

SOPHIE'S WAY LOT 4

Sophie's Way Lot 4

Tremont

\$209,000



Distinctive properties.

Legendary service.

NEW LISTING!



Wooded Building Lot in the village of Bass Harbor

- Wooded 1.6+/- acre lot
- Walking access to the waterfront.
- Quiet location
- Surveyed
- Soil tested and Septic Design

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

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.

Public Detail Report

MLS #: 1562316

County: Hancock

Seasonal: No

List Price: \$209,000

Status: Active

Property Type: Land

Original List Price: \$209,000

Directions: On Route 102A head towards Bass Harbor Light. Sophie's Way is the third right after the Bass Harbor Post Office.



00 Sophie's Way Lot 4
Tremont, ME 04653

List Price: \$209,000
MLS#: 1562316



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount +/-:	6	Zoning:	Downtown
Lot Size Acres +/-:	1.6	Src of Wtrfrt:	Deed	Water Frontage	0		Residential
Source of Acreage:	Survey	Water Views:	No	Owned:		Zoning	No
Mobile Homes Allowed:	No			Waterfront Shared +/-:	6	Overlay:	
				Water Body:	Bass Harbor		
				Water Body Type:	Harbor; Ocean		

Property Features

Driveway:	No Driveway	Electric:	No Electric; Underground	Roads:	Dead End; Gravel/Dirt; Private
Parking:	No Parking	Gas:	No Gas	Site:	Cul-De-Sac; Level; Wooded
Location:	Near Town; Rural	Water:	None; Well Needed on Site		
Restrictions:	Other Restrictions	Sewer:	None; Septic Design Available; Septic Needed; Soil Test Available		
Recreational	Boat Mooring; Deeded; Dock;				
Water:	Nearby; Oceanfront; Public; Waterfront Deep				

Tax/Deed Information

Book/Page/Deed:	6345/308/All	Full Tax Amt/Yr:	\$975.63/ 2022	Map/Block/Lot:	3//4-4
Deed/Conveyance Type	Quit Claim			Tax ID:	4LotSophiesWayTremont04653
Offered:	w/Covenant				
Deed Restrictions:	Yes				

Remarks

Remarks: LOT 4 Build your home on the Quieside of Mount Desert Island on a wooded, 1.6-acre lot in the village of Bass Harbor. Enjoy the relaxed, less-touristed pace of one of Maine's most authentic working harbors, while knowing the spectacular natural features and rugged trails of Acadia National Park are a short drive away. Closer to home are ANP's iconic western mountains, Bass Harbor Light, and the shore-hugging Ship Harbor and Wonderland Trails. The lot, which comes with walking access to the harbor, is surveyed, soil-tested and town-approved, complete with septic plans and below-ground utility and internet conduits.

LO: The Knowles Company

Listing provided courtesy of:

G. Keating Pepper Jane McCombs-Beaman
The Knowles Company
One Summit Road
Northeast Harbor, ME 04662
207-276-3322

info@knowlesco.com

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PROPERTY LOCATED AT: Sophie's Way Lot 4, Tremont,

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, Broker, 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

Buyers are encouraged to seek information from professionals regarding any ^{DS}specific ^{DS}issue or concern.

Buyer Initials _____

Page 1 of 3

Seller Initials BMF/ARH

PROPERTY LOCATED AT: Sophie's Way Lot 4, Tremont,

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: Right of Ways, Covenants

Source of information: Seller, Deed, Broker

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? Residents of Sophie's Way

Road Association Name (if known): None

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

If Yes, explain: _____

Source of information: Public record

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

If Yes, explain: _____

Source of information: _____

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, Deed Covenants

Additional Information: Septic Design Available, Underground electricity at road.

Buyer Initials _____

Seller Initials BAFHREAL

PROPERTY LOCATED AT: Sophie's Way Lot 4, Tremont,

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:
Hiram Adelman 6/9/2023
SELLER C1BCB34B75483 DATE
Hiram Adelman for H&B Real Estat Holdings LLC

DocuSigned by:
Brook Merrow for H&B Real Estat Holdings LLC 6/9/2023
SELLER C9CF0513F45B DATE
Brook Merrow for H&B Real Estate Holdings 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.

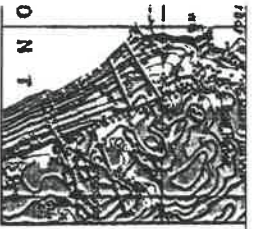
BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE





Location Map (Not to Scale)
OS Topographic Map Base Hazard Outcroppings

NOTES

The position shown herein is a portion of the same as depicted on Richard E. & Jean B. Quond's Parcel Map, a Parcel Map recorded in the Public Records Office of the State of New Jersey, County of Gloucester, on 08/11/2005, Book 152, Page 207.

