

# HIDEAWAY COTTAGE

119 Island Retreat Road  
Swans Island

\$769,000



*Distinctive properties.  
Legendary service.*



*Contemporary. 500' waterfront, 4 bed. Strong rentals.*

- 500+/- ' Waterfront on Back Cove in a private setting
- Spacious 4-Bedroom with strong rental history.
- Designed for water views
- Private Mooring, Shared Dinghy dock
- Beautifully Renovated Kitchen

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For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322

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

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

# HIDEAWAY COTTAGE

119 Island Retreat Road  
Swans Island



Beautifully designed spacious kitchen



Cathedral ceilings and waterviews



Multi-level decks surrounds the house.



Fireman's Pole

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Public Detail Report

MLS #: 1587448  
Status: Active  
Directions: Swans Island Ferry, 119 Island Retreat Rd

County: Hancock  
Property Type: Residential

Association Fee: \$900/ Annually  
Seasonal: No

List Price: \$769,000  
Original List Price: \$795,000



119 Island Retreat Road  
Swans Island, ME 04685

List Price: \$769,000  
MLS#: 1587448



General Information

Sub-Type: Single Family Residence	Year Built: 1981	Rooms: 6	Sqft Fin Abv Grd+/-: 2,544
Style: Contemporary	Fireplaces Total: 1	Beds: 4	Sqft Fin Blw Grd+/-: 0
		Baths: 2/0	Sqft Fin Total+/-: 2,544
			Source of Sqft: Seller

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 500	Zoning: shoreland
Lot Size Acres +/-: 1.91	Src of Wtrfrt: Public Records	Waterfront Owned +/-: 500	Zoning Overlay: No
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 1,600	
Surveyed: Yes		Water Body: Back Cove/ Mackerel Cove; Ocean	
		Water Body Type:	

Interior Information

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

Room Name	Length	Width	Level	Room Features
Kitchen			First	Eat-in Kitchen,Island,Pantry
Primary			First	Balcony/Deck,Closet
Bedroom				
Living Room			First	Cathedral Ceiling,Wood Burning Fireplace
Bedroom 1			Second	Balcony/Deck,Cathedral Ceiling,Closet
Bedroom 2			Second	Balcony/Deck,Cathedral Ceiling,Closet
Bedroom 3			Second	Built-Ins,Closet

Property Features

Site: Level; Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: Dirt Floor; Full; Unfinished
Parking: 1 - 4 Spaces; On Site	Foundation Materials: Poured Concrete
Location: Rural; Subdivision	Exterior: Wood Siding
Rec. Water: Boat Mooring; Oceanfront; Waterfront Tidal	Roof: Composition; Shingle
Island: Yes	Heat System: Forced Air
Roads: Association; Gravel/Dirt	Heat Fuel: Oil; Wood
Transportation: Deep Water Access	Water Heater: Electric
Electric: Circuit Breakers; On Site	Cooling: None
Gas: Bottled	Floors: Carpet; Tile; Wood
Sewer: Private Sewer; Septic Existing on Site	Veh. Storage: No Vehicle Storage
Water: Private; Well Existing on Site	Garage: No
Equipment:Generator; Satellite Dish	Amenities: 1st Floor Bedroom; Clubhouse; Laundry - 1st Floor
Basement Entry: Exterior Only	Patio and Porch Features: Deck

Tax/Deed Information

Book/Page 7087/963	Full Tax Amt/Yr: \$3,905/ 2023	Map/Block/Lot: 3/12
		Tax ID: 001549760

