

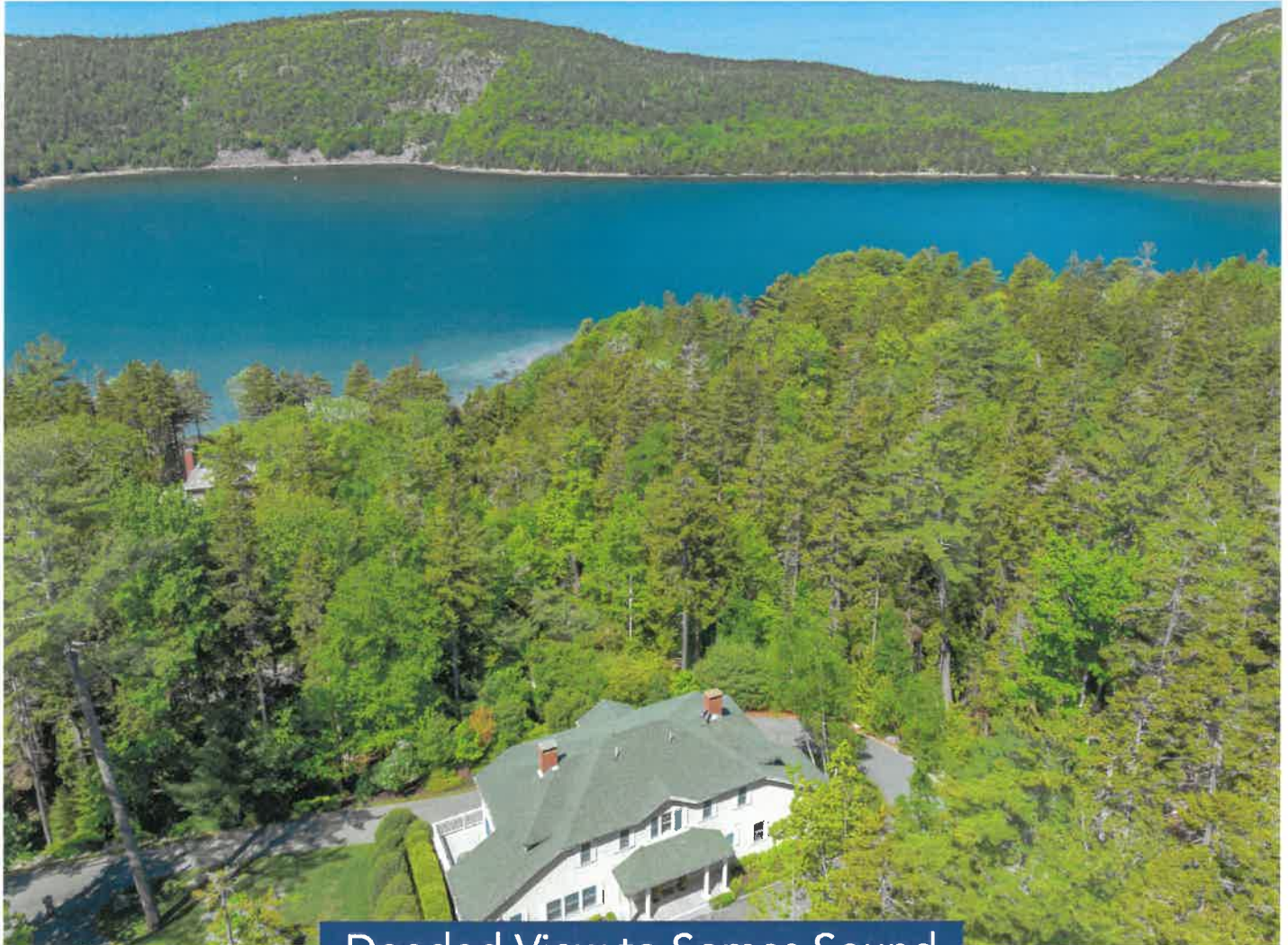
SOUND VIEW

85 SARGEANT DRIVE
NORTHEAST HARBOR

\$4,999,995



*Distinctive properties.
Legendary service.*



Deeded View to Somes Sound

Offered exclusively through:

THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

SOUND VIEW

85 Sargeant Drive
Northeast Harbor



Deeded View from House to Somes Sound



House Length Porch-Somes Sound



Living Room with View of Somes Sound

- 4 Bedrooms, 5 Baths
- 3,508 +/- Sft
- 2.1 +/- Acres
- Abuts Acadia National Park-Norumbega Mnt

SOUND VIEW

85 Sargeant Drive
Northeast Harbor



Dining Room



Kitchen to Breakfast Nook



Main Suite



Guest Suite



View to Northwest



View to West

MLS #: 1593551

Status: Active

Directions: From NEH Main Street, bear right on Summit, bear right on Millbrook, bear right on Sargeant Drive, go past NEH Golf Club on the right, #85 is 1/4 mile on the right. Sign at driveway.

County: Hancock

Property Type: Residential

Public Detail Report

Seasonal: No

List Price: \$4,999,995

Original List Price: \$4,999,995



85 Sargeant Drive
(Northeast Hbr)
Mount Desert, ME
04662

List Price: \$4,999,995
MLS#: 1593551



General Information

Sub-Type: Single Family Residence	Year Built: 1992	Rooms: 9	Sqft Fin Abv Grd+/-: 3,508
Style: Contemporary	Fireplaces Total: 3	Beds: 4	Sqft Fin Blw Grd+/-: 0
Color: Cream Yellow		Baths: 5/1	Sqft Fin Total+/-: 3,508
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Water Body: Some Sound-Atlantic Oc.	Road Frontage +/-: 478
Lot Size Acres +/-: 2.1	Water Views: Yes	Water Body Type: Ocean	Source of Rd Front: Public Records
Source of Acreage: Public Records			Zoning: R2
Surveyed: Yes			Zoning Overlay: 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: 4				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; Disposal; Dryer; Gas Range; Microwave; 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>
Family Room				First	Built-Ins,Wood Burning Fireplace			Sunroom				First	Four-Season
Bedroom 1				First	Full Bath,Suite,Walk-in Closet								
Primary Bedroom				Second	Full Bath,Separate Shower,Suite,Walk-in Closet								
Bedroom 3				Second	Closet,Walk-in Closet								
Bedroom 2				Second	Closet,Full Bath,Walk-in Closet								
Kitchen				First	Breakfast Nook,Island,Pantry								
Living Room				First	Wood Burning Fireplace								
Dining Room				First	Wood Burning Fireplace								

