

WAYPOINT

27 MILLBROOK ROAD
NORTHEAST HARBOR

\$1,100,000



*Distinctive properties.
Legendary service.*



NORTHEAST HARBOR

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THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

WAYPOINT

27 Millbrook Road
Northeast Harbor



Nestled next to the 10th Tee of the Northeast Harbor Golf Course, this attractive, well-maintained, year-round Garrison-style home is ready for its next proprietor. Publicly accessible trail networks into Acadia National Park within a short distance from the front door! With ideal proximity to village shops, restaurants, clubs, and recreational waterfront, Waypoint enjoys easy access to all of Northeast Harbor's amenities. The intimate details of this property include expansive built-ins, elegant granite stonework landscaping, with plenty of space to add your own touch, such as a hot tub, fire pit, or outdoor entertainment area. The expansive living area on the first level is delightfully accompanied by high ceilings and four skylights. The kitchen and dining area boast granite countertops and abundant seating space along with direct access to the newly perfected back deck/patio. Come view this wonderful property to explore the freshly finished lower level which offers additional bedrooms and endless opportunities!

MLS #: 1580820 **County:** Hancock **Public Detail Report**
Status: Active **Property Type:** Residential **Seasonal:** No
Directions: From Main Street in Northeast harbor, take Summit Road to Millbrook Road, #27 is on the right.

List Price: \$1,100,000
Original List Price: \$1,100,000



**27 Millbrook
(Northeast Harbor)
Road
Mount Desert, ME
04662**

**List Price: \$1,100,000
MLS#: 1580820**



General Information

Sub-Type: Single Family Residence	Year Built: 1975	Rooms: 5	Sqft Fin Abv Grd+/-: 1,253
Style: Garrison	Fireplaces Total: 0	Beds: 4	Sqft Fin Blw Grd+/-: 1,215
Color: Gray		Baths: 3/0	Sqft Fin Total+/-: 2,468
			Source of Sqft: Public Records
			Sqft Other Source: Tax Assessor

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 175
Lot Size Acres +/-: 0.28	Water Views: No	Source of Rd Front: Public Records
Source of Acreage: Public Records		Zoning: VR2
Surveyed: Unknown		Zoning Overlay: No
		Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 1	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 2	Half Baths Lvl 1: 0	
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: Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Dining Room			First	
Kitchen			First	
Family Room			First	
Laundry Room			Basement	
Primary Bedroom			First	

Property Features

Utilities On: Yes	2 Dtchd Houses on 1 Lot: No
Site: Level; Sidewalks; Well Landscaped	Construction: Modular; Wood Frame
Driveway: Paved	Basement Info: Finished; Full; Walkout Access
Parking: 1 - 4 Spaces; Paved	Foundation Materials: Poured Concrete
Location: Near Country Club; Near Golf Course; Near Shopping; Near Town; Neighborhood	Exterior: Fiber Cement; Vinyl Siding
Rec. Water: Nearby; Public	Roof: Shingle
Roads: Paved; Public	Heat System: Hot Water; Multi-Zones; Radiant
Electric: Circuit Breakers	Heat Fuel: Oil
Gas: Bottled	Water Heater: Off Heating System
Sewer: Public Sewer	Cooling: None
Water: Public	Floors: Laminate; Tile; Vinyl
Equipment: Air Radon Mitigation System; Internet Access Available	Veh. Storage: 2 Car; Attached; Auto Door Opener; Direct Entry to Living
Basement Entry: Interior; Walk-Out	Garage: Yes
	Garage Spaces: 2
	Amenities: 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Animal Containment System; Attic; Bath; Other Amenities; Primary Bedroom w/Bath; Shower; Storage; Walk-in Closets
	Patio and Porch Features: Patio; Porch
	View: Trees/Woods
	Energy Efficiency: Ceiling Fans; Double Pane Windows; Programmable Thermostat

Tax/Deed Information

Book/Page/Deed: 6989/574/All	Full Tax Amt/Yr: \$4,423/ 2023	Map/Block/Lot: 5/33/1
Deed/Conveyance Type Offered: Quit Claim w/ Covenant	School District: Mount Desert Public Schools	Tax ID: MTDS-000005-000000-000033-000001

Remarks

Remarks: Nestled next to the 10th Tee of the Northeast Harbor Golf Course, this attractive, well-maintained, year-round Garrison-style home is ready for its next proprietor. Publicly accessible trail networks into Acadia National Park within a short distance from the front door! With ideal proximity to village shops, restaurants, clubs, and recreational waterfront, Waypoint enjoys easy access to all of Northeast Harbor's amenities. The intimate details of this property include expansive built-ins, elegant granite stonework landscaping, with plenty of space to add your own touch, such as a hot tub, fire pit, or outdoor entertainment area. The expansive living area on the first level is delightfully accompanied by high ceilings and four skylights. The kitchen and dining area boast granite countertops and abundant seating space along with direct access to the newly perfected back deck/patio. Come view this wonderful property to explore the freshly finished lower level which offers additional bedrooms and endless opportunities!

