st floor bedroom, Deck, Furniture included, Laundry - 1st floor



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