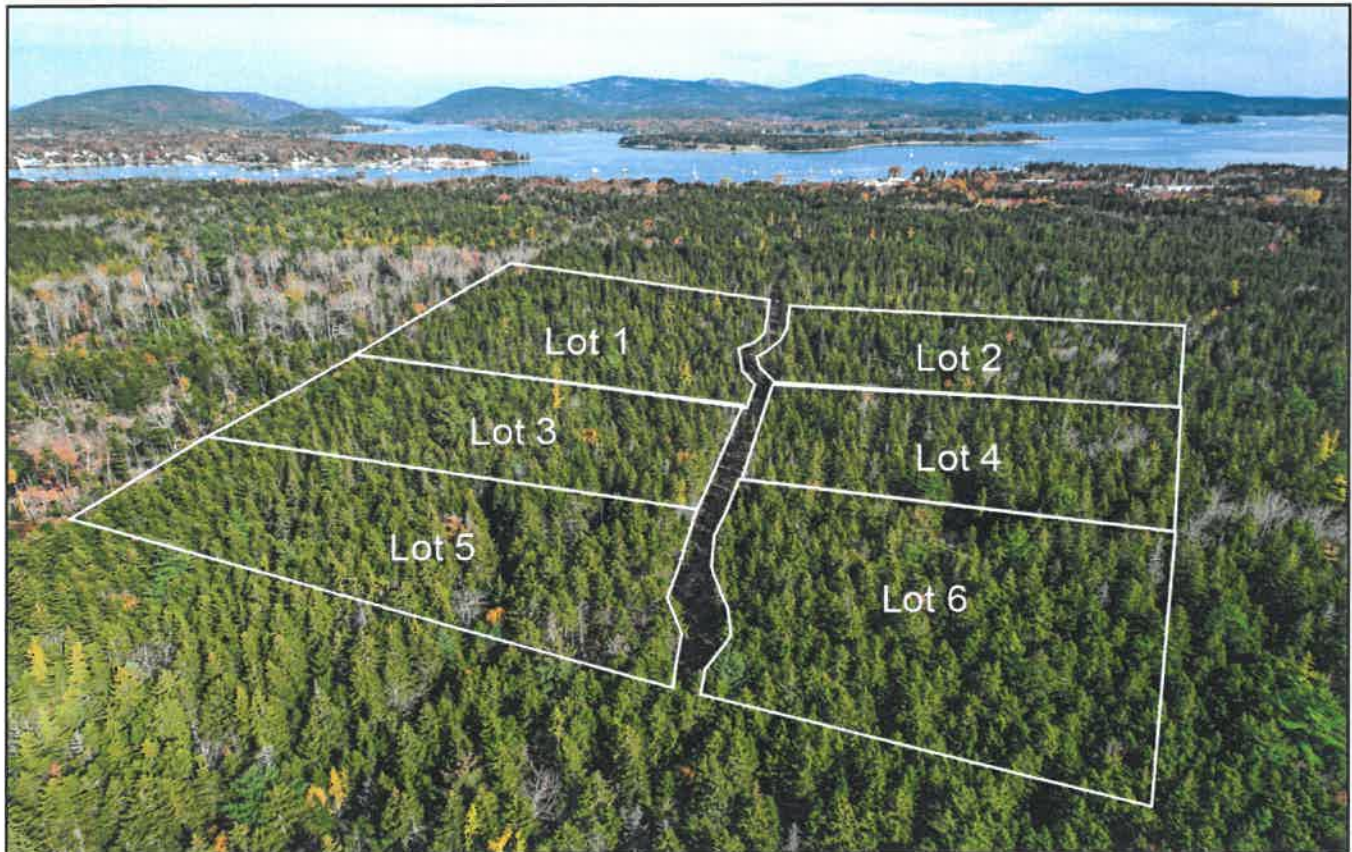


# ACADIA PINES LOT 1

Acadia Pines Lot 1  
Southwest Harbor  
\$214,000



*Distinctive properties.  
Legendary service.*



*Private 3.52 +/- acre wooded lot. Build your dream.*

- Beautiful 3.52 +/- acre wooded lot
- Privately located yet minutes to downtown Southwest Harbor
- Public Ocean access at Lower Town Dock on Shore Rd.
- Hear the wind in the trees on this incredibly quiet location
- Your spot to build your dream home on Mount Desert Island

For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322

*The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.*

[info@KnowlesCo.com](mailto:info@KnowlesCo.com)  
[www.KnowlesCo.com](http://www.KnowlesCo.com)

MLS #: 1549865

County: Hancock

Public Detail Report

Seasonal: No

List Price: \$214,000

Status: Active

Property Type: Land

Original List Price: \$214,000

Directions: Take 102 south out of Southwest Harbor. Turn on 102A towards Manset. Travel 0.9 miles and the road will be on the right (before the meeting house parking lot).