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

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PROPERTY LOCATED AT: 27 MILLBROOK ROAD, Northeast Harbor, ME 04662**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: _____ 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? _____

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION. Location: _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

~~USE:~~

~~Number of persons currently using system: _____~~

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

~~Comments: _____~~

Source of Section I information: SELLERS

Buyer Initials _____

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Seller Initials

DS
DM

DS
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PROPERTY LOCATED AT: 27 MILLBROOK ROAD, Northeast Harbor, ME 04662

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☒ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

~~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: _____ OR ☐ Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem: _____~~

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No~~

~~If Yes, are they available? ☐ Yes ☐ No~~

~~Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown~~

Comments: _____

Source of Section II information: SELLERS

Buyer Initials _____

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Seller Initials





PROPERTY LOCATED AT: 27 MILLBROOK ROAD, Northeast Harbor, ME 04662**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	RADIANT			
Age of system(s) or source(s)	UNKNOWN			
TYPE(S) of Fuel	OIL			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNKNOWN			
Name of company that services system(s) or source(s)	GRAVES NEH			
Date of most recent service call	FALL OF 2023			
Malfunctions per system(s) or source(s) within past 2 years	FILTER			
Other pertinent information	N/A			

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 ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Comments: NEW DRYER VENT INSTALLED WITH REMODELING OF LOWER LEVEL (BASEMENT)Source of Section III information: SELLERS**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 ☐ 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: _____~~

Buyer Initials _____

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PROPERTY LOCATED AT: 27 MILLBROOK ROAD, Northeast Harbor, ME 04662~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage:~~~~☐ Yes ☐ No ☐ Unknown~~~~Comments:~~Source of information: SELLERS**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: ☐ Yes ☒ No ☐ Unknown~~Comments:~~Source of information: SELLERS**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: FALL OF 2019 By: WATER + AIR INC.Results: RADON FOUNDIf applicable, what remedial steps were taken? NEW RADON REMEDIATION SYSTEM INSTALLEDHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: RADON IS PROPERLY ADDRESSED BY NEW SYSTEMSSource of information: SELLERS**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: December 31, 2021 By: TOWN OF MOUNT DESERTResults: SATISFACTORY, NO ISSUE~~If applicable, what remedial steps were taken?~~~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☒ Yes ☐ No~~~~Results/Comments: AVAILABLE PUBLICLY, PLEASE INQUIRE WITH LISTING AGENT~~Source of information: TOWN OF MOUNT DESERT, SELLERS**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown~~Comments:~~Source of information: SELLERS

Buyer Initials _____

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PROPERTY LOCATED AT: 27 MILLBROOK ROAD, Northeast Harbor, ME 04662

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: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ No

Comments: PRIMARY BEDROOM CEILING CORNER, LATEX PAINT FLAKING

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: SELLERS

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 ☐ Unknown

If Yes, explain: 25 MILLBROOK RD. DRIVEWAY EASEMENT, POWER UTILITY EASEMENT

Source of information: SELLERS

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? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials

DM

GAJ

PROPERTY LOCATED AT: 27 MILLBROOK ROAD, Northeast Harbor, ME 04662

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 ☐ Unknown

If Yes, explain: _____

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

Is house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: PROPANE TANK

Year Principal Structure Built: 1974

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: UNKNOWN

Water, moisture or leakage: NONE

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown

Comments: _____

Mold: Has the property ever been tested for mold? ☒ Yes ☐ No ☐ Unknown

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

Comments: MOLD TREATED BY EASTERN MOLD REMEDIATION INC.

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

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

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

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☐ No ☐ Unknown

Modular ☒ Yes ☐ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: THERE ARE NO KNOWN HEALTH OR SAFETY

MATERIAL DEFECTS

Comments: _____

Source of Section V information: SELLERS

Buyer Initials _____

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Seller Initials DM

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PROPERTY LOCATED AT: 27 MILLBROOK ROAD, Northeast Harbor, ME 04662

SECTION VI — ADDITIONAL INFORMATION

A SURVEY MAP IS AVAILABLE.

