

WOODLAWN & LEDGLAWN

BUNKERS LEDGE LANE
LITTLE CRANBERRY ISLAND

\$2,785,000



Distinctive properties. Legendary service.



Ocean

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THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

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WOODLAWN & LEDGLAWN

Bunkers Ledge Lane
Little Cranberry Island



Mountain Views



Living Room



Kitchen



Primary Bedroom

Situated on Bunkers Cove, Woodlawn offers the perfect Island retreat: a carefully restored and updated main house with accompanying 5-bedroom guest house and a stunning view of Mount Desert Island and the mountains of Acadia National Park. For years, the setting and view attracted artists and rusticators to this historic property on Islesford – and the view is still spectacular today. With modern updates that are vivid and playful, together the houses boast huge open decks, plenty of room and amenities for family, guests and entertainina. 100+ feet of pebble beach. and of course that iconic view!

WOODLAWN & LEDGLAWN

Bunkers Ledge Lane
Little Cranberry Island



LedgeLawn Guest house

LedgeLawn, as the guest house is called, is a classic Maine cottage which offers 5-bedrooms and original woodwork with many recent updates.

The generous deck overlooks sweet cottage gardens and the field leading to the pebble beach. Views look northerly to Eastern Way and the mountains of Acadia.



Deck

Public Detail Report

MLS #: 1559588 County: Hancock Seasonal: Yes List Price: \$2,785,000
 Status: Active Property Type: Residential Original List Price: \$2,785,000
 Directions: From Town Dock- go up main road, turn left on Bunkers Ledge Lane, go to end. Woodlawn on left & LedgeLawn on right.



11 & 14 Bunkers Ledge Lane
Cranberry Isles, ME 04625
List Price: \$2,785,000
MLS#: 1559588



General Information

Sub-Type: Single Family Residence	Year Built: 1905	Rooms: 13	Sqft Fin Abv Grd+/-: 3,960
Style: Cottage	Fireplaces Total: 0	Beds: 8	Sqft Fin Blw Grd+/-: 0
		Baths: 4/0	Sqft Fin Total+/-: 3,960
			Source of Sqft: Other
			Sqft Other Source: seller

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount +/-: 101	Zoning: Shoreland
Lot Size Acres +/-: 5.07	Src of Wtrfrt: Survey	Waterfront Owned +/-: 101	Zoning Overlay: Unknown
Source of Acreage: Seller	Water Views: Yes	Waterfront Shared +/-: 0	Bank Owned REO: No
Surveyed: Yes		Water Body: Atlantic Ocean	
		Water Body Type: Cove; Ocean	

Interior Information

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

Appliances: Dryer; Gas Range; Refrigerator; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Living Room			First		Bedroom 6			Second	
Kitchen			First		Bedroom 7			Second	
Kitchen			First		Bedroom 8			Second	
Dining Room			First						
Bedroom 1			Second						
Bedroom 2			Second						
Bedroom 3			Second						
Bedroom 4			Second						
Bedroom 5			Second						
Living Room			First						

Property Features

Utilities On: No	2 Dtchd Houses on 1 Lot: Yes
Site: Level; Open; Other Site; Rolling/Sloping; Well Landscaped	Construction: Wood Frame
Driveway: Other	Basement Info: None
Parking: 1 - 4 Spaces	Foundation Materials: Pillar/Post/Pier
Location: Near Town	Exterior: Clapboard; Wood Siding
Rec. Water: Beach Rights; Boat Mooring; Deeded; Oceanfront; Waterfront Deep	Roof: Fiberglass
Roads: Gravel/Dirt	Heat System: Other
Electric: Circuit Breakers	Heat Fuel: No Heat Fuel
Gas: Bottled	Water Heater: Electric
Sewer: Private Sewer; Septic Existing on Site	Cooling: None
Water: Private	Floors: Wood
Equipment: DSL; Internet Access Available	Veh. Storage: No Vehicle Storage
Basement Entry: Not Applicable	Garage: No
	Amenities: Attic; Bathtub; Clubhouse; Other Amenities; Out Building; Patio; Porch; Shed; Storage
	Accessibility Amenities: Level Entry
	View: Fields; Mountain(s); Scenic

Tax/Deed Information

Book/Page/Deed: 6426/1126/5893/313 Full Tax Amt/Yr: \$11,897/ 22
/67/66/All
Deed/Conveyance Type Quit Claim w/Covenant
Offered:
Deed Restrictions: Unknown

Map/Block/Lot: 27/40/42/41-1
Tax ID: 11 & 14Bunkersledgecranberrisles14625

Remarks

Remarks: Situated on Bunkers Cove, Woodlawn offers the perfect Island retreat: a carefully restored and updated main house with accompanying 5-bedroom guest house and a stunning view of Mount Desert Island and the mountains of Acadia National Park. For years, the setting and view attracted artists and rusticators to this historic property on Islesford- and the view is still spectacular today. With modern updates that are vivid and playful, together houses boast huge open decks, plenty of room and amenities for family, guests and entertaining. 100+feet of pebble beach-and of course that iconic view!