**Remarks**

**Remarks:** MOTIVATED SELLER! What's Special.... 500' of oceanfront living with a private peninsula Protected tidal swimming cove Spectacular scenery from various viewpoints Adjacent to and across from preserved land Uniquely modern rustic Maine home with multi-level balconies and surrounding water views Imagine waking each morning to the sound of loons and sipping your coffee while watching a spectacular sunrise across the water. Envision yourself living in a paradise so serene that you'd have to remind yourself that you are a short ferry ride away from all of the adventure and activities of Acadia National Park and Bar Harbor, Maine. This Swan's Island home invites you to experience Swan's Island which many have described as '6 miles east of ordinary'. Beautifully designed, this special home has multi-levels with many private spaces both inside and outside of the house. It is light and bright with water views throughout the house which sits on 500' of ocean frontage that virtually wraps around two sides of the property. Waterside decks lead down to the shorefront with paths and seating areas along the peninsula. From majestic granite boulders to patches of sand, a seasonal waterfall that flows into an azure green swimming lagoon, nature presents itself in every direction and invites one to be still and enjoy each moment. Swan's Island offers one the opportunity to step back in time to a simpler way of life and . experience Maine's best on various trails, beaches, and incredible scenery without crowds or traffic. This 4 bedroom/2 bath home with additional loft is being sold fully furnished and boasts a solid rental history if desired. As part of the neighborhood association, this home comes with a shared waterfront clubhouse area, and a tidal mini-island leading to a dinghy dock and private mooring.

**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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MAINE  
Listings



PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685**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: 10/21/2020 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? Satisfactory water test results.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front of house, in center island of circular drive by road

Installed by: \_\_\_\_\_

Date of Installation: 1981

USE:

Number of persons currently using system: Varies 2-10

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

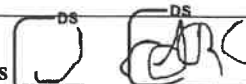
Comments: New well pump in March 2013. Coupling off of line to well replaced 2020. HG Reed serviced the plumbing.

Source of Section I information: Seller, Broker

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PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685**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: In yard on west side of the house OR ☐ UnknownDate installed: 1989 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 ☐ UnknownIf Yes, Location: In yard on west side of the house.Date of installation of leach field: 1989 Installed by: Bill Banks

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 ☒ NoIf Yes, are they available? ..... ☐ Yes ☒ NoIs System located in a Shoreland Zone? ..... ☒ Yes ☐ No ☐ UnknownComments: Lift pump for leach field replaced in 2015 by HG Reed. Septic System Inspected 10/21/020. No issues noted.Source of Section II information: Selle, Broker observation

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PROPERTY LOCATED AT: **119 Island Retreat Rd, Swans Island, ME 04685****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	<b>Forced Hot Air (Oil)</b>	_____	_____	_____
Age of system(s) or source(s)	<b>16 Years</b>			
TYPE(S) of Fuel	<b>oil</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>Seasonal Use 500 gallons+/-</b>			
Name of company that services system(s) or source(s)	<b>HG Reed</b>			
Date of most recent service call	<b>2022</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>None</b>			
Other pertinent information	<b>Seasonal use. May-Nov</b>			

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: **Selle, Broker observation****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: \_\_\_\_\_

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[Signature]DS  
[Signature]

PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ UnknownComments: No known Underground tanks.Source of information: Seller, Broker observation**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 ☐ UnknownComments: No Known AsbestosSource of information: Seller, Broker observation.**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 ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: Never tested for radon air.Source of information: Seller, Broker**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 ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: Never tested for radon water.Source of information: Seller, Broker**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: No known methamphetaminesSource of information: Seller, Broker

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PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685**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 ☒ NoComments: Exterior trim painted 2023-2024Source of information: Seller, Broker observation**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownOther: No known hazardous materialsSource of information: Seller, Broker**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V — GENERAL INFORMATION**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Road right of way and deed covenants.Source of information: Deed, Seller, BrokerIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? Island Retreat Road AssociationRoad Association Name (if known): Island Retreat Road Association

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PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685

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: 1981What year did Seller acquire property? 2020Roof: Year Shingles/Other Installed: 2013Water, moisture or leakage: noneComments: New roof 2013.

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☐ No ☒ UnknownComments: Slight puddle after a very heavy rain or storm. Not significant.Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ NoComments: Property never tested for mold.Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: \_\_\_\_\_

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

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

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

Comments: Property surveyed in April 2021.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
 have an adverse impact on health/safety: No material defects known.

