

WHITNEY FARM

21 Whitney Farm Road
Mount Desert

\$839,000



*Distinctive properties.
Legendary service.*



- 4-bedroom, 2.5 bath year-round home on 3+/- quiet acres.
- Oversized attached garage with bonus space above and attached workshop behind.
- Close proximity to Long Pond access.



For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

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

Public Detail Report

MLS #: 1591468

County: Hancock

Seasonal: No

List Price: \$839,000

Status: Active

Property Type: Residential

Original List Price: \$975,000

Directions: From Main Street (Rte 102) take Pretty Marsh Road at Somesville Fire station. Travel to the tip of Long Pond, Whitney Farm Road on right. Driveway is shortly on right, look for 19/21 on mailbox. Left at Y.



21 Whitney Farm Road
Mount Desert, ME
04660-6300

List Price: \$839,000
MLS#: 1591468



General Information

Sub-Type: Single Family Residence	Year Built: 2006	Rooms: 9	Sqft Fin Abv Grd+/-: 2,261
Style: Cape	Fireplaces Total: 1	Beds: 4	Sqft Fin Blw Grd+/-: 0
		Baths: 2/1	Sqft Fin Total+/-: 2,261
			Source of Sqft: Measured

Land Information

Leased Land: No	Waterfront: No	Zoning: RW3
Lot Size Acres +/-: 3	Water Views: No	Zoning Overlay: No
Source of Acreage: Survey		
Surveyed: Yes		

Interior Information

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

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Kitchen			First		In-law Floorplan			Second	Cathedral Ceiling
Living Room			First						
Dining Room			First						
Bedroom 1			First						
Bedroom 2			First						
Bedroom 3			Second						
Bonus Room			Second						
Bonus Room			Second						

Property Features

Site: Rolling/Sloping; Well Landscaped; Wooded	Construction: Modular; Wood Frame
Driveway: Paved	Basement Info: Bulkhead; Full
Parking: 1 - 4 Spaces	Foundation Materials: Poured Concrete
Location: Interior Lot; Near Golf Course; Near Public Beach; Near Shopping; Rural	Exterior: Vinyl Siding
Restrictions: No Restrictions	Roof: Composition; Shingle
Rec. Water: Dock; Lake/Fresh Water; Nearby; Public	Heat System: Baseboard; Direct Vent Furnace; Hot Water; Multi-Zones
Roads: Paved; Public	Heat Fuel: Oil
Transportation: Major Road Access; Near Airport	Water Heater: Off Heating System
Electric: Circuit Breakers	Cooling: None
Gas: Bottled	Floors: Tile; Wood
Sewer: Septic Existing on Site	Other Structures: Shed
Water: Private; Well Existing on Site	Veh. Storage: 2 Car; Attached; Auto Door Opener; Heated
Equipment: Cable; Generator; Internet Access Available	Garage: Yes
Basement Entry: Bulkhead	Garage Spaces: 2
	Amenities: 1st Floor Bedroom; Bathtub; Laundry - 1st Floor
	Patio and Porch Features: Porch
	View: Trees/Woods
	Energy Efficiency: Double Pane Windows; High Efficiency Water Heater

Tax/Deed Information

Book/Page 4029/0111	Full Tax Amt/Yr: \$9,636/ 2023	Map/Block/Lot: 10/73
		Tax ID: MTDS-000010-000000-000073

Remarks

Remarks: Whitney Farm is an ideally located, stand-out property in Somesville. With 4 bedrooms, 2.5 baths and several bonus rooms including a large, sunlit shop, the possibilities are endless. Central to all the island villages, Whitney Farm Road terminates at "Pond's End", the northern tip of Long Pond, where a beach, boat ramp, and dock provide swimming and boating access - all a short distance from the property. The parcel sits on an elevated, private, and quiet 3+/- acres. A comfortable living room with gas fireplace connects to the open kitchen and dining area. Also on the first floor are 2 bedrooms, while the second floor has two more bedrooms and a generous bonus room. In addition, and connecting to the bonus room, is a large, unfinished space above the garage is suitable as an in-law apartment. Below it, the spacious 2-car garage connects to the fully heated shop, which faces the backyard. The shop itself could also be converted to a level-entry living area. Yet another feature adding versatility is the vast, dry basement, with 8' ceilings and a radiant-heated floor. The covered front porch, a paved driveway, and substantial privacy buffer are among the many highlights of this exceptional property.

LO: The Knowles Company

Listing provided courtesy of:

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

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MAINE
Listings



PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660

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: 03/20/2025 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? Remedy in motion as of 3/25/25

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: East side of house
 Installed by: Unknown
 Date of Installation: 2006

USE: Number of persons currently using system: One
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: Water test showed high radon level, seller in process of mitigation. See radon section Pg 4.