The position shown herein is located in the United States National Grid Zone and Universal Zone and is projected UTM on the WGS 84 datum.

Owner/Developer Richard E. & Jean B. Quond, 102 Springvale Rd., Princeton, NJ 08540.

Surveyor Thomas W. Sweeney, PLS 02283.

The subdivision shown herein consists of 5 lots and contains 12.9 acres, more or less.

Utilities delineated and located by Magnet Environmental Services.

Soil test pit log and located by Magnet Environmental Services.

Water will be supplied by individual wells.

Customer files shall show three (3) Topographic Map Zones (Hazard Outcroppings) and one (1) Flood Hazard Zone (Flood Hazard Zone) and shall be filed with the State of New Jersey.

All items delineated by this plan shall be shown on the final subdivision plan.

All items as noted.

No water or other area was observed within 100' of the subdivision.

All roads (width of way) in this subdivision shall remain private roads (width of way) to be maintained by the developer or his successors and shall not be accepted or maintained by the State.

RESTRICTIONS/COVENANTS

Restrictions, covenants for Lots 1-4 of Sophie's Way Subdivision, Bann Harbor, NJ.

1. Lots one (1) for residential use only.
2. No mobile homes allowed.
3. Home occupations are allowed with the following conditions: (a) they are contained within the structure, with no noise, odor or manufacturing increase the traffic.
4. No storage of flammable, toxic or hazardous materials for commercial selling.
5. No farm animals.
6. All homes will be completed on the subdivision within 18 months of the start of construction.

As the members of the REGIONAL PLANNING BOARD, we have reviewed the application for the subdivision and find that the subdivision is in compliance with the applicable laws and regulations. We have no objection to the subdivision and the plan of the subdivision.

