

438 Sandy Beach  
438 Sandy Beach Road  
Danforth, ME 04424

**\$350,000**  
1.540± Acres  
Washington County



**438 Sandy Beach**  
**Danforth, ME / Washington County**

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**SUMMARY**

**Address**

438 Sandy Beach Road

**City, State Zip**

Danforth, ME 04424

**County**

Washington County

**Type**

Lakefront

**Latitude / Longitude**

45.659431 / -67.757151

**Taxes (Annually)**

3678

**HOA (Annually)**

75

**Dwelling Square Feet**

1176

**Bedrooms / Bathrooms**

4 / 1

**Acreage**

1.540

**Price**

\$350,000

**Property Website**

<https://www.landleader.com/property/438-sandy-beach-washington-maine/39686/>



**MORE INFO ONLINE:**

**MaineOutdoorProperties.net**



## **PROPERTY DESCRIPTION**

Nestled along the shore of legendary East Grand Lake is a meticulously well maintained cottage that offers year round access and use. Low maintenance with vinyl siding, metal roofing, updated windows, an Empire 65,000 BTU propane stove to take the chill off during rainy days, snowmobiling and ice fishing seasons. Two levels of remodeled space with 3-4 bedrooms, a full bath with washer and dryer, open concept kitchen and living room. A 12x32 deck overlooking the lake with an aluminum dock and boat lift for the spring, summer, and fall seasons. Most furnishings will convey. A screened seasonal porch plus two outbuildings, a 12x20 with electricity and an 8x12 both with metal roofing. The spacious 1.54 acre lot with 153' of lake frontage with land across the road for extra building space, if desired. East Grand Lake is renown for its fishery and crystal clear spring fed waters with over 16,000 acres offering a maximum depth of 128 feet. It is home to brown trout, brook trout, salmon, togue, smelts, small mouth bass, perch, white fish, and pickerel. Recreational trail access right from the property, located in an area of endless back dirt roads, rivers, lakes, streams, and ponds to explore. A location for family and friends to enjoy what is important in life. It will rekindle your spirit and soothe your soul!