LO: The Knowles Company

Listing provided courtesy of:

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

Info@KnowlesCo.com

Prep

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MAINE
Listings

PROPERTY LOCATED AT: 14 Bunkers Ledge, Cranberry Isles,

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: 2004/2011 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? na

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: next to pump house

Installed by: Gary Gould

Date of Installation: 6/2002

USE: Number of persons currently using system: 2-10

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

Comments: ---

Source of Section I information: caretaker

Buyer Initials _____

Page 1 of 7

Seller Initials _____

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: 300-500 gall. tank

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: west of back door OR Unknown

Date installed: 1974 +/- Date last pumped: -- Name of pumping company: ---

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: Septic was inspected by Gerald. Smith. Further

Investigation suggested.

Date of last servicing of tank: --- Name of company servicing tank: ---

Leach Field: Yes No Unknown

If Yes, Location: 125'+/- west of back door

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: A septic inspection was done by Gerald Smith 6/22/23. Seller having soils work done.

Source of Section II information: seller, contractor, public records

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 14 Bunkers Ledge, Cranberry Isles,

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	no heat			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
- If Yes, date: --- _____
- Date chimney(s) last cleaned: --- _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: _____

Source of Section III information: _____

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 _____

Seller Initials _____

PROPERTY LOCATED AT: 14 Bunkers Ledge, Cranberry Isles,

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: caretaker

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: Yes No Unknown

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: -- _____ By: -- _____

Results: ---

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: --

Source of information: PREVIOUS DISCLOSURE & CARETAKER

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: -- _____ By: -- _____

Results: --

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: ---

Source of information: CARETAKER

E. METHAMPHETAMINE - Current or previously existing:

..... Yes No Unknown

Comments: ---

Source of information: ---

Buyer Initials _____

Page 4 of 7

Seller Initials _____

PROPERTY LOCATED AT: 14 Bunkers Ledge, Cranberry Isles,

F: LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in home 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: most all repainted/wall papered in 2008-2010

Source of information: ---

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: CARETAKER & OBSERVATION

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: ROW to ocean-deeded

Source of information: PREVIOUS DISCLOSURE & CARETAKER

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? owner

Road Association Name (if known): na

Buyer Initials _____

Page 5 of 7

Seller Initials _____

PROPERTY LOCATED AT: 14 Bunkers Ledge, Cranberry Isles,

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: ---

Year Principal Structure Built: 1905

What year did Seller acquire property? 2008

Roof: Year Shingles/Other Installed: new roof 2015

Water, moisture or leakage: none known

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: no basement-on posts

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

If Yes, are test results available? Yes No

Comments: a ionizer is used throughout the home as part of spring clean

Electrical: Fuses Circuit Breaker Other: new 2009 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: none known

Comments: ---

Source of Section V information: CARETAKER & OBSERVATION

Buyer Initials _____

Page 6 of 7

Seller Initials _____

PROPERTY LOCATED AT: 14 Bunkers Ledge, Cranberry Isles,

SECTION VI — ADDITIONAL INFORMATION

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.

SELLER DATE
John Knott

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 John Knott (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 14 Bunkers Ledge, Cranberry Isles,

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 John Knott	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller <i>Torie Hallock & Lili</i>	Date
Agent	Date	Agent Torie Hallock & Lili Pew	Date



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Torie Hallock

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Woodlawn Inn

PROPERTY LOCATED AT: 11 Bunkers Ledge, Cranberry Isles,

Ledgelawn Guest House

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 used seasonally 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: 2004 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? looking for test results

IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: 40 feet south of house
Installed by: unknown
Date of Installation: unknown
USE: Number of persons currently using system: 2-5
Does system supply water for more than one household? Yes No Unknown

Comments: ---

Source of Section I information: CARETAKER

Buyer Initials _____ Page 1 of 7 Seller Initials _____

PROPERTY LOCATED AT: 11 Bunkers Ledge, Cranberry Isles, LedgeLawn Guest Home

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: 600 gallon tank

Tank Type: Concrete Metal Unknown Other: --

Location: 60 yards north of house OR Unknown

Date installed: ? Date last pumped: 8/16/2016 Name of pumping company: Haslam

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: -----

Date of last servicing of tank: 12/31/2006 Name of company servicing tank: Haslam?