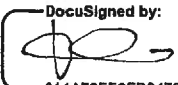
TOWN OF MOUNT DESERT PUBLIC WATER TESTS (MOST RECENT) ARE AVAILABLE.

ATTACHMENTS 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:

 344A73EE9FD3472

 SELLER
 DIANA MEI

 DATE

DocuSigned by:

 3C65E853188C487...

 SELLER
 GEORGE ADAMS JR.

 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 DIANA MEI, GEORGE ADAMS JR.

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 27 MILLBROOK ROAD, Northeast Harbor, ME 04662

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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer Megan Moore 1/27/24 Date _____

Agent _____ Date _____

DocuSigned by: _____ 1/27/2024

Seller DIANA MEI Date _____

DocuSigned by: George Adams Jr. 1/27/2024

Seller GEORGE ADAMS JR. Date _____

Seller _____ Date _____

Seller _____ Date _____

Agent _____ Date _____



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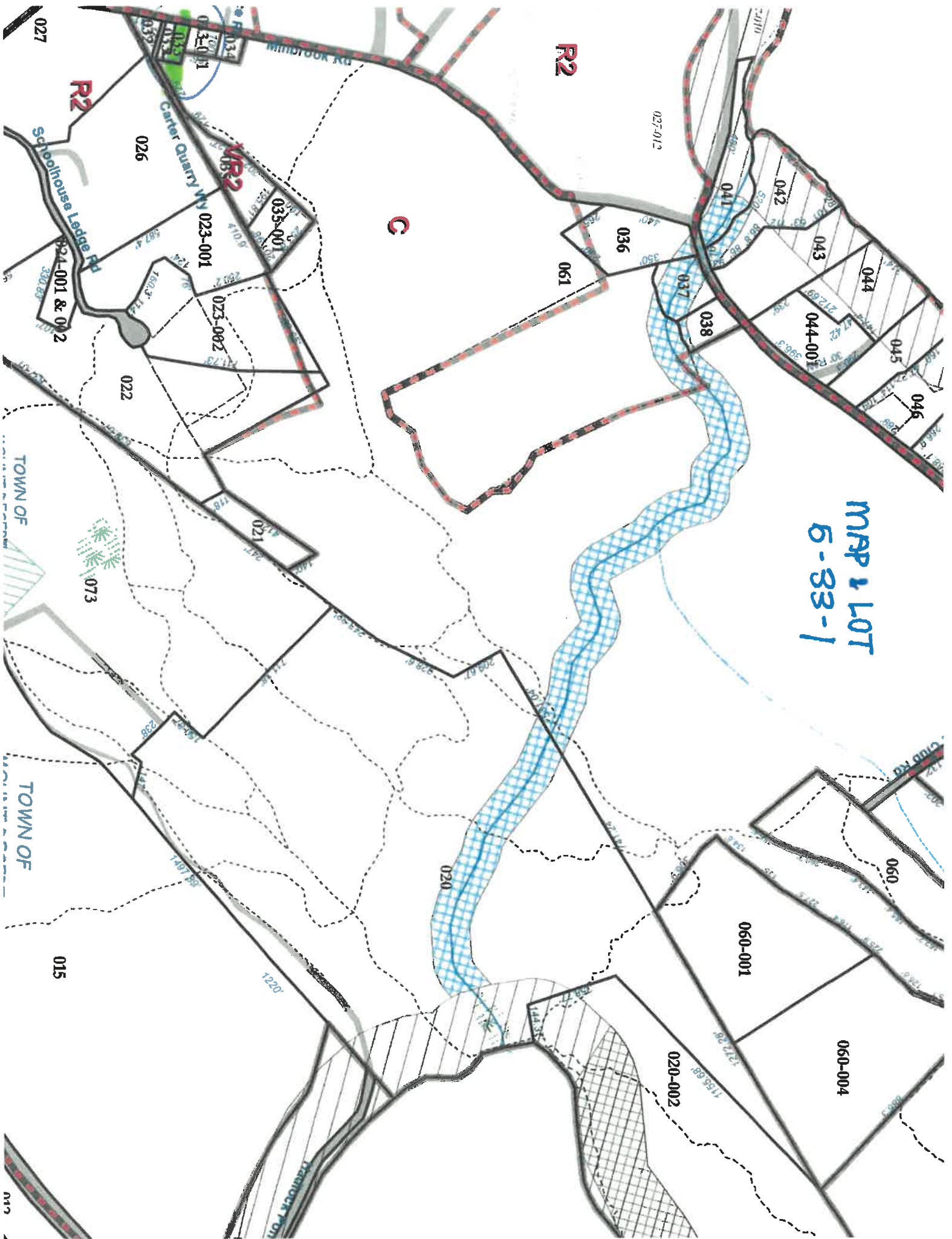
N/F
NORTHEAST HARBOR GOLF CLUB
BOKK 653 PAGE 201