Comments: \_\_\_\_\_

Source of Section V information: Seller, Broker

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DS

PROPERTY LOCATED AT: 119 Island Retreat Rd, Swans Island, ME 04685**SECTION VI – ADDITIONAL INFORMATION**


**Skylights replaced 2013. Replaced sliding doors 2015. Bathrooms-replaced countertops and sinks 2015. Kitchen remodel 2016. Pressure tank replaced 2020. New bedroom carpeting 2022. Full house generator 2022. Many new furnishings 2020-2023. Exterior siding bleached 2023. Exterior trim painted 2023-2024.**

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:  
  
 1/28/2024  
 SELLER 77BA5E4AC5AC428...  
 John D. Clause  
 DATE

DocuSigned by:  
  
 1/28/2024  
 SELLER E666F71C8437...  
 Susan R. Clause  
 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 \_\_\_\_\_



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**LEAD PAINT DISCLOSURE/ADDENDUM**AGREEMENT BETWEEN John D. Clause, Susan R. Clause

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 119 Island Retreat Rd, Swans Island, ME 04685

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 \_\_\_\_\_

DocuSigned by: \_\_\_\_\_ 4/25/2024

Seller John D. Clause \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller Susan R. Clause \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_

DocuSigned by: \_\_\_\_\_ 4/25/2024

Agent Elizabeth Ingebritson \_\_\_\_\_ Date \_\_\_\_\_

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**PROPERTY DISCLOSURE 2024 ADDENDUM**  
**(Flood Hazard)**

**For Property Located At:** 119 Island Retreat Rd, Swans Island, ME 04685

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

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

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

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

Has any flood-related damage to a structure occurred on the property? ... ☐ Yes ☒ No ☐ Unknown

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

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources

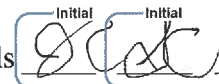
for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

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**For Property Located At:** 119 Island Retreat Rd, Swans Island, ME 04685

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after

March 4, 2002? ..... ☒ Yes ☐ No ☐ Unknown

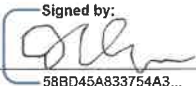
If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

**Zone VE and Zone X**

Relevant Panel Number: 23009c1412D Year: 2016 (Attach a copy)

Comments: -----

Source of information: **Seller, Broker, FEMA Flood Map**

Signed by:  8/8/2024  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
John D. Clause

Signed by:  8/8/2024  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Susan R. Clause

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Page 2 of 2



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# National Flood Hazard Layer FIRMette



68°27'19"W 44°10'21"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 68°26'42"W 44°9'55"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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SPECIAL HAZARD

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PROPERTY DISCLOSURE 2024 ADDENDUM  
(Shoreland Zoning Violation)

For Residential Property Located At: 119 Island Retreat Rd, Swans Island, ME 04685

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown

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

Source of information: Seller

Signed by:  10/12/2024  
Seller **John D. Clause** Date

Signed by:  10/12/2024  
Seller **Susan R. Clause** Date

Seller \_\_\_\_\_ Date

Seller \_\_\_\_\_ Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

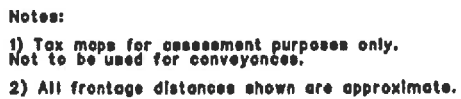
Buyer \_\_\_\_\_ Date

Buyer \_\_\_\_\_ Date

Buyer \_\_\_\_\_ Date

Buyer \_\_\_\_\_ Date





## **F. Dimensional Requirements**

The placement of principal and accessory structures on all lots shall meet or exceed the following minimum requirements:

Seventy-five (75) foot setback from the shoreline boundary of any salt water body;

Seventy-five (75) foot setback from the normal high-water line of tributary streams, freshwater body, or upland edge of a wetland;

One hundred (100) foot setback from the normal high-water line of a great pond;

4. Sixty (60) foot setback from the centerline of the traveled way of all roads open to the public;
5. Ten (10) foot setback from the centerline of any utility right-of-way;
6. Thirty (30) foot setback from all property lines.
7. The first floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or in the absence of these, the flood as defined by soil types identifiable as recent flood plain soils.

Provisions one (1), two (2), three (3), four (4) and seven (7) shall not apply to marine-related structures which require direct access to the water as an operational necessity. Provisions six (6) and seven (7) shall not apply to marine-related structures in the Fishery District.





# 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.

# 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](http://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](http://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](http://wellwater.maine.gov)
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



Maine Center for Disease  
Control and Prevention  
An Office of the  
Department of Health and Human Services

Paul E. Hays, Director

Mary C. McKee, Commissioner

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:

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](http://www.maine.gov/professionallicensing).  
Inactive licensees may not practice real estate brokerage.*