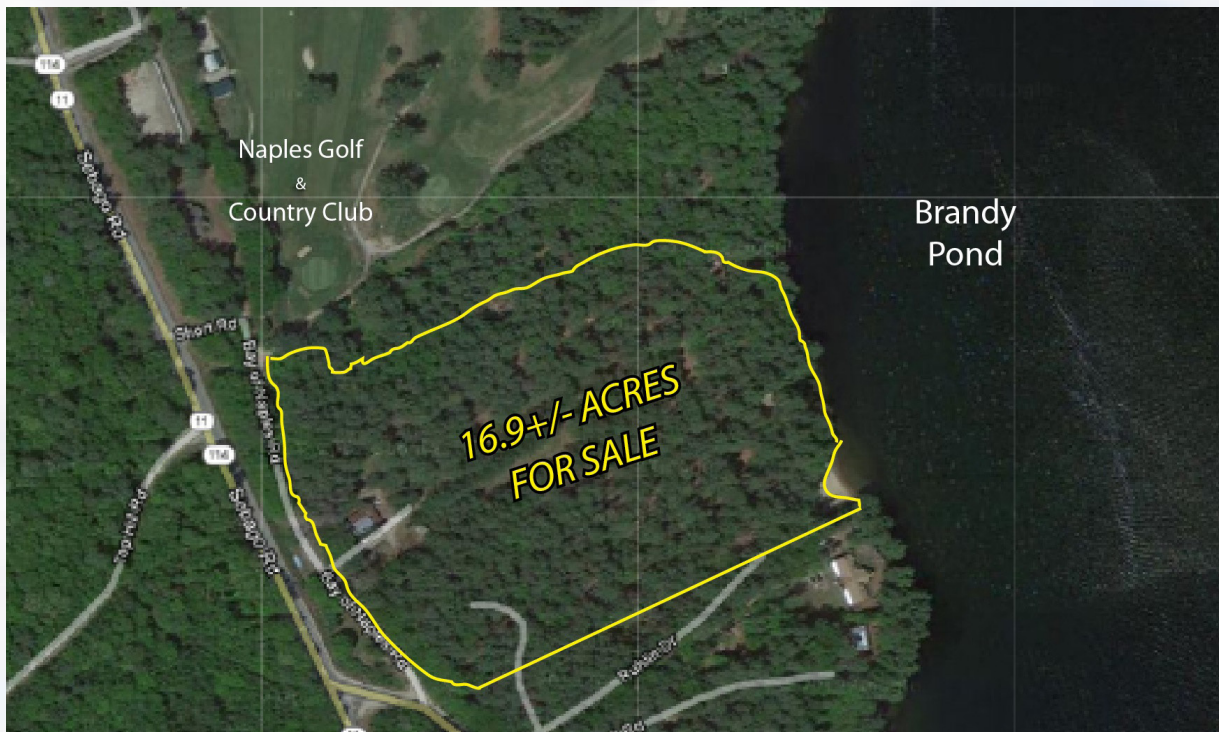




13 CAMPFIRE DRIVE • NAPLES, MAINE



Cardente Real Estate is pleased to offer 13 Campfire Drive in Naples for sale. The unique property is 16.9± acres with 677± feet of water frontage on the Westerly shore of Brandy Pond. Previously used as Bay of Naples Family Campground, the site offers multiple opportunities. Possibilities include conversion to a family compound, subdivision into multiple lots, or re-opening as a campground. The property was approved for an 8 lot subdivision by the Naples Planning Board in 2009, but the plans were never acted upon. There are grandfathered structures on site allowing for potential dwellings inside the current zoning waterfront setbacks, and the property also includes a large beach for water access. The site abuts the Naples Golf & Country Club, and is just minutes from downtown Naples. Brandy Pond is ideally positioned between Sebago Lake and Long Lake, and offers a passageway between the two. Contact the broker for site plans, subdivision plans, and additional information.



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Property Details

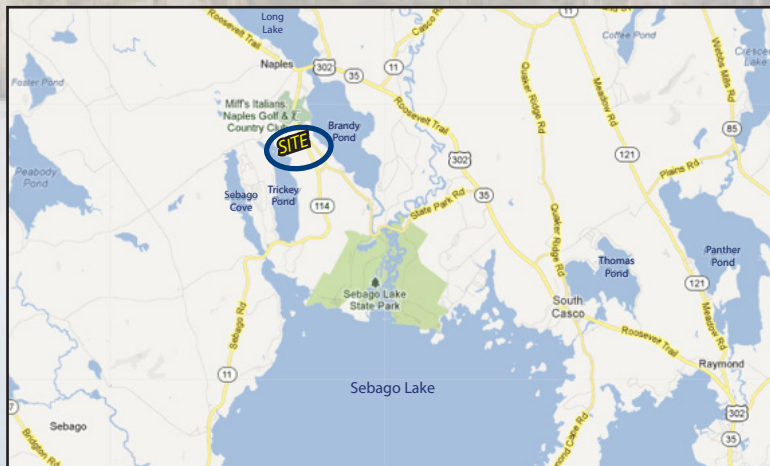
Property Address: 13 Campfire Drive, Naples, Maine
 Owners: James R. Ruhlin, Jr. & Dorothy I. Ruhlin Family Trusts
 Lot Size: 16.9± acres
 Water Frontage: 677± feet on Brandy Pond (aka Bay of Naples)
 Zoning: Area 250 feet from waterfront is within Limited Commercial District
 Traffic Counts: AADT 2010:
 2,210 vehicles/day - SR 11/114 N/O IR 2025 (CLEMENT RD)
 3,230 vehicles/day - SR 11/114 S/O US 302 (ROOSEVELT TR)
 Road Frontage: 398± feet boarding Route 114
 422± feet boarding Old Route 114 (State Park Rd & Campfire Dr)

