

## LOVINGLY MAINTAINED HOME WITH HISTORIC CHARACTER AND MODERN COMFORTS!



\$ 469,000



32 River Road, Lebanon, ME 04027

- » Beds: 4 | Baths: 1 Full, 1 Half
- » MLS #: 1630373
- » Single Family | 1,850 ft<sup>2</sup> | Lot: 10,890 ft<sup>2</sup>
- » More Info: [32RiverRd.com](http://32RiverRd.com)



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WELCOME TO THIS LOVINGLY MAINTAINED NEW ENGLAND HOME offering historic character and modern comfort enhanced by today's amenities. Although part of the home was originally built in 1870, this approximately 1850 sf, 4-bedroom, 1-½ bath home has had many improvements over the years, but only four owners, including the current sellers for nearly four decades. The inviting kitchen is anchored by an *AGA* 5-burner gas range w/dual electric convection ovens, double porcelain farmhouse sink, and granite counters. Enjoy the sun-splashed family room featuring a tongue-and-groove ceiling, *Jotul* enamel gas stove and built-ins or admire the gas fireplace set into a stone hearth in the living room. Optional 1<sup>st</sup> floor bedroom is a plus for some. New Fuji septic system, public water, expanded electric panel, and a high-efficiency new Lennox hot-air furnace are just a few of the notable upgrades. The exterior includes durable fiber-cement clapboard siding for worry-free longevity. Rebuilt chimney tops, upgraded insulation, and Harvey windows throughout. Garage offers room for cars,

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