

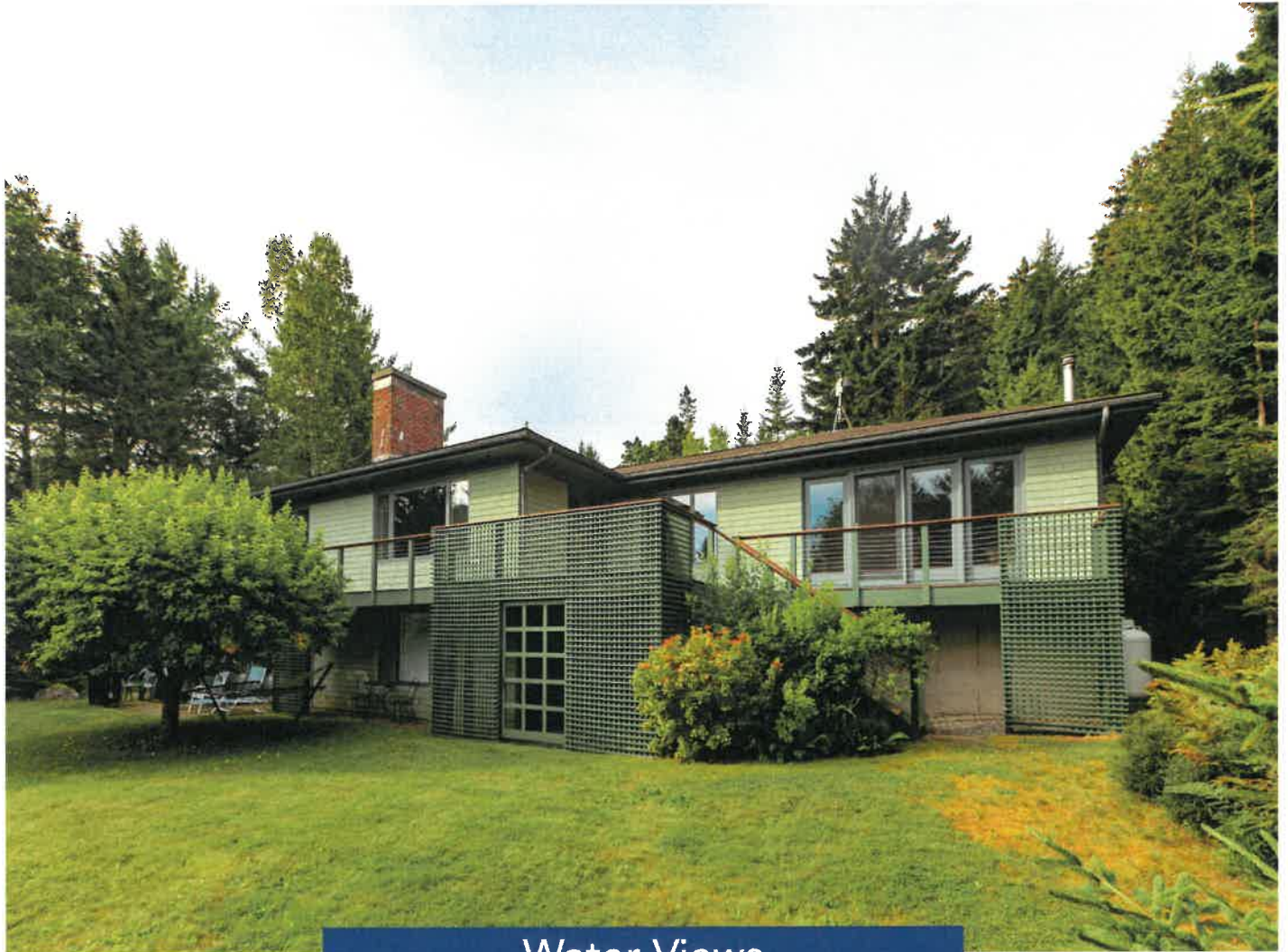
IMLADRIS

15 KINFOLK LANE
SOUTHWEST HARBOR

\$1,500,000



*Distinctive properties.
Legendary service.*



Water Views

Offered exclusively through:

THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

IMLADRIS

15 Kinfolk Lane
Southwest Harbor



Spacious Living Room with Fireplace

- Handy to SW Harbor amenities
- Year Round Home
- Wood burning fireplace and stove

Public Detail Report

MLS #: 1568504

Status: Active

Directions: Clark Point road to High Road, follow to end onto Kinfolk Lane and number 15 is on your left.

