

## TIDEWATCH

769 INDIAN POINT ROAD  
MOUNT DESERT

**\$5,950,000**



*Distinctive properties.  
Legendary service.*



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For more information, please contact:

**THE KNOWLES COMPANY**

One Summit Road  
Northeast Harbor, Maine 04662

*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.*

207.276.3322  
info@KnowlesCo.com  
www.KnowlesCo.com

## PROPERTY DESCRIPTION

### TideWatch

A beautiful custom-built home designed by award winning architect Gene Aubry, this home takes advantage of a peaceful and serene setting. The reversing falls are a natural phenomenon to witness that will be sure to amaze young and old. Sunsets are as breathless as they come! Primary Bedroom suite with private bath, complete with private porch are all on the first level, as well as a private laundry room. Gourmet equipped Kitchen with walk in pantry and breakfast nook is adjacent to a Dining area with fireplace and access to screened in porch. Living Room with fireplace enjoys access to the spacious deck. Lower level is home to 4 more suites, each with private baths and patios, creating lovely respites to enjoy the peaceful view. A Fitness Room, custom wine cellar and sitting area, laundry room and woodworking shop are on this level. The piece de résistance is the third level office, home to a bird's eye view and "widow's walk" with expanded views of Squid Cove to the west and to Blue Hill and beyond.

THE KNOWLES COMPANY

1000 HILL STREET, NORTHEAST HARTFORD, CONNECTICUT 06105-2000

## PROPERTY DETAIL

# TideWatch

769 Indian Point Road, Town of Mt. Desert  
Custom built for current owners, completed in September 2001  
4.85 acres with 600+ feet of shoreline, 500+ feet on road  
Located on Goose Marsh Pond, just inside Squid Cove  
Home designed by award winning architect Gene Aubry  
Landscape design and construction by Dennis Bracale  
Construction by Lullmann and Associates

### Size:

- 6,341 ft<sup>2</sup> on 3 levels finished (heated)
- 300 square foot second floor screened in porch
  - 750 ft with two space garage
  - 1586 ft with two decks
- 8977 square feet of total living space (approximate)

### Major Features:

- Five bedrooms all with 5 en suite bathrooms, master bedroom on main level
  - All guest suites have walkouts to patios
  - Half bath in hallway off main entrance
  - Viking gourmet equipped kitchen
    - Walk-in pantry
- Large living room (19' x 26') with wood fireplace
  - Library with gas fireplace
  - Dining room with gas fireplace
  - Breakfast room between kitchen and garage
- Custom built wine cellar, climate controlled, 1250+ bottles, with sitting area outside
  - Two laundry rooms, one in master bedroom suite, other near guest bedrooms
  - Custom built "shop" for woodworking etc.
    - Fitness room
- Custom built office on the second floor with "widow's walk" and expanded views
  - Large front entrance covered porch off of stone walled courtyard
  - Court for Boules or Pétanque off entrance circle
  - Screened-in gazebo in woods
- **GENERAC** automatic generator installed for power outage events

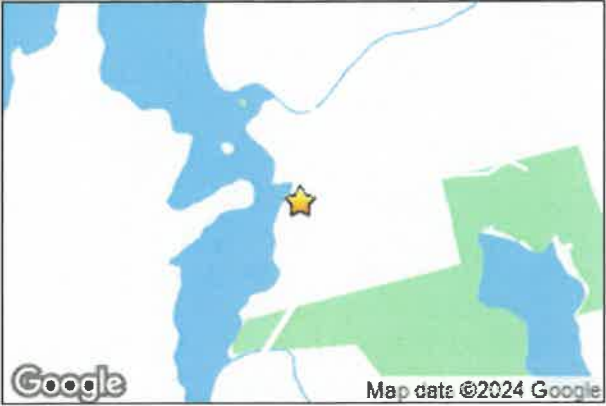
Public Detail Report  
Seasonal: No

MLS #: 1595127  
Status: Active  
County: Hancock  
Property Type: Residential  
Directions: Pretty Marsh Road to Indian Point Road, property a short distance on your left.

