

## Unit A -- 11 Aegis Drive Bath

11 Aegis Dr, Bath, ME 04530



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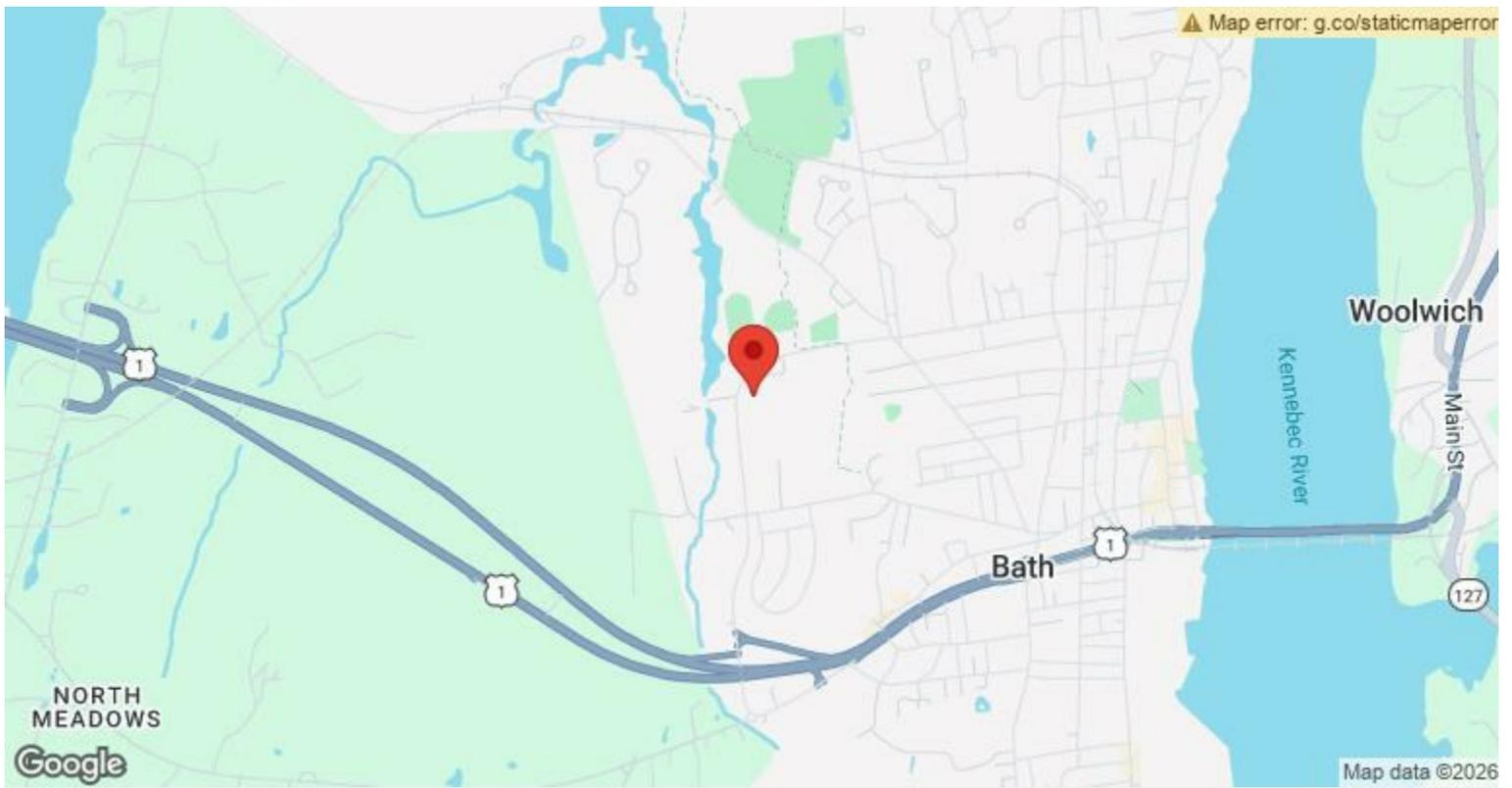
## Unit A -- 11 Aegis Drive Bath

\$195,000

INVESTMENT PROPERTY OPPORTUNITY. INCOME PROPERTY OPPORTUNITY. Welcome to 11-A Aegis Drive, an affordable condo with a townhouse set-up and low monthly condo fees. With 1 BR & 1 Bath on each level it is perfect for living on one floor if you desire, while renting out the other floor. Situated at the top of the Drive, this unit has a level yard and abuts beautiful walking trails. Pets are allowed. When walking through this idyllic neighborhood of 9 various New England style homes, you can't help but feel a "Village Vibe." The immediate surroundings are convenient to Bath school campuses, sports fields, & community tennis courts across the street. There are 2 dedicated parking spaces, rentals are allowed. See rules and regulations. In essence, this is a clean and happy, affordable place to call home. PRICED BELOW APPRAISAL VALUE....



Price:	\$195,000
Unit Size:	1,033 SF
No. Units:	1
Total Building Size:	1,033 SF
Property Type:	Office
Property Subtype:	Office/Residential
Sale Type:	Investment
Building Class:	C
Floors:	2
Typical Floor Size:	517 SF
Year Built:	1860
Walk Score ®:	27 (Car-Dependent)



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# Property Photos



Drone Photo



Kitchen

# Property Photos



Kitchen Dining Area



Kitchen Dining Area

# Property Photos



# Property Photos



Master Bedroom with Bathroom upstairs



Master Bedroom ensuite

# Property Photos



Full Bath Downstairs



Full Bath Upstairs

## Property Photos



2nd bedroom used as a storage room by the tenant



This condo is at the top of the cul-de-sac. This is the street view.

# Property Photos



Backyard



Unit A front entrance

# Property Photos



Unit A front entrance



Backyard with shed

# Property Photos



# Property Photos



Shed



Shed

## Property Photos



Backyard and Shed