Leach Field: Yes No Unknown

If Yes, Location: north of house

Date of installation of leach field: unknown Installed by: Haslam???

Date of last servicing of leach field: unknown 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: Gerald Smith inspected septic 6/22/23. Further Investigations suggested. Seller is having soils work done.

Source of Section II information: seller, contractor, public records

Buyer Initials _____

Page 2 of 7

Seller Initials _____

PROPERTY LOCATED AT: 11 Bunkers Ledge, Cranberry Isles, Ledge/Arvon Guest House

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Electric bas.boar			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)	Atom Electric			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
 - If Yes, are they lined: Yes No Unknown
 - Is more than one heat source vented through one flue? Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? Yes No Unknown
 - If Yes, date: -- _____
 - Date chimney(s) last cleaned: --- _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: --- _____

Comments: there was a fireplace- it has been removed & replaced with a vintage Savage window

Source of Section III information: _____

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 _____ Page 3 of 7 Seller Initials _____

PROPERTY LOCATED AT: 11 Bunkers Ledge, Cranberry Isles, *Ledgelawn Guest Home*

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: --

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: -- Yes No Unknown

Comments: ---

Source of information: **PREVIOUS DISCLOSURE & CARETAKER**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: --- By: --

Results: ---

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: ---

Source of information: **PREVIOUS DISCLOSURE & CARETAKER**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: ---- By: ---

Results: ----

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: ----

Source of information: **PREVIOUS DISCLOSURE & CARETAKER**

E. METHAMPHETAMINE - Current or previously existing:

..... Yes No Unknown

Comments: ---

Source of information: ----

Buyer Initials _____ Page 4 of 7 Seller Initials _____

PROPERTY LOCATED AT: **11 Bunkers Ledge, Cranberry Isles, Ledge/Lawn Guest House**

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: **caretaker touches up where needed over the years**

Source of information: _____

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: **PREVIOUS DISCLOSURE & CARETAKER**

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: ---

Source of information: **PREVIOUS DISCLOSURE & CARETAKER**

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): ----

PROPERTY LOCATED AT: 11 Bunkers Ledge, Cranberry Isles, Ledge/aron Guest House

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: none known

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: checking with caretaker

Year Principal Structure Built: 1890

What year did Seller acquire property? 2015

Roof: Year Shingles/Other Installed: 2008 new roof

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: some dampness

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

If Yes, are test results available? Yes No

Comments: --

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: none known

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none known

Comments: ---

Source of Section V information: PREVIOUS DISCLOSURE & CARETAKER

Buyer Initials _____ Page 6 of 7 Seller Initials _____

PROPERTY LOCATED AT: 11 Bunkers Ledge, Cranberry Isles, Ledgelawn Guest House

SECTION VI – ADDITIONAL INFORMATION

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.

SELLER DATE SELLER DATE
John Knott

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 John Knott (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 11 Bunkers Ledge, Cranberry Isles,

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 _____	Date _____
Buyer _____	Date _____	Seller John Knott	Date _____
Buyer _____	Date _____	Seller _____	Date _____
Buyer _____	Date _____	Seller <i>Torie Hallock & Lili Pew</i>	Date <i>6/15</i>
Agent _____	Date _____	Agent Torie Hallock & Lili Pew	Date _____