List Price: \$5,950,000  
Original List Price: \$5,950,000



769 Indian Point  
Road  
Mount Desert, ME  
04660-6039  
  
List Price:  
\$5,950,000  
MLS#: 1595127



General Information

Sub-Type: Single Family Residence	Year Built: 2001	Rooms: 15	Sqft Fin Abv Grd+/-: 3,345
Style: Contemporary; Cottage	Fireplaces Total: 3	Beds: 5	Sqft Fin Blw Grd+/-: 2,996
		Baths: 5/1	Sqft Fin Total+/-: 6,341
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 600	Zoning: shoreland
Lot Size Acres +/-: 4.85	Srcce of Wtrfrt: Deed	Waterfront Owned +/-: 600	Zoning Overlay: No
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 0	
Surveyed: Yes		Water Body: Reversing Falls, Goose Marsh Pond to Squid Cove	
		Water Body Type: Cove; Ocean	

Interior Information

Full Baths Bsmnt: 4	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 1	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Cooktop; Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Wall Oven; Washer; Other Appliances: there are two washers and two dryers

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Living Room			First	Coffered Ceiling,Gas Fireplace	Office			Upper	Built-Ins
Primary Bedroom			First	Balcony/Deck,Suite	Other Room			First	
Den			First	Built-Ins,Coffered Ceiling,Gas Fireplace	Other Room			Basement	Workshop
Dining Room			First	Built-Ins,Gas Fireplace					
Laundry Room			First						
Bedroom 2			Basement	Balcony/Deck,Full Bath					
Bedroom 3			Basement	Balcony/Deck,Full Bath					
Bedroom 4			Basement	Balcony/Deck,Full Bath					
Bedroom 1			Basement						
Laundry Room			Basement						
Exercise Room			Basement						
Kitchen			First	Cathedral Ceiling,Eat-in Kitchen,Island,Pantry,Skylight					

Property Features

Site: Well Landscaped	Construction: Wood Frame
Driveway: Gravel	Basement Info: Finished; Full; Walkout Access
Parking: 5 - 10 Spaces; On Site	Foundation Materials: Poured Concrete
Location: Rural	Exterior: Shingle Siding
Rec. Water: Waterfront Tidal	Roof: Metal

Roads: Public  
Transportation: Near Airport  
Electric: Circuit Breakers  
Gas: Bottled  
Sewer: Private Sewer  
Water: Private  
Equipment: Generator  
Basement Entry: Interior; Walk-Out

Heat System: Baseboard; Multi-Zones; Radiant  
Heat Fuel: Oil; Wood  
Water Heater: Off Heating System  
Cooling: None  
Floors: Tile; Wood  
Veh. Storage: 3 Car; Attached; Auto Door Opener; Direct Entry to Living; Heated  
Garage: Yes  
Garage Spaces: 2  
Amenities: 1st Floor Primary Bedroom w/Bath; Irrigation System; Laundry - 1st Floor; Laundry - 2nd Floor; Pantry; Primary Bedroom w/Bath; Security System; Storage; Walk-in Closets  
Patio and Porch Features: Deck; Patio; Porch; Porch-Screened  
View: Scenic

Tax/Deed Information

Book/Page 6092/108	Full Tax Amt/Yr: \$28,071/ 2023	Map/Block/Lot: 11//87
		Tax ID: MTDS-000011-000000-000087

Remarks

Remarks: A beautiful custom-built home designed by award winning architect Gene Aubry, this home takes advantage of a peaceful and serene setting. The reversing falls are a natural phenomenon to witness that will be sure to amaze young and old. Sunsets are as breathless as they come. A most comfortable home for two or a houseful, this home enjoys a comfortable flow. Primary bedroom suite with private bath complete with private porch are all on the first level as well as a private laundry room. Gourmet equipped kitchen with walk in pantry, breakfast nook, Dining area with fireplace and access to a large screened in porch. Living room with fireplace, also enjoys access to the spacious deck. Lower level is home to 4 more suites all with private baths and patios, a lovely respite to enjoy the peaceful view. There is also a Fitness room, custom wine cellar and sitting area, laundry room and wood working shop on this level. The piece de resistance, in my opinion, is the third level office, home to a bird's eye view and "widows walk" with expanded views of Squid Cove to the west to Blue Hill and beyond.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

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PROPERTY LOCATED AT: 769 Indian Point 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: 2001 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? no problems.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: by upper parking area

Installed by: Gilbert Well Drilling

Date of Installation: 2001

USE: Number of persons currently using system: 2 plus

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

Comments: Well depth 325 feet, 20 feet of casing, 8 gallons a minute when built. New well pump 2024

Source of Section I information: Seller and Broker.