Source of Section I information: Seller, town records

Buyer Initials _____ Page 1 of 8 Seller Initials JB JB

PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660**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: West side of house (front yard) OR | UnknownDate installed: 2006 Date last pumped: Nov 2024 Name of pumping company: Royal FlushHave you experienced any malfunctions? | Yes | ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: Not needed Name of company servicing tank: N/ALeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: West side of houseDate of installation of leach field: 2006 Installed by: UnknownDate of last servicing of leach field: Not needed Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo 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: Installing a riser on the tank was recommended by septic inspector. Operating properly.Source of Section II information: HHE-200, Seller

Buyer Initials _____

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Seller Initials

JBKB

PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660

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	HWBB			
Age of system(s) or source(s)	18 Yrs			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	*200 g/month winter			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	N/A			

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: ***Estimated. Seller did not occupy property, limited records as a result.**

Source of Section III information: **Observation, Seller**

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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Seller Initials

Initial
JRB

Initial
KZ

PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660

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

~~Have you experienced any problems such as leakage: | Yes | No | Unknown~~

Comments: **No underground tanks; Seller excavated and built property**

Source of information: **Seller, records**

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

As insulation on the heating system pipes or duct work?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
In the ceilings?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
In the siding?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
In the roofing shingles?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
In flooring tiles?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Other:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

Comments: **Built in 2006; No asbestos used**

Source of information: **Observation**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: March 20, 2025 By: Air & Water Quality

Results: **High radon in air**

If applicable, what remedial steps were taken? **In process as of 3/25/25**

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: **Current test results available, mitigation in process.**

Source of information: **Seller, inspectors**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: March 20, 2025 By: Air & Water Quality

Results: **High radon in water**

If applicable, what remedial steps were taken? **In process as of 3/25/25**

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: **Current test results available, mitigation in process.**

Source of information: **Seller, inspectors**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: **Built and used by one owner**

Source of information: **Seller, records**

Buyer Initials _____

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Seller Initials

JRB

[Signature]

PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660

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: No lead paint used due to age

Source of information: Observation

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: Seller, records

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Right of way for split driveway

Source of information: Seller, deed

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?~~ _____

~~Read Association Name (if known):~~ _____

Source of information: Deed, seller, records

Buyer Initials _____

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Seller Initials

Initial
JRB

Initial
[Signature]

PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660

SECTION VI – FLOOD HAZARD

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: _____

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?

N/A

Relevant Panel Number: 23009 C1202D Year: 2016 (Attach a copy)

Comments: NONE

Source of Section VI information: Records, flood maps

Buyer Initials _____

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Seller Initials

JB

CR

PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660

SECTION VII - GENERAL INFORMATION

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

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Standard homestead exemption only

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

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: _____

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: 2006 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 2006

Water, moisture or leakage: None

Comments: None

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: Dry basement, 8' ceilings

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

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

Comments: Mold found, in process of addressing

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

Comments: NONE

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: No major material defects known. An inspection reported some

foundation cracks, and they are being assessed. Basement is very dry, no visible or ambient moisture.

Comments: _____

Source of Section VII information: Seller, observation, records

Buyer Initials _____

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Seller Initials

Initial
JRB Initial
KZ

PROPERTY LOCATED AT: 21 Whitney Farm Road, Mount Desert, ME 04660

SECTION VIII - ADDITIONAL INFORMATION

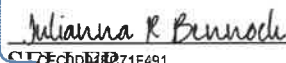
House acquired within family, limited records as a result.

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.

Signed by: _____ 3/27/2025

SELLER _____ DATE
Julianna Bennoch

Signed by: _____ 3/27/2025

SELLER _____ DATE
Ryan Reddish

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/ADDENDUMAGREEMENT BETWEEN Estate of Norris Reddish, Julianna Bennoch, , Ryan Reddish

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 21 Whitney Farm Road, Mount Desert, ME 04660

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 _____ Date _____

Agent _____ Date _____

Seller Estate of Norris Reddish

Date

5/14/2024

Selling by:

Selling by: Julianna Bennoch

Date

Seller

Date

5/15/2024

Selling by:

Selling by: Norris Reddish

Date

Torie Hallock WMB 5/20/24

Agent Torie Hallock & Nick Burnett

Date



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REALTOR®

The Knowles Company, One Summit Rd Northeast Harbor ME 04662

Torie Hallock

Phone: 2072763322

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwof.com

21 Whitney Farm



National Flood Hazard Layer FIRMette



68°21'58"W 44°21'40"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRS

Area of Undetermined Flood Hazard *Zone C*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