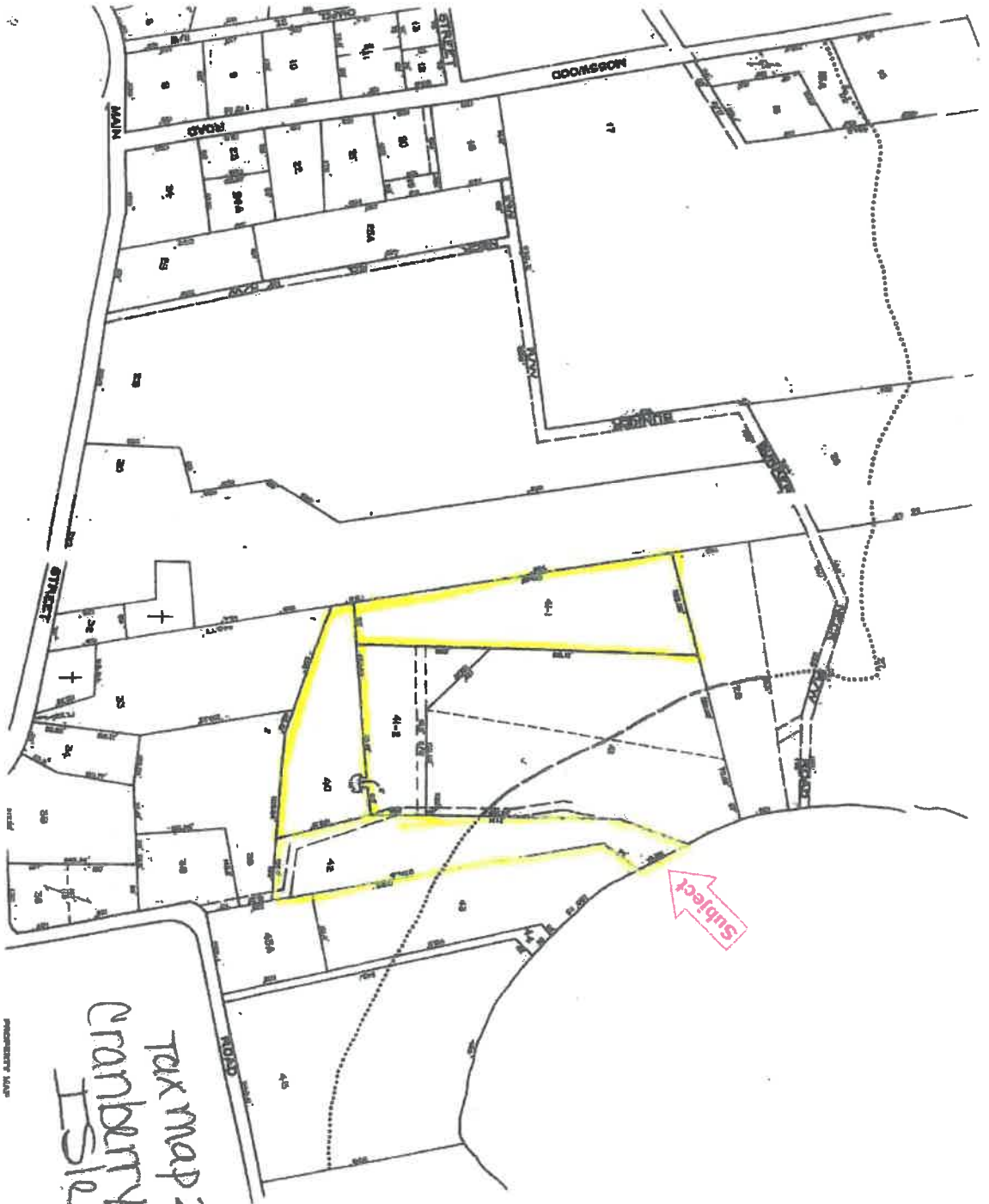
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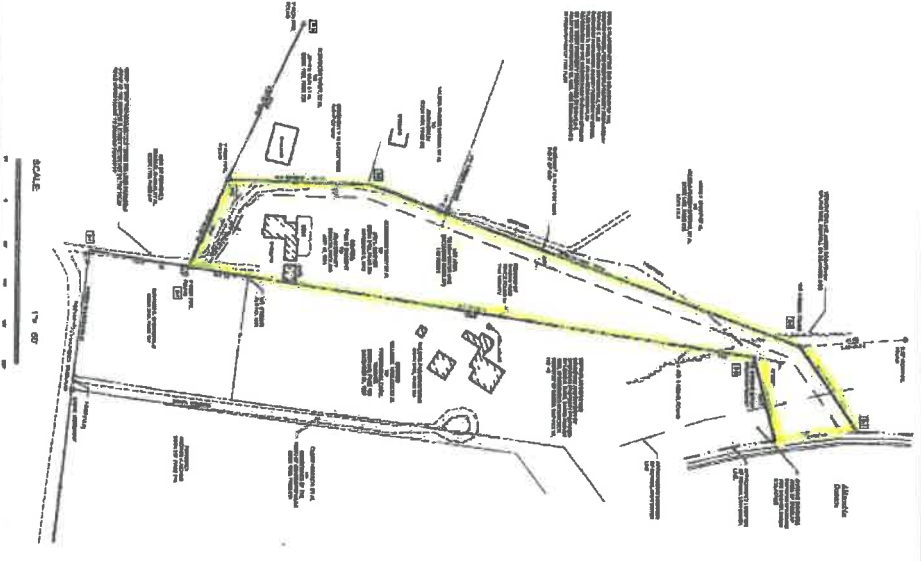
REALTOR®
The Knowles Company, One Summit Rd Northeast Harbor ME 04662
Torie Hallock

