

# 37 Alpine Drive, Porter, ME

88 +/- acres for sale

Improved with private road & framed single-family

Includes part of Whales Back Mountain (1,605')



568 Kennard Hill Road, 138 acres improved with 4,200 SF residence, sold February 15, 2024, \$714,900.

## Value of improvements exceeds \$250,000:

- ◇ Installed 800'+ gravel private ROW road
- ◇ Installed telephone poles & wire to main pole
- ◇ Installed temporary service to main pole
- ◇ CMP-approved for 800-amp service
- ◇ Constructed single-family in shell condition:
  - 2,100 SF (70' X 30') with demised walls
  - Six rooms, three bedrooms, two baths
  - Subfloor
  - Foundation with full daylight-basement
  - Framed with gable shingle roof
  - ZIP System exterior taped sheathing

- ◇ Boundary survey
- ◇ HHE-200 (septic plan)
- ◇ Surficial soil investigation report
  - Estimated 490,000 +/- CY of aggregate
- ◇ Tree growth management plan

Old logging trails are ideal for recreational uses  
Rural District (two-acre minimum lot)  
Can subdivide after July 15, 2026

List \$495,000

2,860'

198'

524 Kennard Hill

650'

37 Alpine Dr

444'

R10-024A  
88 +/- acres  
5623 & 476

555'

335'

494 Kennard Hill

2,753'

Property lines and noted areas are approximate and for illustration only.

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Cole Brook 1210 ft

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