Sale Details

Deed: Book 10042, Page 326
 Map & Lot: Map U23, Lots 3-1 to 3-8 & 25
 Assessed Values: Land: \$1,405,178
 Buildings: \$ 290,793
 Total: \$1,695,971
 Sale Price: **\$1,350,000**



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Population - Sebago Lake Region

Town	2000	2010	Total Change
Bridgton	4,883	5,210	6.7%
Harrison	2,315	2,730	17.9%
Naples	3,274	3,872	18.3%
Casco	3,469	3,742	7.9%
Raymond	4,299	4,436	3.2%
Windham	14,904	17,001	14.1%
Standish	9,285	9,874	6.3%
Baldwin	1,290	1,525	18.2%
Sebago	<u>1,433</u>	<u>1,719</u>	20.0%
Total	45,152	50,109	11.0%
Cumberland County	265,612	281,674	6.0%
Maine	1,274,923	1,328,361	4.2%

Median Household Income - Sebago Lake Region

Town	2000	2010	Total Change
Bridgton	\$36,722	\$42,420	15.5%
Harrison	\$35,478	\$41,622	17.3%
Naples	\$38,141	\$52,824	38.5%
Casco	\$41,629	\$51,630	24.0%
Raymond	\$52,224	\$64,444	23.4%
Windham	\$46,526	\$57,302	23.2%
Standish	\$50,278	\$64,797	28.9%
Baldwin	\$36,500	\$56,875	55.8%
Sebago	<u>\$40,391</u>	<u>\$48,281</u>	19.5%
Cumberland County	\$44,048	\$55,658	26.4%
Maine	\$37,240	\$46,933	26.0%