Phone: 2072763322 Fax: 2072764114
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



Ledgelawn Guest





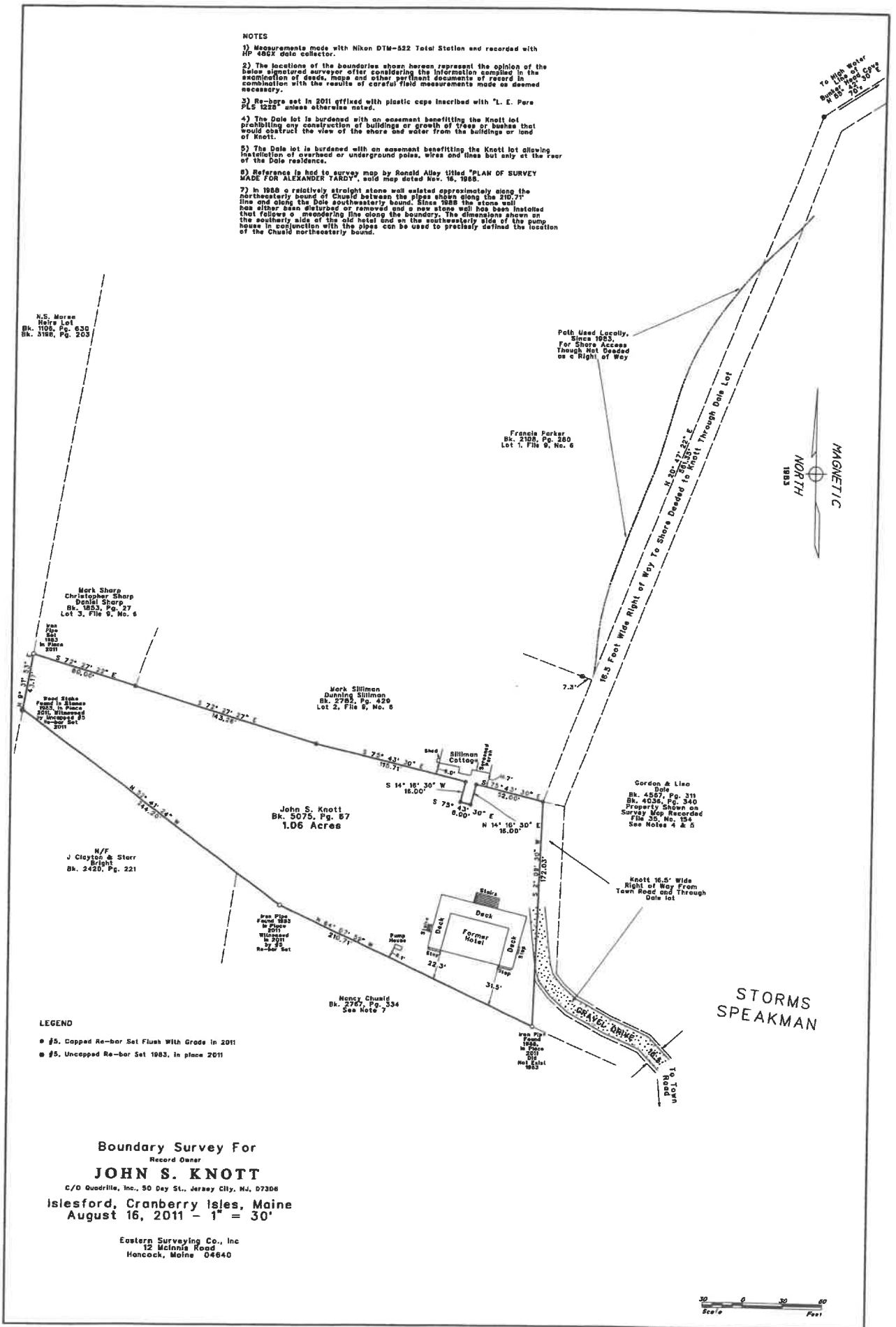
SCALE



<p>NOTES</p> <p>The information shown on this plan is based on the information provided to the Engineer by the client. The Engineer does not warrant the accuracy or completeness of the information provided. The Engineer is not responsible for any errors or omissions in this plan.</p>	
<p>OWNER'S REPRESENTATIVE</p> <p>INDEPENDENT ENGINEERING & ARCHITECTURE JAY L. BROOKER ARCHITECT 13000 WEST 12TH AVENUE, SUITE 100 DENVER, COLORADO 80202</p>	
<p>ENGINEER'S REPRESENTATIVE</p> <p>PLASKOL & DAY 13000 WEST 12TH AVENUE, SUITE 100 DENVER, COLORADO 80202</p>	
<p>DATE: 01/20/2010</p>	<p>SHEET: 1</p>

NOTES

- 1) Measurements made with Nikon DTM-522 Total Station and recorded with HP 496X data collector.
- 2) The locations of the boundaries shown herein represent the opinion of the duly registered surveyor after considering the information compiled in the examination of deeds, maps and other pertinent documents of record in combination with the results of careful field measurements made as deemed necessary.
- 3) Re-bars set in 2011 affixed with plastic caps inscribed with "L. E. Pore PLS 1228" unless otherwise noted.
- 4) The Dole lot is burdened with an easement benefitting the Knott lot prohibiting any construction of buildings or growth of trees or bushes that would obstruct the view of the shore and water from the buildings or land of Knott.
- 5) The Dole lot is burdened with an easement benefitting the Knott lot allowing installation of overhead or underground poles, wires and lines but only at the rear of the Dole residence.
- 6) Reference is had to survey map by Ronald Alley titled "PLAN OF SURVEY MADE FOR ALEXANDER TARDY", said map dated Nov. 16, 1883.
