



\$ 120,000



M10 L30 9 and 9A Birch Ln, Canaan, ME 04924

- » MLS #: 1665415
- » Land | Lot: 13.07 acres
- » More Info: M10L309and9ABirchLn.IsForSale.com



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Remarks

Discover the perfect blend of privacy and waterfront living on this exceptional lot with 364 feet of direct frontage on Black Stream, offering access to beautiful Sibley Pond. Lot 9 has already been cleared and includes a septic design and power on the road making it ready for your dream home or getaway retreat. Follow the cleared path through the woods to the stream's edge, where you can enjoy the peaceful sights and sounds of nature. The property also offers potential for a second building site closer to the water, creating additional possibilities for family, guests, or investment. Residents of the subdivision enjoy access to a common waterfront area with a launch suitable for small boats, kayaks, and canoes, providing an easy route to explore Sibley Pond. If you're seeking tranquility, recreation, and room to create your vision, this unique property is ready to welcome you.