County: Hancock

Property Type: Residential

Seasonal: No

List Price: \$1,500,000

Original List Price: \$1,725,000



15 Kinfolk Lane
Southwest Harbor,
ME 04679

List Price: \$1,500,000
MLS#: 1568504



General Information

Sub-Type: Single Family Residence	Year Built: 1979	Rooms: 9	Sqft Fin Abv Grd+/-: 3,016
Style: Contemporary; Multi-Level	Fireplaces Total: 1	Beds: 4	Sqft Fin Blw Grd+/-: 0
Color: Green		Baths: 3/1	Sqft Fin Total+/-: 3,016
			Source of Sqft: Seller

Land Information

Leased Land: No	Waterfront: No	Water Body: Somes Sound	Zoning: Residential One
Lot Size Acres +/-: 0.93	Water Views: Yes	Water Body Type: Ocean	Zoning Overlay: No
Source of Acreage: Public Records			
Surveyed: Yes			

Interior Information

Full Baths Bsmnt: 2	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 1	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Cooktop; Dishwasher; Dryer; Electric Range; Microwave; Refrigerator; Wall Oven; Washer; Other; Other Appliances: Sub Zero Refrigerator

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Kitchen			First		Office			First	
Primary			First	Balcony/Deck,Cathedral	Other Room			Second	
Bedroom				Ceiling,Closet,Full Bath,Walk-in Closet					
Bedroom 2			Second						
Bedroom 3			Second						
Living Room			First						
Dining Room			First						
Bedroom 3			Second	Full Bath					

Property Features

Site: Well Landscaped	Construction: Wood Frame
Driveway: Paved	Basement Info: Daylight; Slab; Unfinished; Walkout Access
Parking: 5 - 10 Spaces; On Site; Paved	Foundation Materials: Poured Concrete; Slab
Location: Intown; Near Country Club; Near Golf Course; Near Shopping; Near Town; Neighborhood	Exterior: Shingle Siding; Wood Siding
Rec. Water: Nearby; ROW to Water; Waterfront Tidal	Roof: Shingle
Island: No	Heat System: Baseboard; Multi-Zones
Roads: Dead End; Paved; Private	Heat Fuel: Electric; Oil; Wood
Electric: Circuit Breakers; Generator Hookup	Water Heater: Off Heating System
Gas: No Gas	Cooling: None
Sewer: Private Sewer	Floors: Carpet; Tile; Wood
Water: Private; Public	Veh. Storage: 4+ Car; Attached; Auto Door Opener; Detached; Direct Entry to Living; Heated
Equipment:Air Radon Mitigation System; Cable; Generator; Internet Access Available	Garage: Yes
Basement Entry: Interior; Walk-Out	Garage Spaces: 4
	Amenities: 1st Floor Primary Bedroom w/Bath; Laundry - 1st Floor; Pantry; Primary Bedroom w/Bath; Security System; Storage; Walk-in Closets
	Patio and Porch Features: Deck; Patio; Porch-Screened
	Accessibiliy Amenities: Level Entry
	View: Scenic
	Energy Efficiency: Ceiling Fans; Dehumidifier

Tax/Deed Information

Book/Page 6457/339	Full Tax Amt/Yr: \$9,573/ 2022	Map/Block/Lot: 5/155
		Tax ID: 15KinfolkLaneSouthwestHarbor04679

Remarks

Remarks: A private 4 season oasis in the heart of Southwest Harbor! This pristine property is surrounded by native Maine plantings on a partially wooded lot with glimpses of Somes Sound. It is located on a secluded lane in close proximity to Acadia National Park and all of the trails on the 'Quietside' of Mount Desert Island; near fine dining; the Causeway and easy access to the water. The house sits in one of the most desirable neighborhoods in Southwest Harbor. The property has a good rental history and is turnkey ready to go!

