

Topsham Estate!



\$ 899,000



210 Augusta Road, Topsham, ME 04086

- » Beds: 3 | Baths: 2 Full, 1 Half
- » Single Family | 2,363 ft² | Lot: 4.6 acres
- » More Info: 210AugustaRoad.Listing.Site



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A once-in-a-lifetime opportunity to acquire a premier rural-commercial property in Topsham. Ideally situated along a rise on 201, 3 miles north from the Brunswick line, this property provides expansive views of the fields to the south and direct access to the commercial-grade transportation and utility infrastructures along Augusta Rd. With approximately 9,000sqft of improved space, the property is ripe for upgrades and improvements to support the next-generation of residential or commercial development- whether retained as a single-family estate, or transitioned to multi-family dwellings, retail or professional use.

This true legacy property includes existing building improvements of architectural significance, which offer stunning views of the fields lined with colorful maple trees and forests that lead to the Cathance River; so, 30+ acres of adjacent conservation land surrounds the property on 3 sides. The 3-story modern farmhouse-style residence, along with its 100+ year old structurally unique barn, are both situated on their own full basements connected by a below ground 'tunnel' allowing walk out access, creating tremendous live/work potential.