Property Features

Utilities On: No	Construction: Wood Frame
Site: Rolling/Sloping; Well Landscaped; Wooded	Basement Info: Crawl Space; Daylight; Finished; Full
Driveway: Paved	Foundation Materials: Poured Concrete; Slab
Parking: 1 - 4 Spaces; On Site; Paved	Exterior: Shingle Siding; Vinyl Siding
Location: Abuts Conservation; Near Country Club; Near Shopping	Roof: Fiberglass; Pitched; Shingle
Rec. Water: Deeded	Heat System: Baseboard; Heat Pump; Hot Water; Multi-Zones
Roads: Paved; Public	Heat Fuel: Oil; Wood
Transportation: Major Road Access; Near Airport	Water Heater: Off Heating System
Electric: Circuit Breakers; Generator Hookup; On Site; Underground	Cooling: Heat Pump
Gas: Bottled	Floors: Carpet; Tile; Wood
Sewer: Public Sewer	Veh. Storage: 2 Car; Attached; Auto Door Opener; Direct Entry to Living; Heated
Water: Private; Public; Well Existing on Site	Garage: Yes
Equipment:Air Radon Mitigation System; Cable; Generator	Garage Spaces: 2
Basement Entry: Interior; Walk-Out	Amenities: 1st Floor Primary Bedroom w/Bath; Irrigation System; Primary Bedroom w/Bath; Security System; Walk-in Closets
	Patio and Porch Features: Deck; Porch
	View: Mountain(s); Scenic

Tax/Deed Information

Book/Page 6106/223	Full Tax Amt/Yr: \$12,821/ 2024	Map/Block/Lot: 5/59-4
		Tax ID: 86SargeantDriveMountDesert04662

Remarks

Remarks: Nestled above Sargeant Drive on the slopes of Acadia's Norumbega Mountain with elevated open views of Echo and Valley Cove on Somes Somes and Acadia's Western Mountains, 'Sound Drive' offers a year-round 4 Bedroom, 5 Bath, and 3 fireplaces with 2.1+/- acres and 3,508+/-sft. Built in 1992, 'Sound View' was extensively updated in 2013 by renowned Architect Jonathan Winthrop, with a covered full house length deck sharing magnificent deeded views over Somes Sound, full new design and appliances for the kitchen and family room, an expansive front entry and stairway areas adding space flowing with natural light, 4 full baths with custom tile and heated floors, and lower floor mezzanine and work shop rooms off the attached heated 2 car garage. Updated heating, electrical systems and security systems along with a whole house generator and heat pumps add comfort and security. Beautiful gardens and landscaping blend perfectly with natural features of Acadia that surround the property. Close to the village of Northeast Harbor and marinas, abutting Acadia, and in the heart of Mount Desert Island most desired locations.

LO: The Knowles Company

Listing provided courtesv 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: 85 Sargeant Drive -NEH, Mount Desert, ME 04662

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal n/a ☐ Unknown
☒ Drilled ☐ Dug ☐ Other Mnt Desert Water District line for Landscaping Water

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: 04/15/2024 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? UV System installed 2023 for past coliform after winter season

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: West side of house-year round water supply

Installed by: John S. Gilbert

Date of Installation: 1992

USE: Number of persons currently using system: 2-3

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

Comments: Town of Mount Desert Water District Line supplies water for landscaping

Source of Section I information: Public record, Seller, contractors

Buyer Initials _____

Page 1 of 7

Seller Initials John S. Gilbert

PROPERTY LOCATED AT: 85 Sargeant Drive -NEH, Mount Desert, ME 04662

SECTION II - WASTE WATER DISPOSAL

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

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

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

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

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

~~Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____~~

~~Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____~~

~~Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____~~

~~Location: _____ OR ☐ Unknown~~

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

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

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

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

~~Leach field: _____ ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

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

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

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

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

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

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

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

Comments: _____

Source of Section II information: Public record, Seller, contractors

Buyer Initials _____

Page 2 of 7

Seller Initials ME MG

PROPERTY LOCATED AT: 85 Sargeant Drive -NEH. Mount Desert, ME 04662

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBBH	Heatpumps (4)	Fireplace-LR-DR-Family Rm	
Age of system(s) or source(s)	2014 +/-	2022-2023	1992	
TYPE(S) of Fuel	Oil	Electric	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		part of Electrical use	seasonal use <1 cord	
Name of company that services system(s) or source(s)	Coastal	Electrician-Roger	Maineley Chimney	
Date of most recent service call	2023		08/31/2020	
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information		new install 2022-2023 3 Bedrooms, Kitchen-Fam Rm	<1 cord since 2011	

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: 08/31/20

Date chimney(s) last cleaned: 08/31/20

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: Mainly Chimney cleaned and inspected Chimneys (LR-DR-Family Rm) in 2020

Source of Section III information: Seller, Service Contractors, Caretaker, Public Records

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 Jan MB

PROPERTY LOCATED AT: 85 Sargeant Drive -NEH, Mount Desert. ME 04662

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

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☒ Unknown

Comments: Seller is not aware of any underground storage tanks

Source of information: Public Records, Service Contractors, Owner

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: Public Records, Service Contractors, Owner

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 09/13/13 By: TP Environmental Testing

Results: 12.3 pCi/L basement, 4.1 pCi/L first level

If applicable, what remedial steps were taken? 2013 Air Radon Mitigation system installed-by TP Environmental

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

Are test results available? ☒ Yes ☐ No

Results/Comments: System has on-going visual unit to confirm operational function

Source of information: Seller, Service Contractors, 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: Seller, Service Contractors, Caretaker