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
One Summit Road
Northeast Harbor, ME 04662
207-276-3322
207 276 3322

info@knowlesco.com

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MAINE
Listings



PROPERTY LOCATED AT: 15 Kinfolk Lane, Southwest Harbor, Maine 04679**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM: ☒ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No

If Yes, Date of most recent test: 08/09/2023 Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No

If Yes, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? XXXXXXXXXXXXXXXXXXXX

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: next to attached garage, in front of kitchen window

Installed by: PL Jones

Date of Installation: November 1, 1991

USE: Number of persons currently using system: 2

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: 172' deep, 6gpm, water softening system, pump 2001 HG Reed

Source of Section I information: previous owner

Buyer Initials _____

Page 1 of 7

Seller Initials [Signature]

PROPERTY LOCATED AT: 15 Kinfolk Lane, Southwest Harbor, Maine 04679**SECTION II – WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public xxxxxxx ☐ Unknown~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~~~If Yes, what results: xxxxxxxxxxxx~~~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No~~~~What steps were taken to remedy the problem? xxxxxxxxxxxx~~

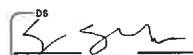
IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____Location: Lawn area below deck in rear of house. OR ☐ UnknownDate installed: c.1980 Date last pumped: August 2020 Name of pumping company: Royal FlushHave you experienced any malfunctions? ☐ Yes ☒ No~~If Yes, give the date and describe the problem: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~~~Date of last servicing of tank: xxxxxxx Name of company servicing tank: xxxxxxxxxxxxxxxx~~Leach Field: ☒ Yes ☐ No ☐ Unknown~~If Yes, Location: xxxxxxx~~Date of installation of leach field: c.1980 Installed by: unknownDate of last servicing of leach field: unknown Company servicing leach field: unknownHave you experienced any malfunctions? ☐ Yes ☒ No~~If Yes, give the date and describe the problem and what steps were taken to remedy: xxxxxxxxxxxx~~~~xxxxxxxxxxxx~~Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ NoIf Yes, are they available? ☐ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: Seller has no knowledge of septic system. Listing agents looked in SWH Town Office and State web sites and found no history. Buyer encouraged to seek advice.Source of Section II information: owner

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Seller Initials



PROPERTY LOCATED AT: 15 Kinfolk Lane, Southwest Harbor, Maine 04679**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OHW BB	electric		
Age of system(s) or source(s)	1999			
Name of company that services system(s) or source(s)	HG Reed/Dead River			
Date of most recent service call	2023			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2021/1007 2022/942			
Malfunction per system(s) or source(s) within past 2 years	none			
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☒ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: September 2020Date chimney(s) last cleaned: September 2020Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected?~~ ☐ Yes ☐ No ☐ Unknown~~If Yes, date: xxxxxxxxxx~~Comments: xxxxxxxxxxSource of Section III information: previous owner & current owner records**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☒ Yes ☐ No ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? removed May 1992If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ UnknownAge of tank(s): removed May 1992 Size of tank(s): 55 gallon drumLocation: behind old detached garage

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Seller Initials



PROPERTY LOCATED AT: 15 Kinfolk Lane, Southwest Harbor, Maine 04679What materials are, or were, stored in the tank(s)? gasolineHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: n/aSource of information: previous owner & current owner records**B. ASBESTOS** — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: XXXXXXXXXXXXXXXXXX ☐ Yes ☒ No ☐ UnknownComments: XXXXXXXXXXXXXXXXXXSource of information: previous owner & current owner records**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: unknown By: unknownResults: Radon Air Mitigation System in PlaceIf applicable, what remedial steps were taken? Mitigation System installedHas the property been tested since remedial steps? ☐ Yes ☐ No ☒ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: Radon air mitigation system in placeSource of information: previous owner & current owner records**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: August 10, 2023 By: NorlensResults: will be availableIf applicable, what remedial steps were taken? XXXXXXXXXXXXXXXXXXHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: XXXXXXXXXXXXXXXXXXSource of information: previous owner & current owner records**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: XXXXXXXXXXXXXXXXXXSource of information: current owner

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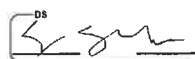
Seller Initials DS [Signature]

PROPERTY LOCATED AT: 15 Kinfolk Lane, Southwest Harbor, Maine 04679**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... ☐ Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)If Yes, describe location and basis for determination: XXXXXXXXXXDo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: XXXXXXXXXXAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: XXXXXXXXXXXXXXXXSource of information: previous owner & current owner records**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: XXXXXXXXXXXXSource of information: previous owner & current owner records**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V — GENERAL INFORMATION**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Right of Way to oceanSource of information: DeedIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? neighbor has been maintainingRoad Association Name (if known): neighbor has been maintaining