- 7) In 1988 a relatively straight stone wall existed approximately along the northeasterly bound of Chusid between the pipes shown along the 210.71' line and along the Dole southeasterly bound. Since 1988 the stone wall has either been disturbed or removed and a new stone wall has been installed that follows a meandering line along the boundary. The dimensions shown on the southerly side of the old hotel end on the southeasterly side of the pump house in conjunction with the pipes can be used to precisely define the location of the Chusid northeasterly bound.



N.S. Moran
Hairs Lot
Bk. 3106, Pg. 520
Bk. 3186, Pg. 203

Mark Sharp
Christopher Sharp
Denise Sharp
Bk. 1863, Pg. 27
Lot 3, File 9, No. 6

Van
Bk. 1863
In Place
2011

Wood Signs
Found in Stone
in Place
2011. Witnessed
by Uncapped Re-bar Set
in Place 2011

N/F
J Clayton & Sterr
Bk. 2420, Pg. 221

John S. Knott
Bk. 5075, Pg. 57
1.06 Acres

Iron Pipe
Found in Stone
in Place
2011. Witnessed
by Re-bar Set
in Place 2011

Nancy Chusid
Bk. 2767, Pg. 334
See Note 7

Francis Parker
Bk. 2108, Pg. 280
Lot 1, File 9, No. 6

Gordon & Lisa
Dole
Bk. 4507, Pg. 311
Bk. 4036, Pg. 340
Property Shown on
Survey Map Recorded
File 25, No. 154
See Notes 4 & 5

Knott 16.5' Wide
Right of Way From
Town Road and Through
Dole lot

- LEGEND**
- #5, Capped Re-bar Set Flush With Grade in 2011
 - #5, Uncapped Re-bar Set 1983, In Place 2011

Boundary Survey For
Record Owner
JOHN S. KNOTT
C/O Quadrille, Inc., 50 Day St., Jersey City, NJ, 07306
Islesford, Cranberry Isles, Maine
August 16, 2011 - 1" = 30'

Eastern Surveying Co., Inc
12 McInnis Road
Hancock, Maine 04840





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

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.

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 fluoride, 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.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

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.

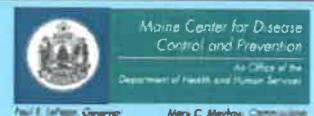
Solving Arsenic Problems

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



April 2015



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 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 _____

on behalf of _____
Licensee's Name
THE KNOWLES COMPANY
Company/Agency

MREC Form#3 Revised 07/200
Office Title Changed 09/201

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.