5 September, 2026

Important Selling Points for 17 River Wind Lane -Edgecomb

1. Attached Sheet shows secondary road and turn around for a possible second home site.
2. House is Post and Beam Construction
3. House was reroofed and painted in May 2019.
4. Sunroom, room between house and garage, was completed during winter of 2018. Floor was insulated with foam and ceiling blown in insulation.
5. Heat pumps were installed in the fall of2023.
6. Fireplace in living room has a high end wood burning Insert that is fan assisted and chimney fully lined.
7. Basement was completed in the winter of 2014 adding a pump up toilet and bedroom
8. Full House generator added in 2021. It is maintained by Mid Maine Generator.
9. The complete dock and ramp was installed in 2021 and is pulled each winter and installed in the spring.
10. River Wind has been a Premier Rental on VRBO for many years producing $40,000 to $55,000 per year.

12% fee $600 yrly