N/F
BENJAMIN C. MOC
BOOK 5743
PAGE 305

W/F
ROBERT H. AND ANNE W. CHASE
BOOK 8842
PAGE 80

•Iron Pipe (found)

MAP LOT
5-33-1



Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	VR1	VR2	R1	R2
DIMENSIONS see Notes (b) (h'')				
MINIMUM LOT AREA:				
A. with public sewer	10,000 sq ft	20,000 sq ft	1 acre	2 acres
B. without public sewer.	1 acre	1 acre	1 acre	2 acres
C. Cluster Subdivision w/sewer*	5,000 sq ft	10,000 sq ft	20,000 sq ft	1 acre
D. Cluster Subdivision w/o sewer*	20,000 sq ft	20,000 sq ft	20,000 sq ft	1 acre
E. Workforce Subdivision*	State Minimum	State Minimum	State Minimum	State Minimum
* see Note (k)				
MINIMUM WIDTH OF LOTS:				
Shore Frontage	N/A	N/A	N/A	N/A
SETBACKS FROM:				
normal high water line of a water body (stream), tributary stream or upland edge of a wetland	75 ft	75 ft	75 ft	75 ft
Great Ponds	N/A	N/A	N/A	N/A
public or private road*	20 ft	30 ft	30 ft	30 ft
property lines**	10 ft	15 ft	15 ft	25 ft
* see Note (c) * ** see Note (d)				
MAXIMUM LOT COVERAGE	40%	40%	40%	40%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	20 ft	20 ft	20 ft	20 ft

Continued...

27 Millbrook “Waypoint” Capital Improvements

2019-2024

Mold Remediation - It was discovered that mold was in the house during the due diligence process. We contracted with Eastern Mold of Ellsworth to clean the mold and treat for future mold. They also did a whole house industrial cleaning because of the amount of dust and dirt in the house. Eastern installed new and additional insulation in the attic and walls. Tom Wallace corrected all the entry points for moisture and provide the proper ventilation to the attic.

Radon - After testing there was a minimal level of Radon present. We had Air & Water of Ellsworth come in and install an active remediation system. Post installation testing was satisfactory. Remediation Inc.

Lower Level - This level was unfinished but had been finished in the past and evidence of the previous effort was noticeable. A new concrete floor had been installed with in floor heating provided by hot water which is oil fired. The heating system throughout the house has four zones. In floor heating was also installed on the main level. We proceeded to install two bedrooms, an office, a

large common room and a full bath. There is a overhead fire suppression system installed and all bedrooms meet the fire code. The improvement is properly permitted. John Murphy of Southwest Harbor was the contractor and for painting we used Todd Brophy and Karl Watras. The electrical contractor was Rob Norwood of WA Stanley Electricians. Bruce Hightshoe was John's assistant. C.I. Stout was the mason. Robert Graves was the plumbing contractor. During the renovation we simplified winterization of the house and enhanced access to the water systems along with the sump pump.

Back Porch - A very nice porch was built off the rear patio door. The decking is a modern composite material with all around seating. John and Bruce built this porch. It is properly permitted

Back yard patio - A stone patio was built in the back yard as a expansive landing from the back porch. Bowen Swearsey was the stone artist. Brad Gray provided the land excavation and some materials.

Landscaping - Front and rear landscaping by Diana with some help from others was done to enjoy the varied beauty of native flowers and trees from the porch or the patio. Island Landscaping helped with some cleanup of overly mature plantings. Tom Wallace helped us with some large stone delivery and movement.

Tree culling - While we appreciate the contribution trees make to our environment this houses tree we ignored for too long and some had to come down and there's had to be groomed. We used Bold Coast Climbers for the trees and also had the stump ground by Doug Lindsey and used the chips for ground cover.

Fencing - A scalloped fence was installed in the front for aesthetics. A privacy wood fence was installed between 25 and 27 Millbrook. A deer fence as installed along the property line with the golf course by permission and agreement with the golf course. The rear yard was enclosed with a lower dog fence and gates were strategically placed to facilitate access to the right side with a large vehicle as well as the golf course and the garage side access. Superior Fence was the installer and the fence is properly permitted.

Driveway - A blacktop driveway was installed by Easton Paving along with a walkway that connects the front of the house with the porch and patio.



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.