E. METHAMPHETAMINE - Current or previously existing:

Comments: ----- ☐ Yes ☒ No ☐ Unknown

Source of information: Public records, Seller, Contractors, Caretaker

Buyer Initials -----

Page 4 of 7

Seller Initials Zen MG

PROPERTY LOCATED AT: 85 Sargeant Drive -NEH, Mount Desert, ME 04662

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... ☐ Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: House was built in 1992, and fully renovated in 2009-12, and 2014-2020

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: Seller, Caretaker, Contractors, Public Records

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: View Easement

Source of information: Deed, Seller, Public Records

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? property owner

Road Association Name (if known): n/a

Buyer Initials _____

Page 5 of 7

Seller Initials JG MG

PROPERTY LOCATED AT: 85 Sargeant Drive -NEH. Mount Desert, ME 04662

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

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

☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

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

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

Year Principal Structure Built: 1992

What year did Seller acquire property? 2013

Roof: Year Shingles/Other Installed: 2014 (50 year architectural shingles during renovation)

Water, moisture or leakage: none

Comments: _____

Foundation/Basement:

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

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

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

Comments: _____

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

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

Comments: _____

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

Comments: 11 KW Automatic Generac Generator

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: _____

Comments: _____

Source of Section V information: Seller, Service Contractors, Caretaker, Public Records

PROPERTY LOCATED AT: 85 Sargeant Drive -NEH, Mount Desert, ME 04662

SECTION VI— ADDITIONAL INFORMATION

History of Improvements on file at the office.


High Speed Internet- Spectrum

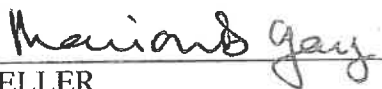
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

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.

 5/4/24
SELLER DATE
85 Sargeant Drive LLC-John Gay

 5/4/24
SELLER DATE
85 Sargeant Drive LLC-Marion D. Gay

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 85 Sargeant Drive LLC-John Gay, 85 Sargeant Drive LLC-Marion D. Gay (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 85 Sargeant Drive -NEH, Mount Desert, ME 04662

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	Seller <u>85 Sargeant Drive LLC -John Gay</u>	Date <u>5/4/24</u>
Buyer _____	Date _____	Seller <u>85 Sargeant Drive LLC Marion D. Gay</u>	Date <u>5.4.24</u>
Buyer _____	Date _____	Seller _____	Date _____
Buyer _____	Date _____	Seller <u>Lili Pew</u>	Date <u>5/4/24</u>
Agent _____	Date _____	Agent <u>Lili Pew-The Knowles Company</u>	Date _____



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PROPERTY DISCLOSURE 2024 ADDENDUM
(Flood Hazard)

For Property Located At: 85 Sargeant Drive, Northeast Harbor, ME 04662

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

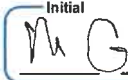
If Yes, indicate the date of each payment: _____

Buyer Initials _____

Page 1 of 2

Seller Initials

Initial


Initial


For Property Located At: 85 Sargeant Drive, Northeast Harbor, ME 04662

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?

Relevant Panel Number: **23009C1208D** Year: **7/20/2016** (Attach a copy)

Comments: _____

Source of information: **National Flood Hazard Layer FIRMEtte**

DocuSigned by:

Seller 8466EC7BFEE844D... Date
85 Sargeant Drive LLC-John Gay

Signed by:

Seller 8466EC7BFEE844D... Date
85 Sargeant Drive LLC-Marion Gay

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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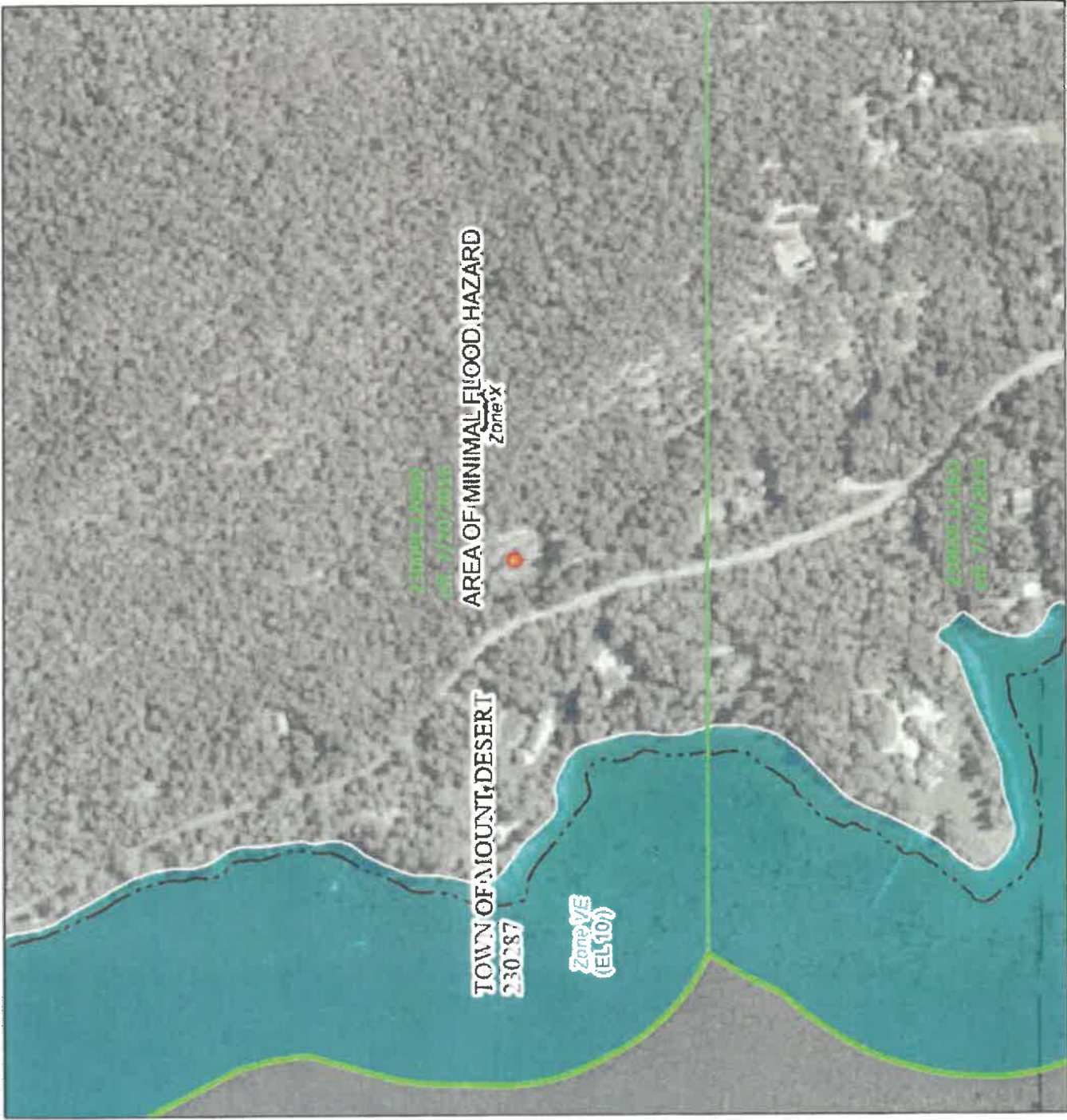