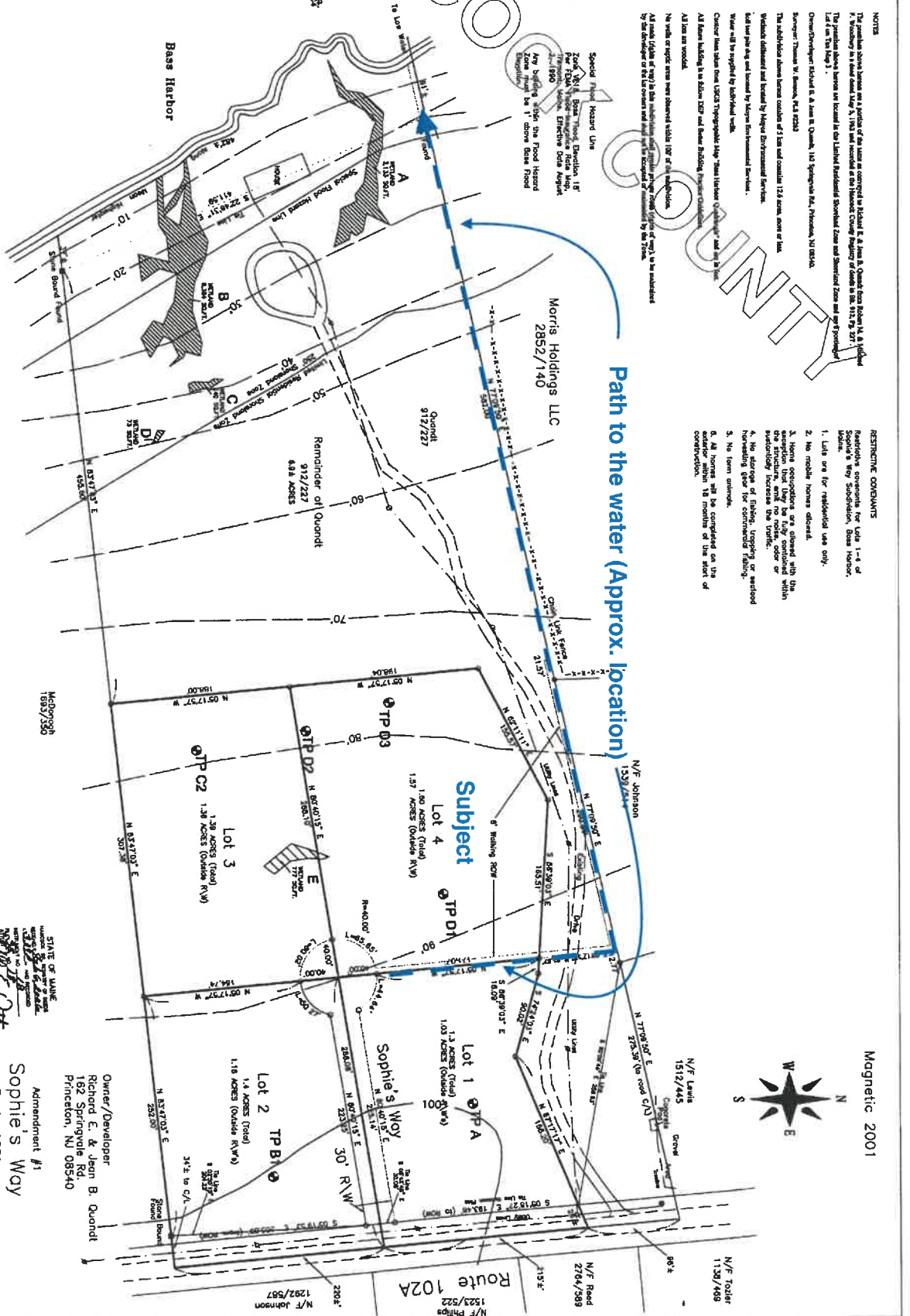
Richard E. Quond
Chairman

Thomas W. Sweeney
Surveyor

Richard E. Quond
Owner/Developer

The survey shown herein conforms to the level of tolerance for the United States Survey System and the following description is based thereon and is not to be construed as a warranty of accuracy or fitness for any purpose.

Thomas W. Sweeney, PLS 02283
P.O. Box 408
Southfield, Michigan 48078
(203)-544-1200



Path to the water (Approx. location)