20.2

17.5

8

Base Flood Elevation Line (BFE)

Limit of Study

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

20.2

17.5

8

Base Flood Elevation Line (BFE)

Limit of Study

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/12/2024 at 3:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

AREA OF MINIMAL FLOOD HAZARD

TOWN OF MOUNT DESERT
230287

230099C1205D
eff. 7/20/2016

68°21'20"W 44°21'15"N

KEISER
INDUSTRIES INC.
P.O. BOX 1000
COLUMBIA, SC 29202
TEL: (803) 733-4400
FAX: (803) 733-4400

28x48/60
CUSTOM
CAPE

SPEC. NUMBER:
05-176

BUILDER:
COASTLINE
HOMES

PLANS PREPARED FOR:
REDDISH

ELEVATIONS

NOTE: ANY DEMANDS FROM
THE PLAN TO THE ORDER
CONTRACT ARE THE FULL
RESPONSIBILITY OF THE
BUILDER.

DATE: 7/7/05

DRAWN BY:
MM

CHECKED BY:

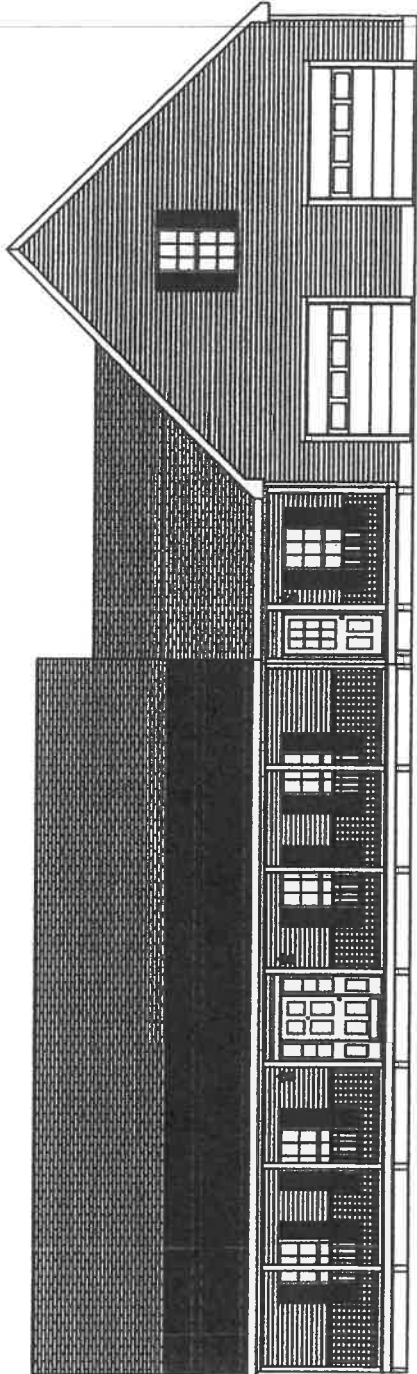
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8/11/05 BG
8/17/05 BG
8/25/05 MM
9/14/05 MM

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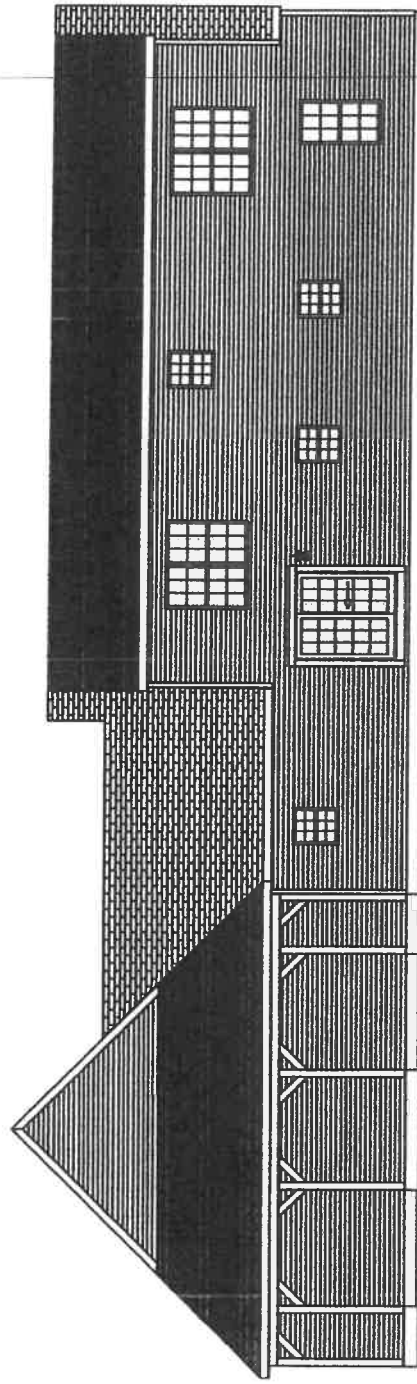
SHEET NO.