National Flood Hazard Layer FIRMette



Docusign Envelope ID: AF85C26B-B95A-46DD-AD94-F85F2B7C5AFC

68°18'28"W 44°19'2"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 68°17'51"W 44°18'36"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AS9

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

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 Levees. See Notes, Zone X

Area with Flood Risk due to Levee Zone

OTHER AREAS

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

OTHER FEATURES

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

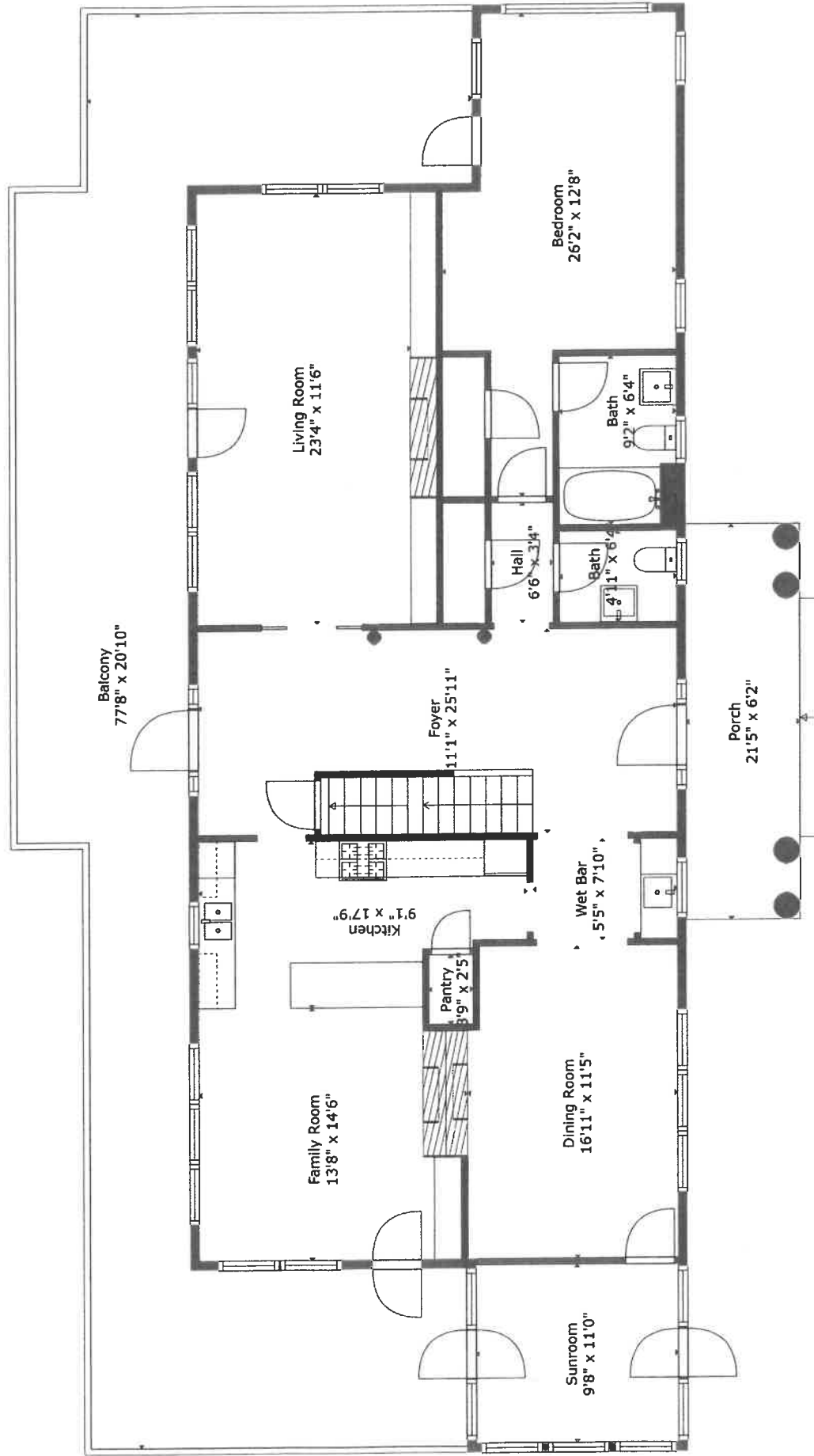
Unmapped

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. 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 8/13/2024 at 10:06 AM 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.