M.E.S. LEGEND

- TP D3 ● M.E.S. SOIL TEST PIT
- SUITABLE SOILS FOR SEPTIC
- ▲ FRESHWATER WETLAND
- LIMIT OF INVESTIGATION

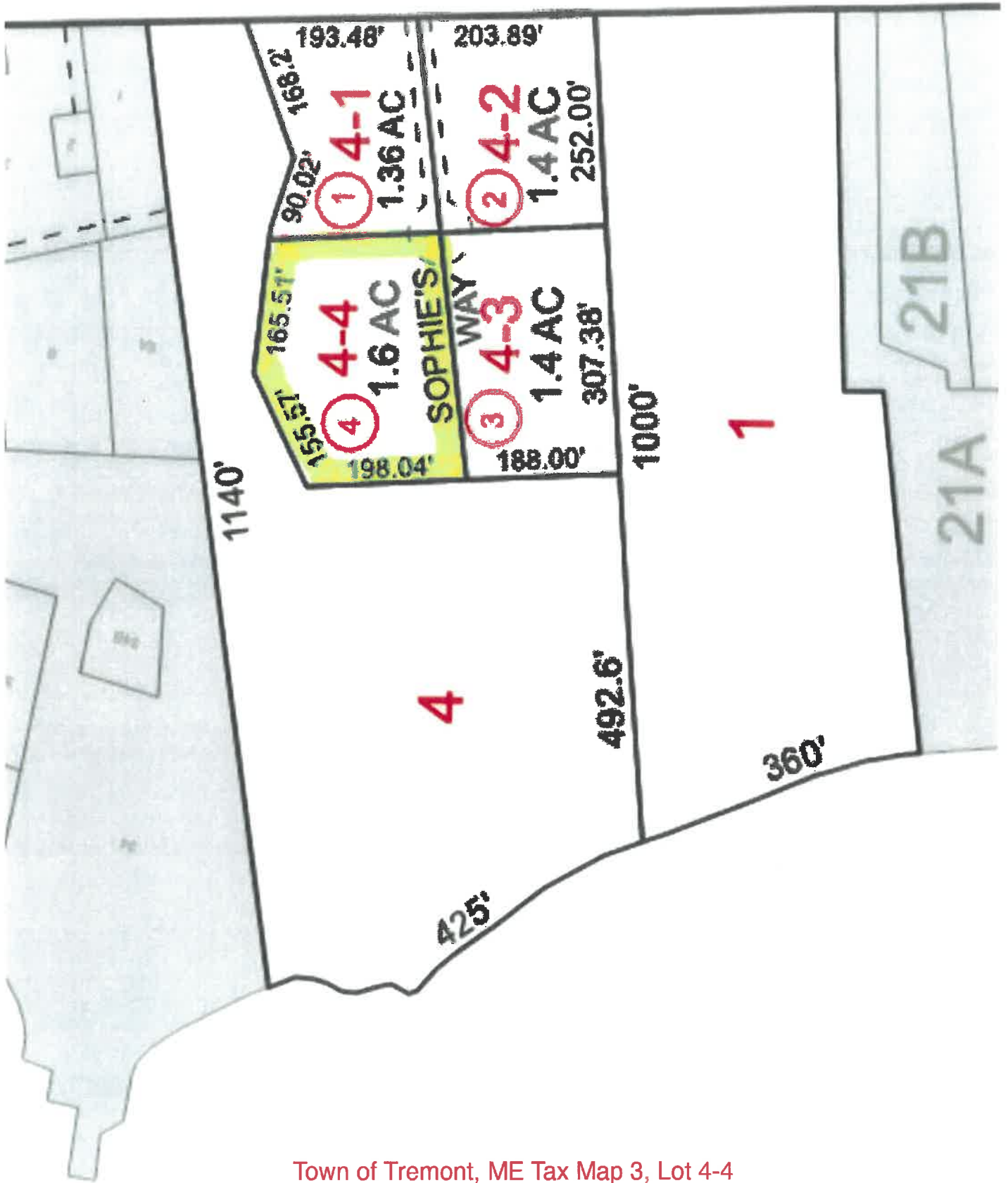
LEGEND

- These stippled symbols will be found in the drawings.
- These & Cop stamped 05/23/2002
- These & Cop stamped 05/23/2002 to be set
- Stone Found
- Iron Pipe Found
- Utility Found
- Well



Scale 1" = 50' October 21, 2005

STATE OF NEW JERSEY
DEPARTMENT OF TREASURY AND REVENUE
OFFICE OF LAND USE AND PLANNING
PLANNING BOARD
Richard E. Quond
Owner/Developer
Richard E. & Jean B. Quond
182 Springvale Rd.
Princeton, NJ 08540



Town of Tremont, ME Tax Map 3, Lot 4-4

[2] Height:

Forty foot (40') maximum. Whenever physically possible, buildings taller than twenty five feet (25') should be positioned so as to minimize visual impact and protect residential views.

[3] Lot Coverage:

Twenty- five per cent (25%) maximum

[4] Building Size

Non-maritime related uses not to exceed five thousand square feet (5,000 Sq. Ft.).

(d) Conversion Standards

[1] Structures that existed on May 9, 1994 in their current form may convert to any use permitted by this section without regard to lot line setback requirements provided the buffering standards are met.

[2] Structures built or rebuilt after May 9, 1994 may convert to any use permitted in this zone provided that the structure complies with all the standards for the new use.

C. RESIDENTIAL ZONE

(1) Land Use Standards

The following uses are allowed subject to Lot, Structure and Performance Standards:

- (a) Single-family residential use and its accessory uses.
- (b) All multi-unit residential use and its accessory uses.
- (c) Home Occupations as an accessory use.
- (d) Governmental and institutional use.

No commercial or industrial activity is allowed.

(2) Lot Standards

(a) Minimum Lot Area per Principal Structure

Forty thousand square feet (40,000 Sq. Ft.) per residential dwelling unit or institutional or governmental principal structure.

(b) Minimum Lot Area per Multi-unit Residential Dwelling Unit:

[1] Forty thousand square feet (40,000 Sq. Ft.) minimum for first unit

[2] Twenty thousand square feet (20,000 Sq. Ft.) minimum for each additional unit

(3) Structure Standards

(a) Setbacks

Fifteen foot (15') minimum from lot lines and fifteen feet (15') from edge of right of way if lot has frontage on road.

(b) Height

Forty foot (40') maximum outside of the Shoreland setback

(c) Lot Coverage

Twenty per cent (20%) maximum

D. HARBOR SHORELAND ZONE

(1) Land Use Standards

The following uses are allowed subject to Lot, Structure and Performance Standards.

(a) Single-family residential use and its accessory uses (no multi-unit residential use is permitted);

(b) All maritime commercial uses;

(c) Non-maritime commercial uses (excluding transient accommodations) up to a total of three thousand square feet (3,000 Sq. Ft.) in total building area;

(d) Marinas with up to five hundred fifty linear feet (550') of slip/dock space.

One residential unit is allowed as an accessory use to a principal maritime commercial use.

The applicant must demonstrate with clear and convincing evidence that the State subsurface wastewater laws will be satisfied.

(2) Lot Standards

(a) Minimum Lot Area per Residential Dwelling Unit or Principal Non-Residential Structure

Minimum forty thousand square feet (40,000 Sq. Ft.) per lot and per residential dwelling unit or principal non-residential structure.

[1] Exception: No minimum for maritime commercial uses.

(b) Shore Frontage

Minimum Shore Frontage of one hundred fifty feet (150') per lot and per residential dwelling unit or principal non-residential structure located within seventy- five feet (75') of the shoreline of a stream or two hundred fifty feet (250') of the shoreline of any wetland.

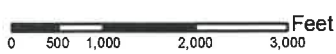
[1] Exception: No minimum for maritime commercial uses.



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1 inch equals 2,000 feet



ADELMAN PROPERTY
MAP 3 LOT 4-4
RTE 102
Tremont, ME

Created 2.17.2017. by Roger St.Amand, LSE#360,
 NOT A LEGAL SURVEY



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

35 State House Station Augusta ME 04333-0035



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 ser-

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/
Office Title Changed 09/

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.