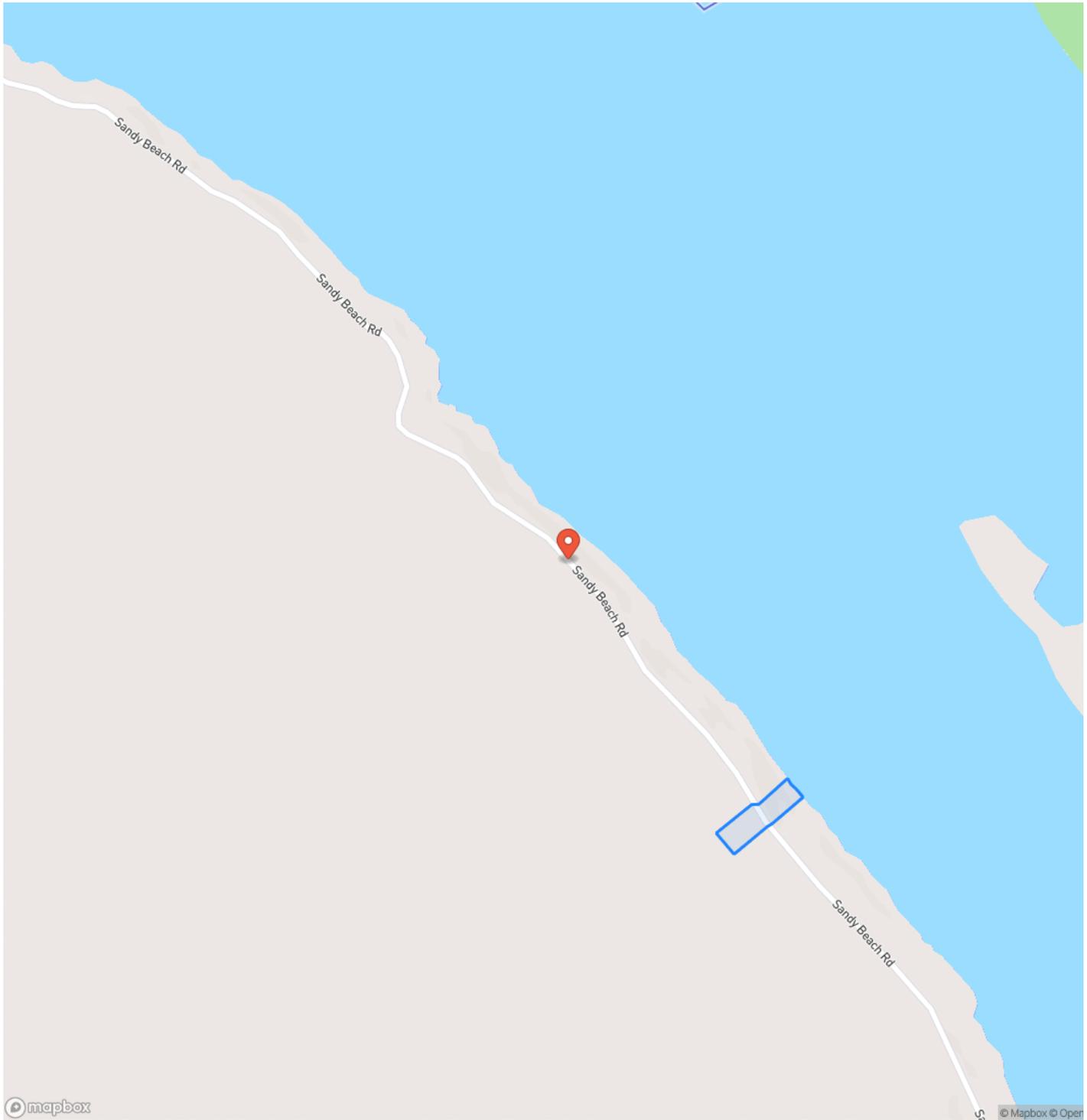
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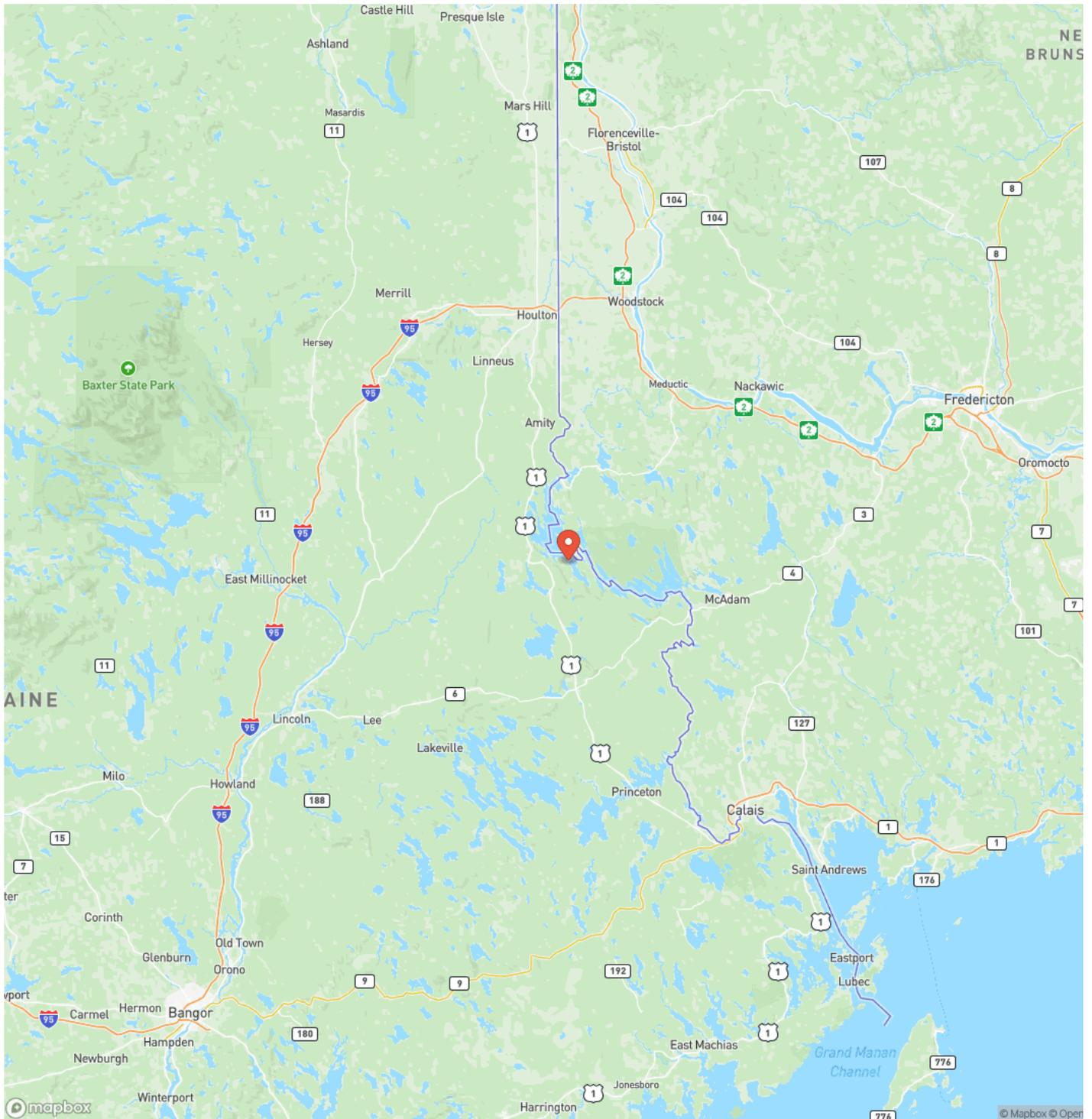
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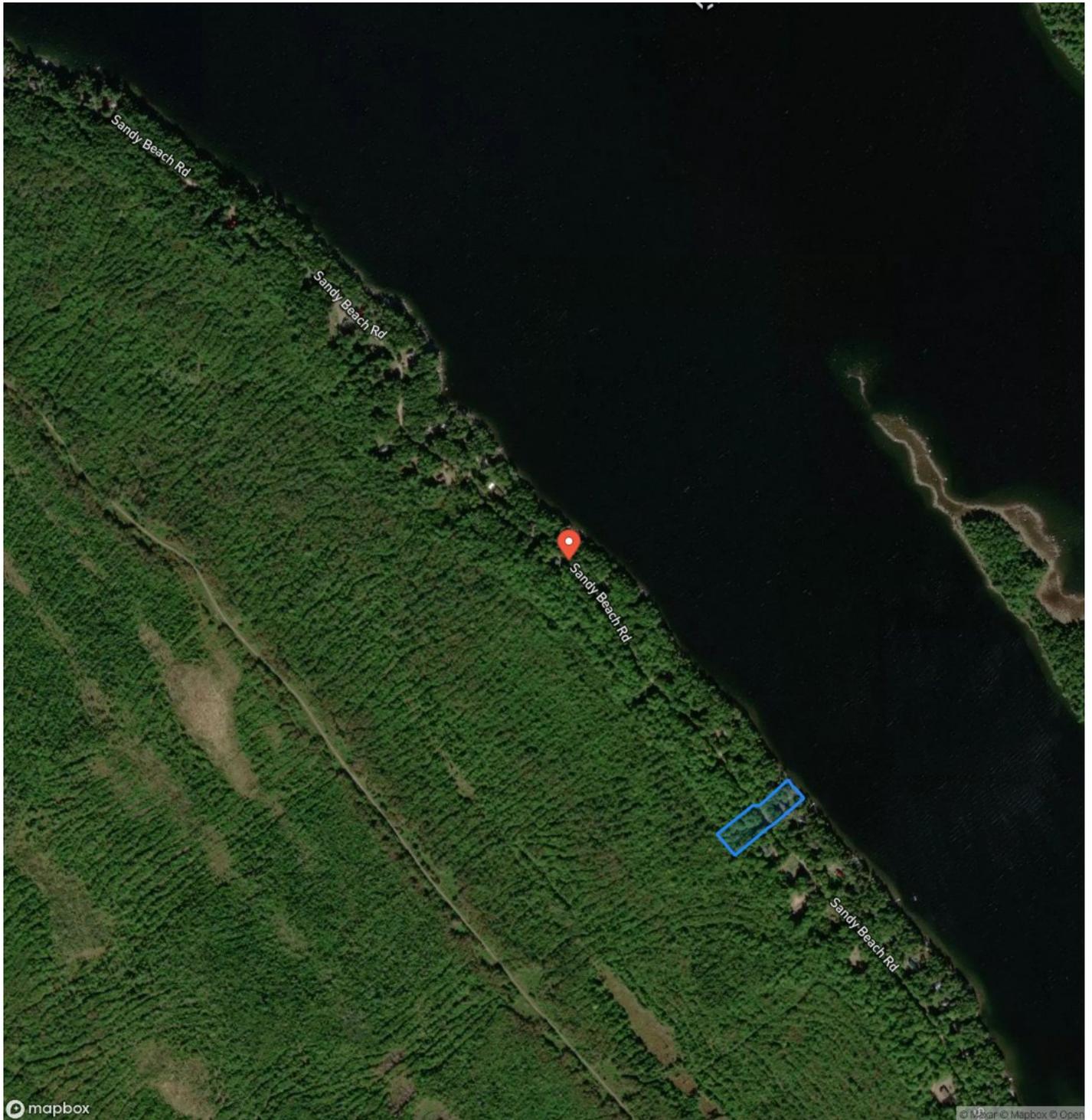
## Locator Map



# Locator Map



## Satellite Map



438 Sandy Beach  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**  
Deb Henderson

**Mobile**  
(207) 852-7577

**Email**  
deb@maineoutdoorproperties.net

**Address**  
458 Main Street

**City / State / Zip**  
Bangor, ME 04401

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**NOTES**

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Maine Outdoor Properties Team at Realty of Maine**

458 Main St

Bangor, ME 04401

(207) 852-7577

[MaineOutdoorProperties.net](http://MaineOutdoorProperties.net)

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