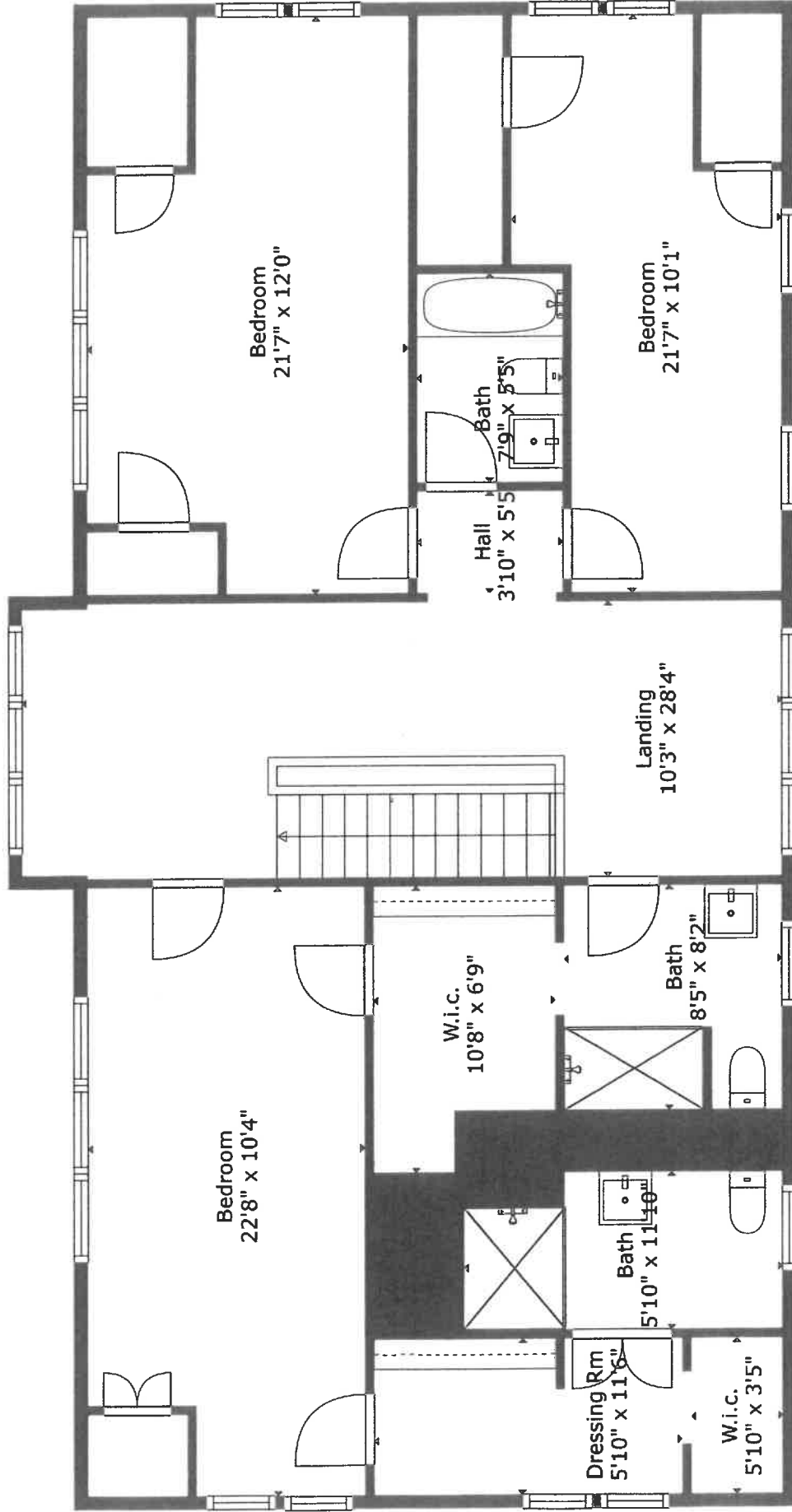


TOTAL: 3833 sq. ft

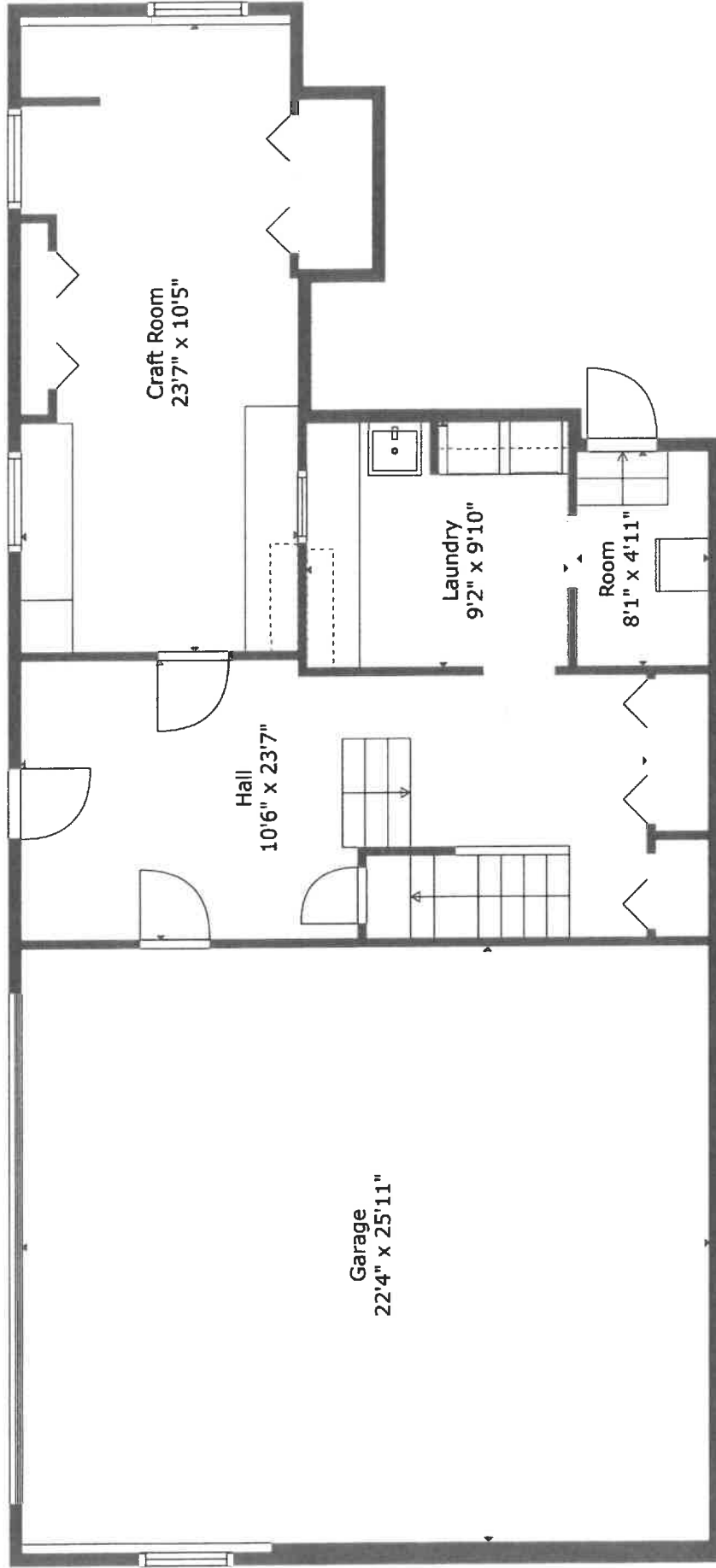
Below Ground: 673 sq. ft, FLOOR 2: 1707 sq. ft, FLOOR 3: 1453 sq. ft
 EXCLUDED AREAS: GARAGE: 582 sq. ft, PORCH: 132 sq. ft, BALCONY: 852 sq. ft