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PROPERTY LOCATED AT: 769 Indian Point 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: South side of house by porch OR | UnknownDate installed: 2001 Date last pumped: 2025 Name of pumping company: Action Septic ServiceHave 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: Near driveway, under boule courtDate of installation of leach field: 2001 Installed by: Unknown.Date of last servicing of leach field: 2001 Company servicing leach field: unknownHave 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: We have never had a problem with our septic system.Source of Section II information: Seller and Broker.

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PROPERTY LOCATED AT: 769 Indian Point 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	<b>Radiant &amp; Runtal</b>			
Age of system(s) or source(s)	<b>2012</b>			
TYPE(S) of Fuel	<b>oil</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	<b>Dead River</b>			
Date of most recent service call	<b>May 2024</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>None</b>			
Other pertinent information				

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☒ Yes ☐ NoIf Yes, are they lined: ..... ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, date: Don't recallDate chimney(s) last cleaned: Don't recall~~Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown~~~~Has vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: Don't recall~~~~Comments: \_\_\_\_\_~~Source of Section III information: **Seller and Broker.****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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What materials are, or were, stored in the tank(s)? \_\_\_\_\_

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

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

Source of information: Seller and Broker.**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: Seller has no knowledge of any asbestos. ☐ Yes ☒ No ☐ UnknownComments: Seller has no knowledge of any asbestos.Source of information: Seller and Broker.**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 ☐ No

Results/Comments: \_\_\_\_\_

Source of information: Seller and 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 ☐ No

Results/Comments: \_\_\_\_\_

Source of information: Seller and Broker.**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

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

Source of information: Seller and Broker.

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PROPERTY LOCATED AT: 769 Indian Point 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: House is continually maintained.

Source of information: Seller and Broker.

**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 and Broker.

**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: \_\_\_\_\_

Source of information: Public Record

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Source of information: Public record

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PROPERTY LOCATED AT: **769 Indian Point 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?~~ \_\_\_\_\_

Relevant Panel Number: **23009C1182D** Year: **7/20/2016** (Attach a copy)

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

Source of Section VI information: **FEMA Flood Insurance Map**

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PROPERTY LOCATED AT: 769 Indian Point 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:~~ \_\_\_\_\_Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownAre 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: None.Year Principal Structure Built: 2001 What year did Seller acquire property? 1999Roof: Year Shingles/Other Installed: New metal roof installed in 2017Water, moisture or leakage: no

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

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: 2 issues: water from storage unit under deck & near LR chimney. Both repaired.Mold: Has the property ever been tested for mold? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ NoComments: Eastern Maine Mold Remediation repaired in 2022, no issue since.Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ UnknownComments: This home has been meticulously maintained.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 ☐ UnknownComments: This home has been meticulously maintained.KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: This home has been meticulously maintained.Comments: This home has been meticulously maintained.Source of Section VII information: Seller and Broker.

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PROPERTY LOCATED AT: 769 Indian Point Road, Mount Desert, ME 04660

SECTION VIII - ADDITIONAL INFORMATION

This home has been well maintained with every issue addressed immediately.  
When owners are not in residence, caretaker visits weekly.  
Security system has high and low temperature alarms.  
Back-up generator comes on automatically during power outage.

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: David E. Szkutak 7/17/2025  
SELLER DATE  
David E. Szkutak

Signed by: Joan Bolduc Szkutak 7/17/2025  
SELLER DATE  
Joan Bolduc Szkutak

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 David E. Szkutak, Joan Bolduc Szkutak

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 769 Indian Point 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 \_\_\_\_\_

Signed by:

David E. Szkutak

7/17/2025

Seller David E. Szkutak

Date

Joan Bolduc Szkutak

7/17/2025

Seller Joan Bolduc Szkutak

Date

Seller \_\_\_\_\_

Date

Signed by:

Susan Ferrante-Collier

7/17/2025

Agent Susan Ferrante-Collier

Date



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REALTOR®

The Knowles Company, One Summit Rd Northeast Harbor ME 04662  
Susan Ferrante-Collier

(207) 276-3322

(207) 276-4114



Szkutak

# National Flood Hazard Layer FIRMette



68°23'35"W 44°21'37"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, AE, 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 Levee, See Notes, Zone X  
Area with Flood Risk due to Levee (Zone D)

