



\$ 525,000



44 Dore Hill Rd, Athens, ME 04912

- » MLS #: 1675182
- » Land | Lot: 296 acres
- » More Info: 44DoreHillRd.IsForSale.com



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Remarks

Discover an extraordinary opportunity to own 296± pristine acres with more than 4,000 feet of frontage on beautiful Wesserunsett Stream. A picturesque cleared homesite overlooks the water, providing the perfect setting to build your dream home, private retreat, or sporting camp surrounded by Maine's natural beauty. The property is heavily wooded and offers exceptional privacy, with snowmobile and ATV trails weaving throughout the acreage and direct access to a town-maintained snowmobile trail that follows an old road across a charming bridge. Outdoor enthusiasts will appreciate the endless opportunities for hunting, hiking, exploring, and year-round recreation. Improvements include a drilled well, power on site, and a cozy cabin ideal for weekend getaways or overnight stays while planning your future vision. Multiple potential building sites, including two overlooking the stream, provide flexibility for a family compound, recreational retreat, or future development. With its unmatched combination of waterfront, privacy, infrastructure, and recreational access, the possibilities are truly endless. This is one of those rare properties that simply must be experienced in person to appreciate its beauty and potential.