Sizes And Dimensions Are Approximates, Actual May Vary.

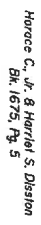




TOTAL: 3833 sq. ft
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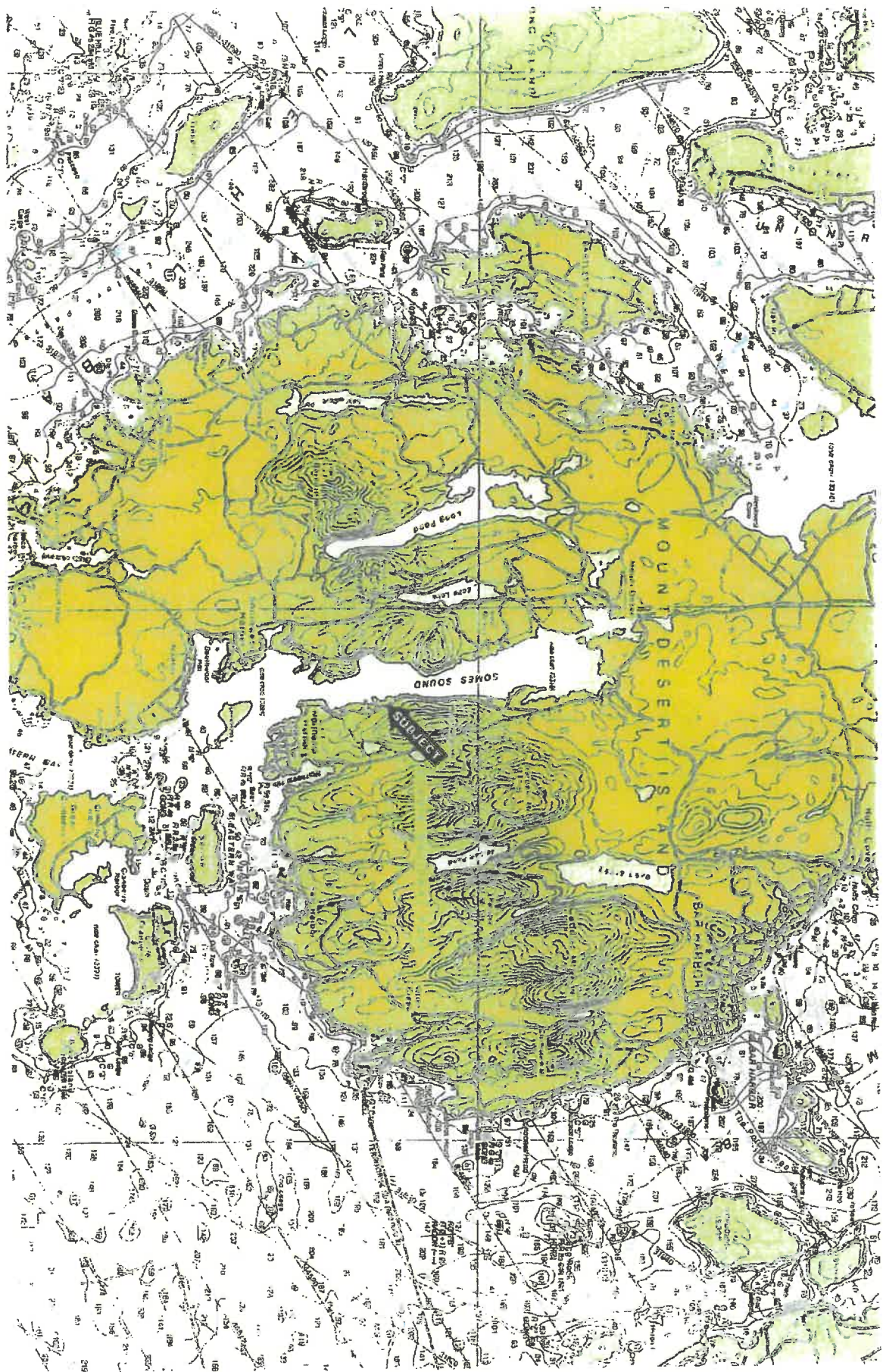
NOTE:

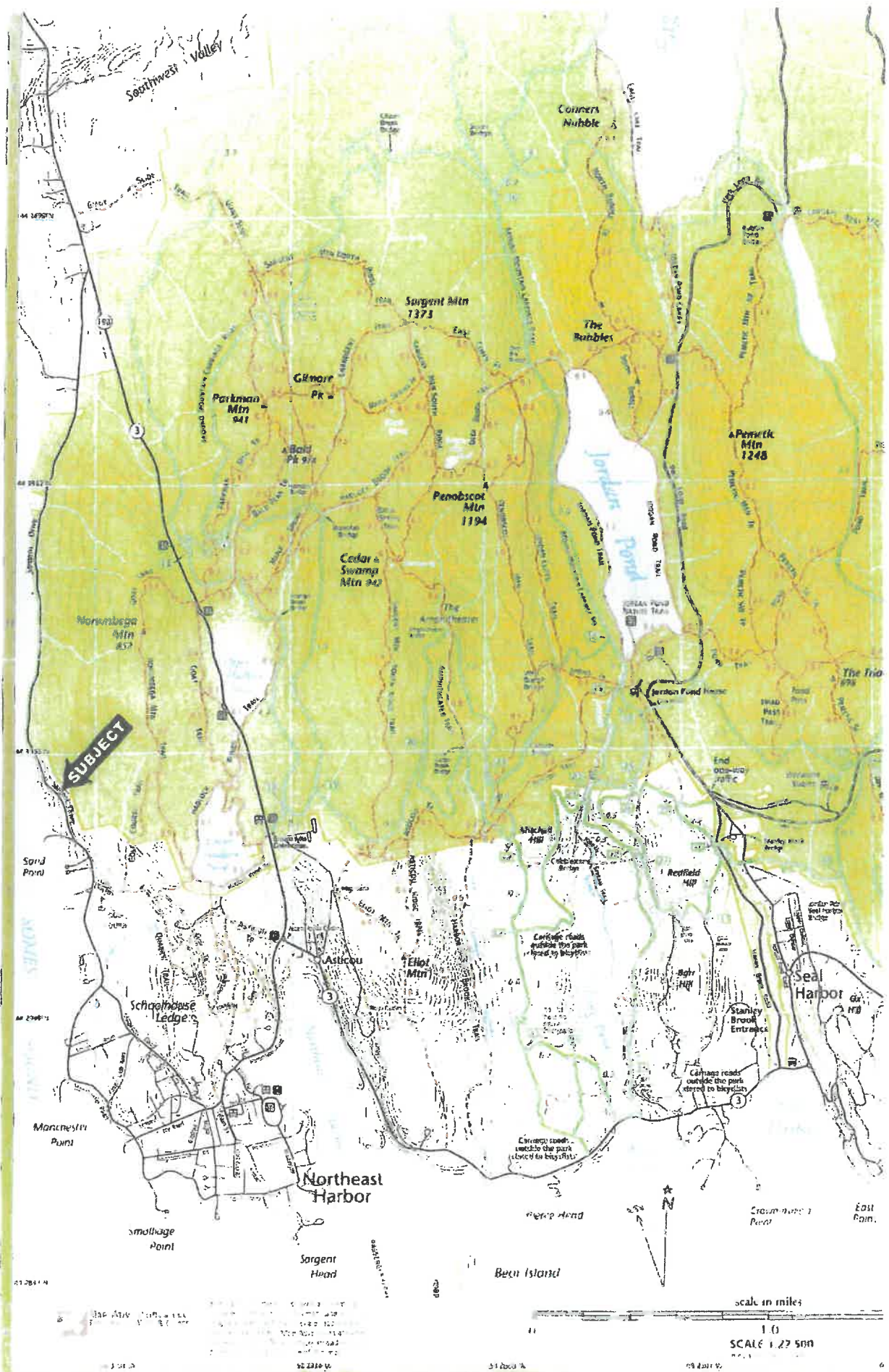
1) Refer to plan by Eastern Surveying Co., Inc. titled "Location Survey for: HORACE C. JR. & HARRIET S. DISSTON" Northeast Harbor, Mt. Desert, Me. dated May, 1989.

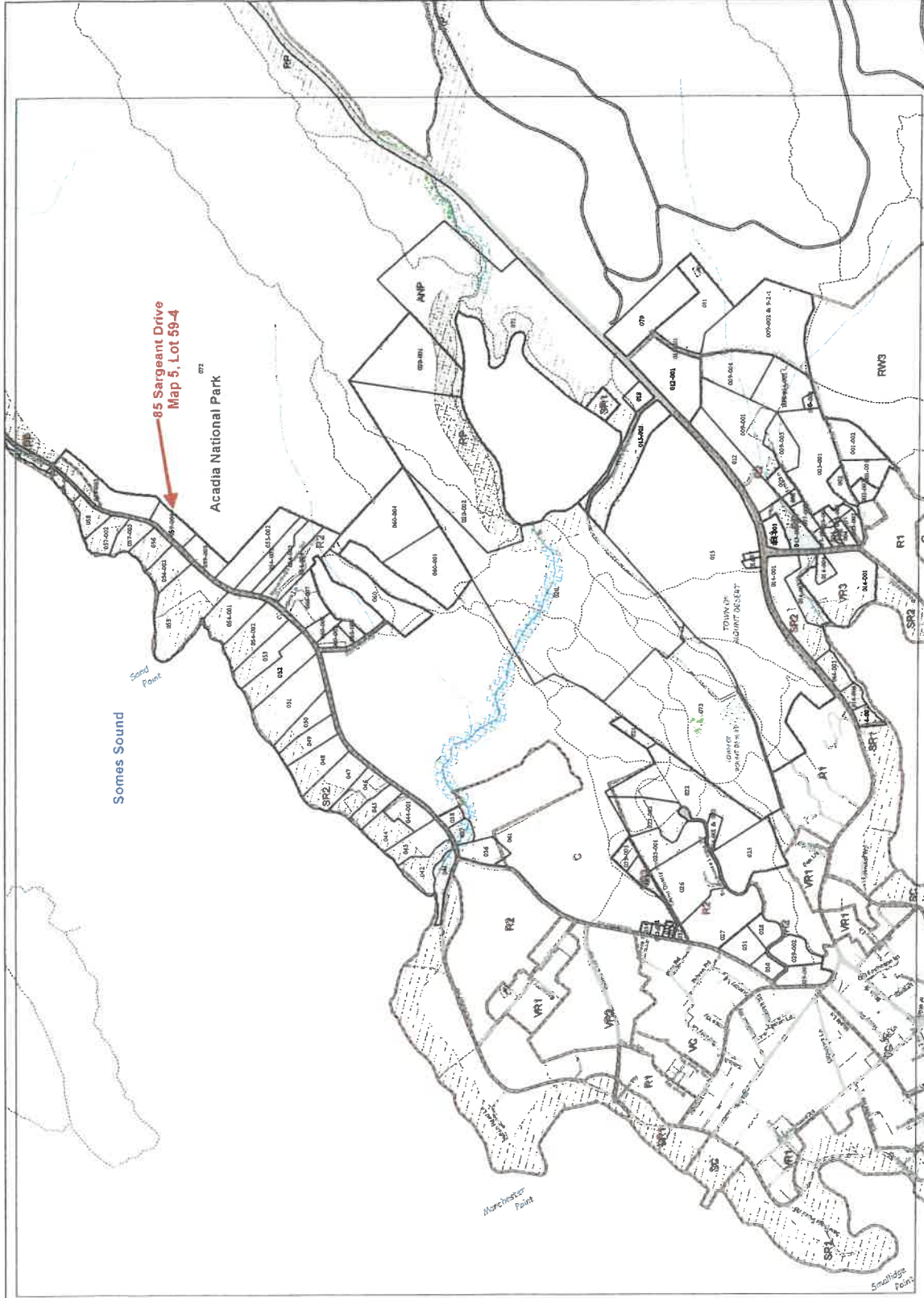
2) Measurements made with theodolite, EDM, steel tape and stadia.

