

Less than 3-miles to Eliot Boat Launch to the Piscataqua River!



\$ 445,000



36 Governor Hill Road, Eliot, ME 03903

- » Beds: 3 | Baths: 1 Full
- » MLS #: 1608128
- » Single Family | 1,200 ft<sup>2</sup> | Lot: 71,438 ft<sup>2</sup> (1.64 acres)
- » Single floor living
- » New well in 2021 and upgraded electric panel
- » More Info: [36GovernorHillRoad.com](http://36GovernorHillRoad.com)



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NESTLED IN THE SOUGHT-AFTER TOWN OF ELIOT, MAINE, this classic 1957 single-level Ranch has lots of potential and is less than 3-miles from public access to the Piscataqua River. While the home exudes some original details that add a sense of nostalgia, it's ready for modern updates, or a complete renovation that could embrace its mid-century charm. The home has never been offered for sale and the original owners have maintained it over the decades of ownership with updates including a new heating system in 2014, a new roof in 2009, new gas fireplace insert in 2020, some windows replaced in 2015, and a new Artesian well in 2021, and newer electric panel. Offering 3+ bedrooms and 1,200 sq. ft. of living space, the home sits on an expansive 1.64-acre lot, providing a tranquil retreat with nature all around and views of an abutting pond. The lot features a large, open grassy area, ideal for gardening, outdoor play, or simply enjoying the serene surroundings. Mature trees provide ample screening as well as shelter for

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