

**240 OHIO HILL ROAD**

240 OHIO HILL RD, FAIRFIELD, ME 04937

**\$475,000**

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Nestled on 72.5 private acres, this spacious 3-bedroom, 2.5-bath ranch offers peaceful country living with room to roam. Set well back from the road, the home enjoys exceptional privacy and a beautifully landscaped setting featuring perennials, ornamental trees, berry bushes, and a beautiful maple grove. Built in 1974, the interior reflects its era but has been meticulously maintained and remains in excellent condition throughout. The layout includes a primary bedroom with attached bath, first-floor laundry, and a cozy family room with wood stove. A 2-car attached garage provides convenience and additional storage.

**Views: Scenic,**  
**Garage Count: 2 Car Garage,**  
**Heating - Fuel Type: Wood,**  
**Appliances: Refrigerator,**  
**Bath Features: Tub and Shower,**  
**Heating Type: Baseboard**

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The large basement offers drive-in access for vehicles and provides ample space for equipment, workshop needs, or even tractor storage. Portions of the acreage are enrolled in Tree Growth, offering potential tax benefits. Conveniently located with easy access to Interstate 95 and surrounding towns, this property combines privacy, practicality, and endless possibilities.