000 Seawall Map/Lot  
17/11-01 Road  
Southwest Harbor,  
ME 04679

List Price: \$214,000  
MLS#: 1549865



### and Information

Surveyed:	Yes	Waterfront:	No	Zoning:	B
Lot Size Acres +/-:	3.52	Water Views:	No	Zoning Overlay:	No
Source of Acreage:	Survey				
Mobile Homes Allowed:	No				

### Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Dead End; Private
Parking:	No Parking	Gas:	No Gas	Site:	Level; Right of Way; Rolling/Sloping; Wooded
Location:	Near Town; Rural; Subdivision	Water:	Well Needed on Site		
Recreational Water:	Nearby; Oceanfront; Public	Sewer:	Septic Needed; Soil Test Available		
View:	Trees/Woods				

### Tax/Deed Information

Book/Page/Deed:	7130/513/Partial	Full Tax Amt/Yr:	\$521/ 2022	Map/Block/Lot:	17/11-01
Deed/Conveyance Type	Quit Claim			Tax	
Offered:	w/Covenant			ID:	000SeawallRdLot1SouthwestHarborME04679

### Remarks

Remarks: Six quality homesites in the lovely Southwest Harbor village of Manset. The Preserve at Acadia Pines sites are surveyed, soils tested and town approved. Lots range from 1.79 to 3.52 acres and all lots offer mature Maine woods and delightful solitude. Privately located, approximately ½ mile off Seawall Road providing a quiet location yet only minutes from Shore Road and downtown Southwest Harbor. Endless recreation, dining and shopping options all close by. Especially close is the public boat ramp at Manset's Lower Town dock providing ocean access to the harbor. Nearby Long Pond and Echo Lake provide freshwater swimming and fishing. Hike the less travelled trails of the Western Mountains of Acadia National Park. The Preserve at Acadia Pines is in process of being completed, with road, utilities (electric) as well as high speed internet service. Make your Acadia dream home a reality at the Preserve at Acadia Pines.

LO: The Knowles Company

Listing provided courtesy of:

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

*info@knowlesco.com*

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2022 and FBS.

MAINE  
Listings





PROPERTY LOCATED AT: Lot1-AcadiaPinesWayMap/Lot17/11-1-1, Southwest Harbor,

## PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your property? ..... ☐ Yes ☐ No ☒ Unknown

If Yes. Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? .....

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): ..... Size of tank(s): .....

Location: .....

What materials are, or were, stored in the tank(s): .....

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: No Known Underground Storage Tanks.

Source of information: Seller, Public Record

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: No Known Hazardous Materials

Source of information: Seller, Broker observation, Public record

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

Buyer Initials \_\_\_\_\_

Page 1 of 3

Seller Initials TWFTLEL

PROPERTY LOCATED AT: Lot1-AcadiaPinesWayMap/Lot17/11-1-1, Southwest Harbor,

## SECTION II — 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 ☐ Unknown

If Yes, explain: Road Right of Way, Covenants, Easement

Source of information: Seller, Deed, Covenants, Broker, Easement

Is 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 ☐ Unknown

If No, who is responsible for maintenance? Association to be formed. Seller responsible for unsold lots.

Road Association Name (if known): TBD

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Source of information: Seller Deed

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Preserve at Acadia Pines Subdivision

Source of information: Seller, Broker, Public record

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

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

~~Is a Forest Management and Harvest Plan available?~~..... ☐ Yes ☐ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of information: Seller, Broker, Public record, Broker Observation

Additional Information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials

DS  
TWFTLEL

PROPERTY LOCATED AT: Lot1-AcadiaPinesWayMap/Lot17/11-1-1, Southwest Harbor,

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

DocuSigned by:  
Tara L. Westra for TLW Land Equities LLC  
SELLER B1B6FF4801AC486... DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
TLW Land Equities LLC

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

I/We have read and received a copy of this disclosure 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 \_\_\_\_\_

**Robert Vile**  
Licensed Site Evaluator  
Certified Soil Scientist

PO Box 114, Cates Road  
Dixmont, Maine 04932

Telephone  
(207)234-2451

**PRELIMINARY SOIL INVESTIGATION REPORT**

Date: August 12, 2022

Applicant : Greg Westra  
19610 Gunpowder Rd.  
Manchester, MD. 21102

Land Description: Lot # 1 Acadia Northwoods

Size of Lot: +-2 Acs.