Site Plan for:
JOHN F. DUCEY, Jr.
Northeast Harbor, Mt. Desert, Maine
October, 1992 - Scale: 1" = 20'
Contour Interval - 2' - Elevations assumed

EASTERN SURVEYING CO., INC., HANCOCK, MAINE







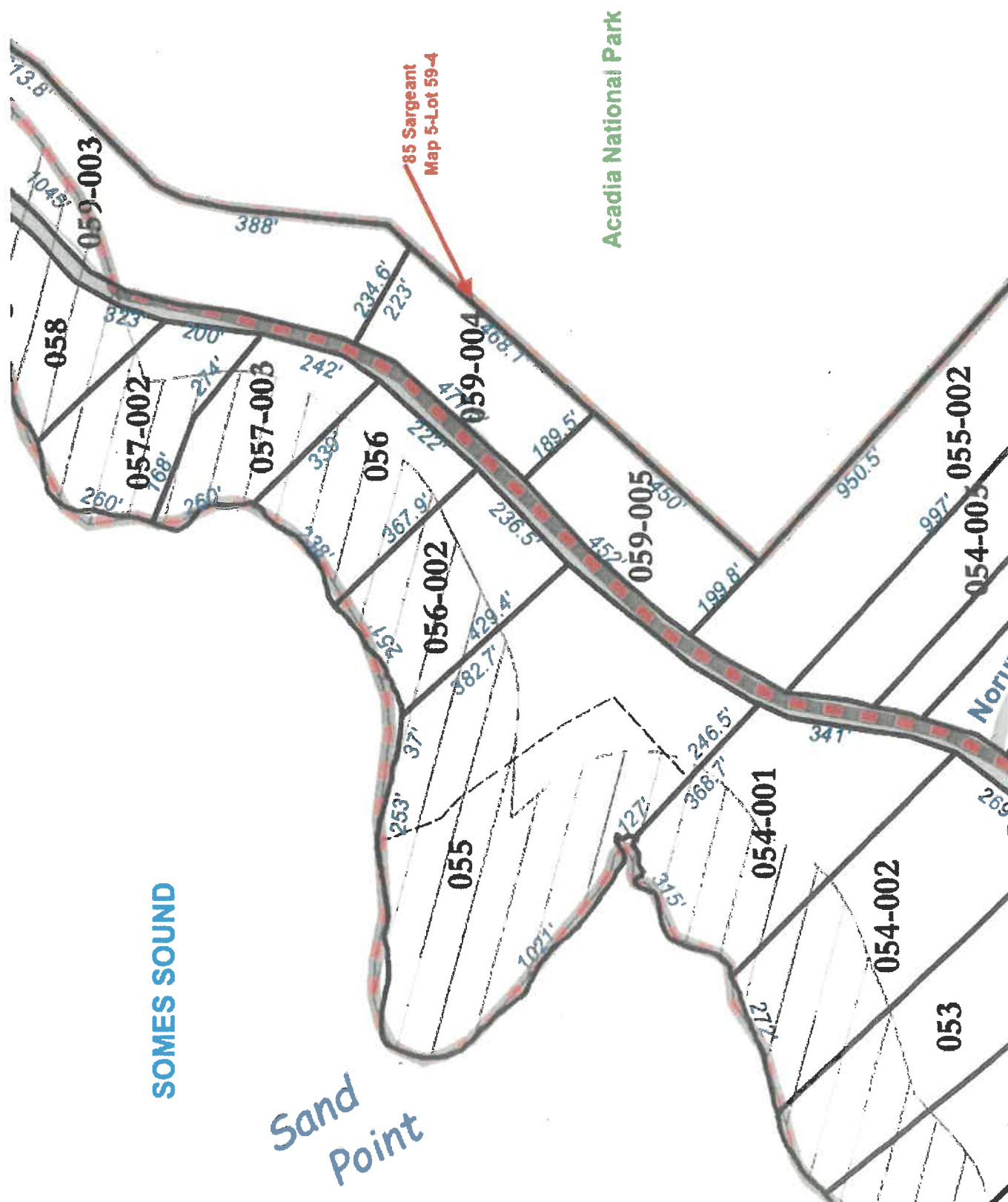
- Legend**
- Parcel Line
 - Historic Lot Line
 - Easement
 - Zone Line
 - Shoreland Zone
 - Stream Protection Zone
 - Streams
 - Perennial
 - Intermittent
 - Water
 - Wetland



Tax Map 5

Current as of April 1, 2023

DISCLAIMER: This map is a representation of the current tax map for the Town of Mount Desert Island, Maine. It is not a legal document and should not be used for legal purposes. The map is subject to change without notice. The Town of Mount Desert Island, Maine, is not responsible for any errors or omissions on this map. The map is provided for informational purposes only.



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

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

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**



Paul E. Hays, Governor

Walt D. McLean, Commissioner

April 2013



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.



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 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 license completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships that you may make an informed decision as to the relationship you wish 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 07/2
Office Title Changed 09/2

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.