

COD COVE WATERFRONT

Lot 2-1 US Route 1 • Edgecomb • 04556



Acreage:	6.8 Acres +/-	Taxes:	\$2,945.70 (2025)
Soils Tested:	Septic Needed	Water:	Well Needed
Surveyed:	Yes	Zoning:	Edgecomb Thoroughfare District, Shoreland
Map:	U-4	Lot:	2-1
Protective Covenants:	No	Association Fees:	N/A
Waterfront/View/Access:	1,460' +/- Tidal Frontage on Cod Cove		

\$295,000

This 6.8-acre peninsular building lot features 1,460'+/- of tidal water frontage on the Sheepscot River's Cod Cove. Scenic westerly views of Wiscasset Village, across the river, and abundant summertime sea breezes make this an appealing residential and/or commercial setting. The peninsula is wide enough to support a generous building envelope on the point, affording the next owner a building site with a sense of the water, all around. Located off of US Route 1, the property is convenient to the communities of Wiscasset, Boothbay Harbor, and Damariscotta, and provides easy access for commuters traveling further afield.



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