3



FRONT ELEVATION

GARAGE & WOODSHED BY OTHERS



REAR ELEVATION

GARAGE & WOODSHED BY OTHERS

ELEVATIONS INTENDED FOR
CONCEPTUAL PURPOSES ONLY;
NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

KEISER
INDUSTRIES INC.
10000 W. 10TH AVE.
DENVER, CO 80202
TEL: (303) 440-4444
FAX: (303) 440-4444

28x48/60
CUSTOM
CAPE

SPEC. NUMBER:
05-176

BUILDER:
COASTLINE
HOMES

PLANS PREPARED FOR:
REDDISH

ELEVATIONS

NOTE: ANY DEVIATIONS FROM
THE PLAN TO THE ORDER
CONTRACT ARE THE FULL
RESPONSIBILITY OF THE
BUILDER.

DATE: 7/7/05

DRAWN BY:
MM

CHECKED BY:

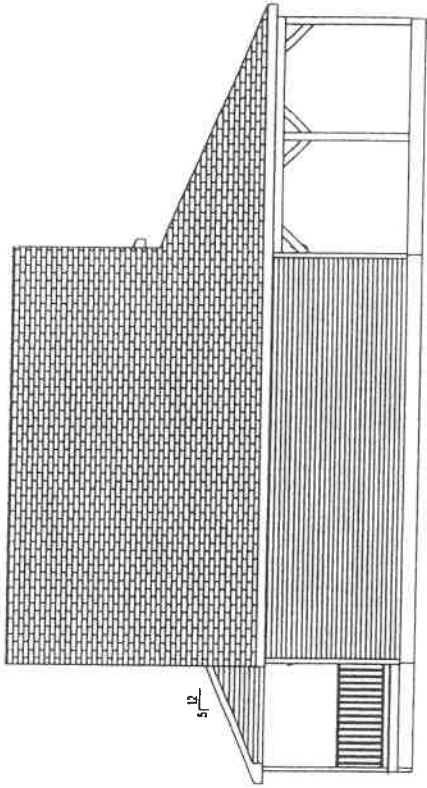
REVISIONS DATES

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8/11/05 BG
8/17/05 BG
8/25/05 MM
9/14/05 MM

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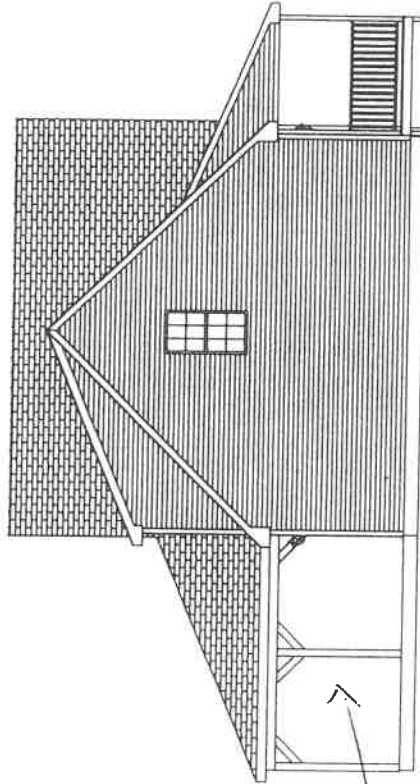
SHEET NO.