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Seller Initials



PROPERTY LOCATED AT: 15 Kinfolk Lane, Southwest Harbor, Maine 04679

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: XXXXXXXXXXXXXXXXXXXXIs a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ UnknownIs house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: n/aYear Principal Structure Built: 1979What year did Seller acquire property? 2015Roof: Year Shingles/Other Installed: 2007 Shingles installed & additional supports put in placeWater, moisture or leakage: noComments: XXXXXXXXXXXXXXXXXXXX

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: n/aMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: n/aElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: n/aHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: XXXXXXXXXXXXXXXXXXXXKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No.Comments: XXXXXXXXXXXXXXXXXXXXSource of Section V information: previous owner & current owner records

Buyer Initials _____

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Seller Initials DS [Signature]

PROPERTY LOCATED AT: 15 Kinfolk Lane, Southwest Harbor, Maine 04679**SECTION VI— ADDITIONAL INFORMATION**Roc Caivano designed exterior; whole house generator; alarm system: security, fire, low temp.; State of the art wifi installed 2023ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:

 SELLER 8/11/2023
 DATE
Imladris LLC

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Imladris LLC

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 15 Kinfolk Lane, Southwest Harbor, Maine 04679

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller Imladris LLC

Date 8/9/2023

Buyer _____ Date _____

Seller _____

Date _____

Buyer _____ Date _____

Seller _____

Date _____

Buyer _____ Date _____

Seller _____

Date _____

Agent _____ Date _____

Agent Sara K Dennis/Susan Ferrante- Collier

Date 8/9/2023



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REALTOR®

THE KNOWLES COMPANY, P.O. BOX 367 NORTHEAST HARBOR ME 04662

Sara Dennis

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (207)276-3322

Fax:

www.lwolf.com



Glover SWH

Town of Southwest Harbor
Tax Map 5, Lot 55



ZONE B (See applicable General Regulations and Standards)

A. LAND USE STANDARDS

All uses are permitted.

B. MINIMUM LOT STANDARDS AREA

Note: Minimum lot area requirements based on availability of utilities to the site

1. Minimum lot size:

- a. 40,000 sq. ft. (If Structures are serviced by Private Well and Private Septic System)
- b. 30,000 sq. ft. (If Structures are service by non-seasonal Public Water and Private Septic System)
- c. 20,000 sq. ft. (If Structures are serviced by Private Water and Public Sewerage)
- d. 15,000 sq. ft (If Structures are serviced by non-seasonal Public Water and Public Sewerage)

Exception: Minimum lot area within 250' of the high water line will be 40,000 square feet.

C. STRUCTURE STANDARDS

1. Minimum set-backs for all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks and signs:

- a) Lot lines – 15'
- b) State road – 55' from the centerline
- c) Town road – 20' from the edge of the right-of-way but not less than 35' from the centerline
- d) Private road – same as Town road if service to three or more lots

EXCEPTION: A 6' minimum setback from the edge of a vehicular way on a driveway.

2. Other Minimum set-backs for all structures:

- a) Upland edge of a wetland – 75'
- b) Intermittent stream (NHL) – 25'
- c) Perennial stream (NHL) – 75' (if sustained slopes exceed 20%, a 100' setback of undisturbed vegetation shall be maintained).
- d) Tributary Stream (NHL) – 75'

3. Height:

- a) 30' maximum within 250' of the normal high-water line
- b) 40' maximum within the rest of the zone

4. Individual Lot coverage: Includes structures only

- a. 10% if structures are serviced by private well and private septic system
- b. 12% if structures are serviced by non-seasonal public water and private septic system
- c. 15% if structures are serviced by private water and public sewerage
- d. 3,000 sq ft or 20%, whichever is greater, if structures are serviced by non-seasonal public water and public sewerage

EXCEPTION:

- a. 20% within 250' of the normal high-water line of a water body (includes structures and non-vegetated surfaces)
 - b. 40% lot coverage by structures for commercial uses
 - 1. May include multi-family structures in excess of three dwelling units.
 - 2. Seasonal cottages with occupancy less than six months.
 - 3. Property to be in common ownership
 - 4. No condos or condo associations allowed
 - 5. All performance standards must apply
5. Minimum Shore Frontage
- A) Residential Use - 150'
 - B) Non-Residential Use - 200'

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**





Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free In Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

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REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of The Knowles Company
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.