Owner: Greg Westra

Road: Seawall Rd.

Town: Southwest Harbor

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 8-11-22

Method of investigation:

Hand Auger ( )

Test Pit ( X )

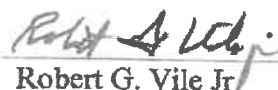
Method of ground control: Test pit to be located by Land Surveyor.

Findings:

- 1) ( X ) Suitable Soils                      ( ) No Suitable Soils
- 2) Soils Identified : 2AIII with a 15" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 21 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

  
Robert G. Vile Jr

Lic. #S204

8-12-22

Date

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Robert G. Vile Jr

Lic. #S204

8-12-22

Date



## COVENANTS AND RESTRICTIONS

All of the premises herein above conveyed are made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial uses. No more than one single-family dwelling with usual pertinent structures, such as garage, patio, boat house, private stable, shelter for domestic pets, etc., May be erected or maintain upon said premises. No house trailer, mobile home, tent or other temporary structure shall be erected, placed, maintained or permitted to remain upon such property, excepting necessary temporary structures free. Of no more than 180 days during the course of construction which temporary structures shall be removed promptly upon completion of construction.
2. No septic tank, cesspool, incinerator or any equipment of any nature whatsoever, for the disposal or burning of sewage, garbage, water and rubbish l'll be erected, installed or maintained within 100 feet to any natural body of water measured from the highest normal waterline thereof, and any installation, erection or maintenance of such facilities shall comply with all rules and regulations of the state department of health and welfare or any other agency having jurisdiction. All the waste, garbage or rubbish shall be promptly removed from the premises by the purchaser or properly disposed of in accordance with all local ordinances and state laws concerning the same.
3. Buyer hereby covenants and agrees to observe and comply with all rules and regulation of any governmental agency having jurisdiction, with respect to fires and fire prevention, conservation and protection of wildlife, and natural resources.
4. No husbandry of animals or poultry shall be conducted upon the promises and no animals or foul, other than ordinary domestic pet shall be kept thereon; expressly prohibited but not limited to, are sheep, goats, swine, cattle, poultry and other "farm animals". Nothing herein shall prohibit the keeping of saddle horses together with appropriate shelter.
5. Property herein described shall not be sub-divided for sale or lease in parts or portions, but shall be sold or lease only as an entirety. Easements for utility power, drainage and similar purposes are expressly reserved along a 15-foot strip on any road frontage and Seller shall have the right to permit use of or assign such easements to any public utility company or governmental agency for such purposes.



6. No unregistered vehicle intended for over the road use shall be stored thereon.
7. No trucks over three-quarter ton shall be parked overnight on the premises or on any street abutting the premises.
8. No building shall be located on any lot within 35 feet of any lot line.
9. No dwelling hereafter erected upon the conveyed premises shall be occupied in any manner while in the course of construction, nor at any time prior to it being fully completed. All construction shall be completed within six months from the start thereof, provided, that the Grantor may extend such time when in its opinion conditions warrant such extension.
10. The maintenance and care of all recreational areas and roads provided by the Seller for the benefit of the Buyer in common with others shall be the responsibility of the Buyer in common with others having the use thereof.
11. No driveway shall be located on any lot within 10 feet of the sidelines of side lot.

**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:

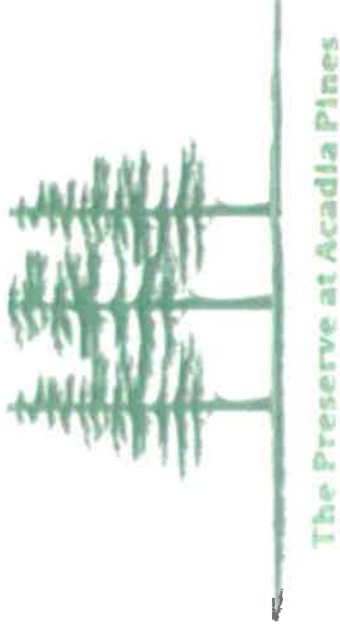
- a) 30' maximum within 250' of the normal high-water line
- b) 40' maximum within the rest of the zone

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'



- Lot #1 (3.52 acres) - \$214k
- Lot #2 (2.35 acres) - \$205k
- Lot #3 (1.79 acres) - \$179k
- Lot #4 (2.31 acres) - \$205k
- Lot #5 (2.33 acres) - \$205k
- Lot #6 (3.49 acres) - \$214k

**Hancock County  
Southwest Harbor, Maine  
November 11, 2020  
Scale: 1" = 100'**







## 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:

vices 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 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; 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 07/01  
Office Title Changed 09/01

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