3A



RIGHT END ELEVATION

GARAGE & WOODSHED BY OTHERS



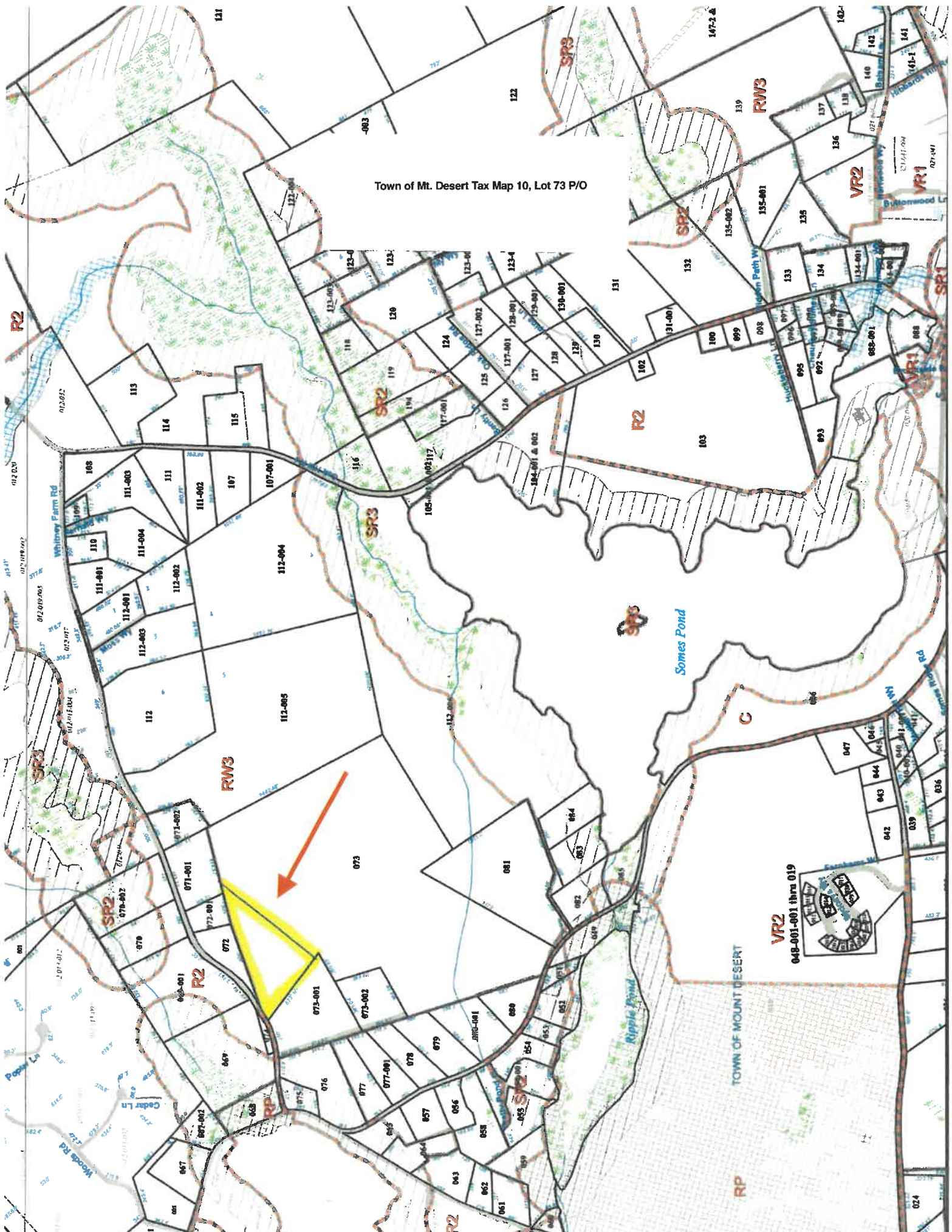
LEFT END ELEVATION

GARAGE & WOODSHED BY OTHERS

added



Town of Mt. Desert Tax Map 10, Lot 73 P/O



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

DISTRICTS	RW2	RW3	VC	SC	C
DIMENSIONS (b) (h')					
MINIMUM LOT AREA:					
A. with public sewer	2 acres	3 acres	5,000 sq. ft.**	1 acre	3 acres
B. without public sewer	2 acres	3 acres	1 acre	1 acre	3 acres
C. Cluster Subdivision w/sewer*	1 acre	1.5 acres	5,000 sq. ft.	N/A	N/A
D. Cluster Subdivision w/o sewer*	1 acre	1.5 acres	State Minimum	N/A	N/A
E. Workforce Subdivision*	State Minimum	State Minimum	5,000 sq. ft.	N/A	N/A
* See Note (k)			** See Note (p)		
MINIMUM WIDTH OF LOTS:					
Shore Frontage	NA	NA	N/A	100 ft	250 ft
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	75 ft
Great Ponds (n)	N/A	N/A	N/A	N/A	100 ft (n)
public or private road*	60 ft	60 ft	10 ft or -0- ft from edge of public sidewalk	25 ft	50 ft
property lines**	25 ft	25 ft	5 ft(o)	5 ft	25 ft
* see Note (c)					
** see Note (d)					
MAXIMUM LOT COVERAGE	15%	15%	75%	70%	15%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	N/A	10 ft	30 ft



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

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.

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)

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



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

Paul J. LePage, Governor

Mary C. Hynes, Commissioner

April 2013



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 07/200
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.