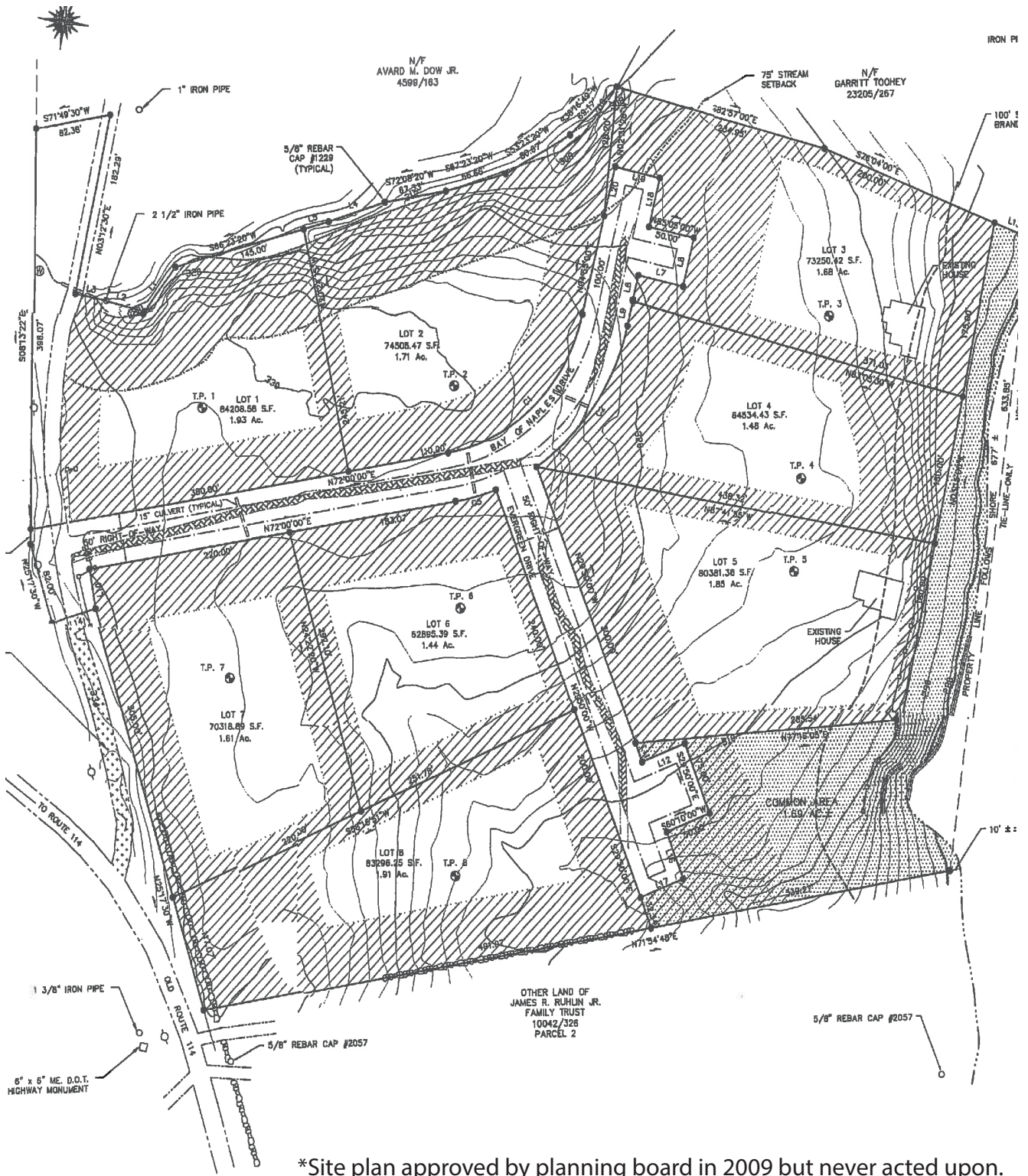


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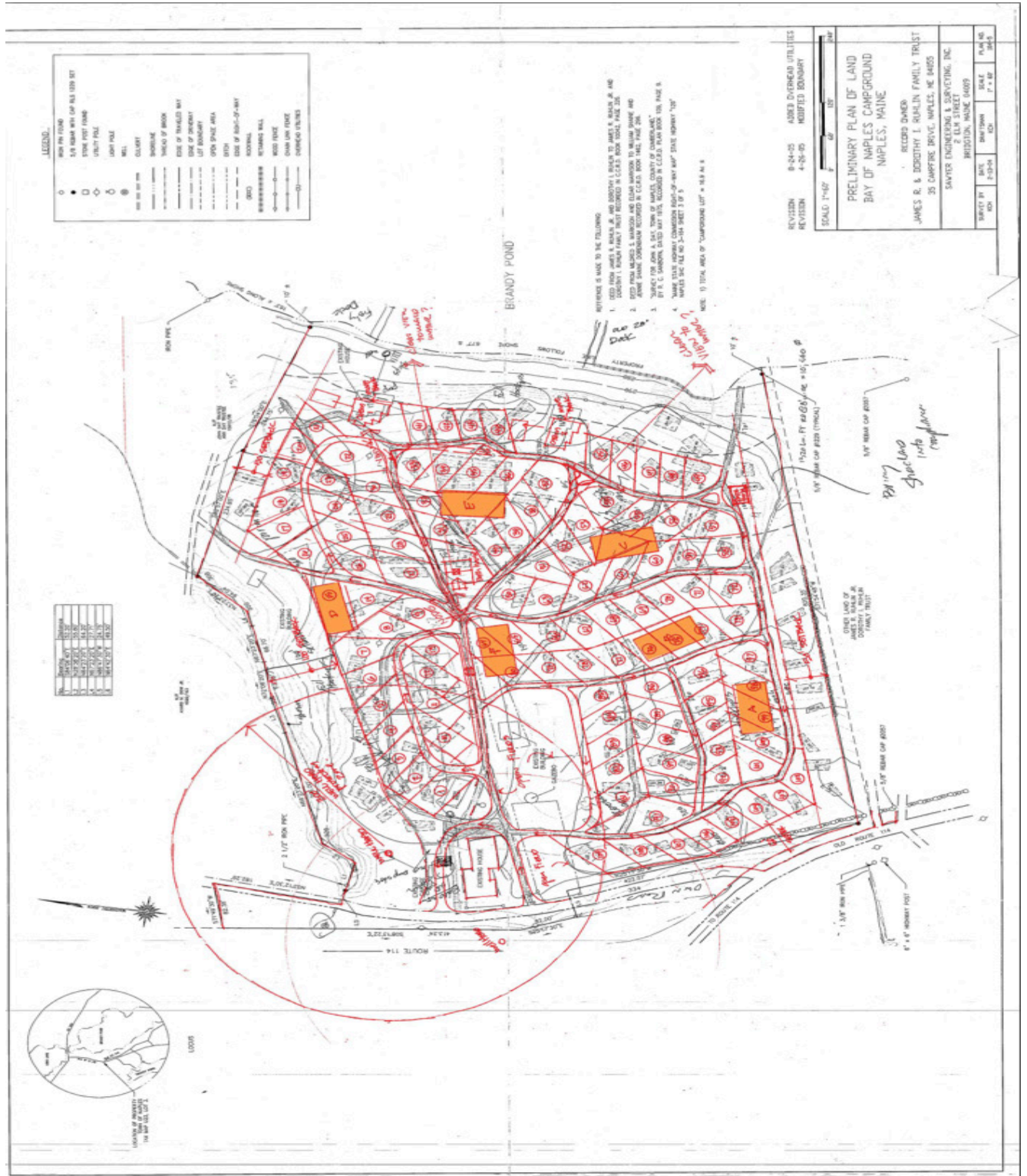
*Site plan approved by planning board in 2009 but never acted upon.

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