**OTHER AREAS**

Area of Minimal Flood Hazard (Zone X)  
Effective LOMRs

**GENERAL STRUCTURES**

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

**OTHER FEATURES**

Cross Sections with 1% Annual Chance  
Water Surface Elevation  
Coastal Transect  
Base Flood Elevation Line (BFE)  
Limit of Study  
Jurisdiction Boundary  
Coastal Transect Baseline  
Profile Baseline  
Hydrographic Feature

**MAP PANELS**

Digital Data Available  
No Digital Data Available  
Unmapped

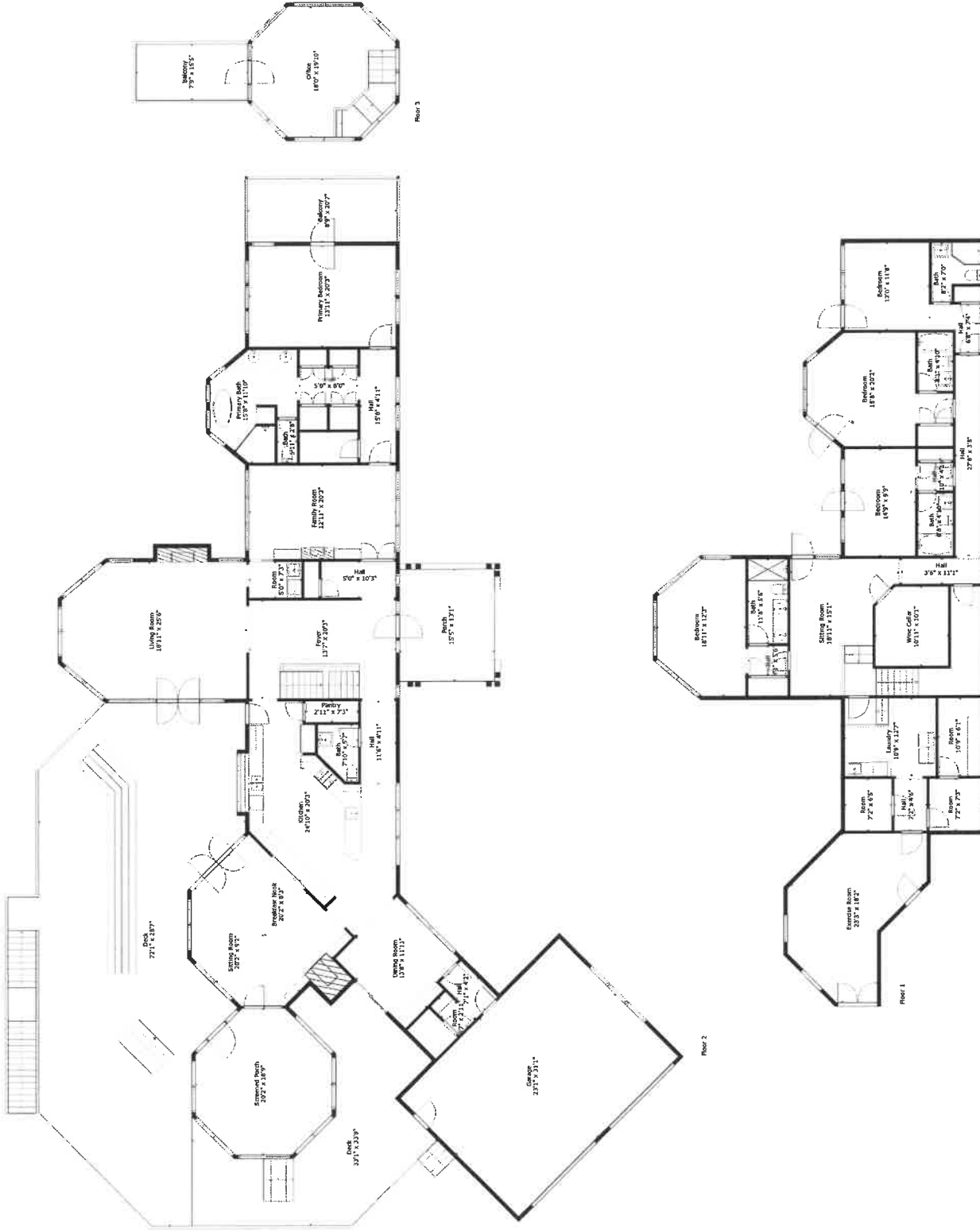
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps 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 7/17/2025 at 8:54 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.

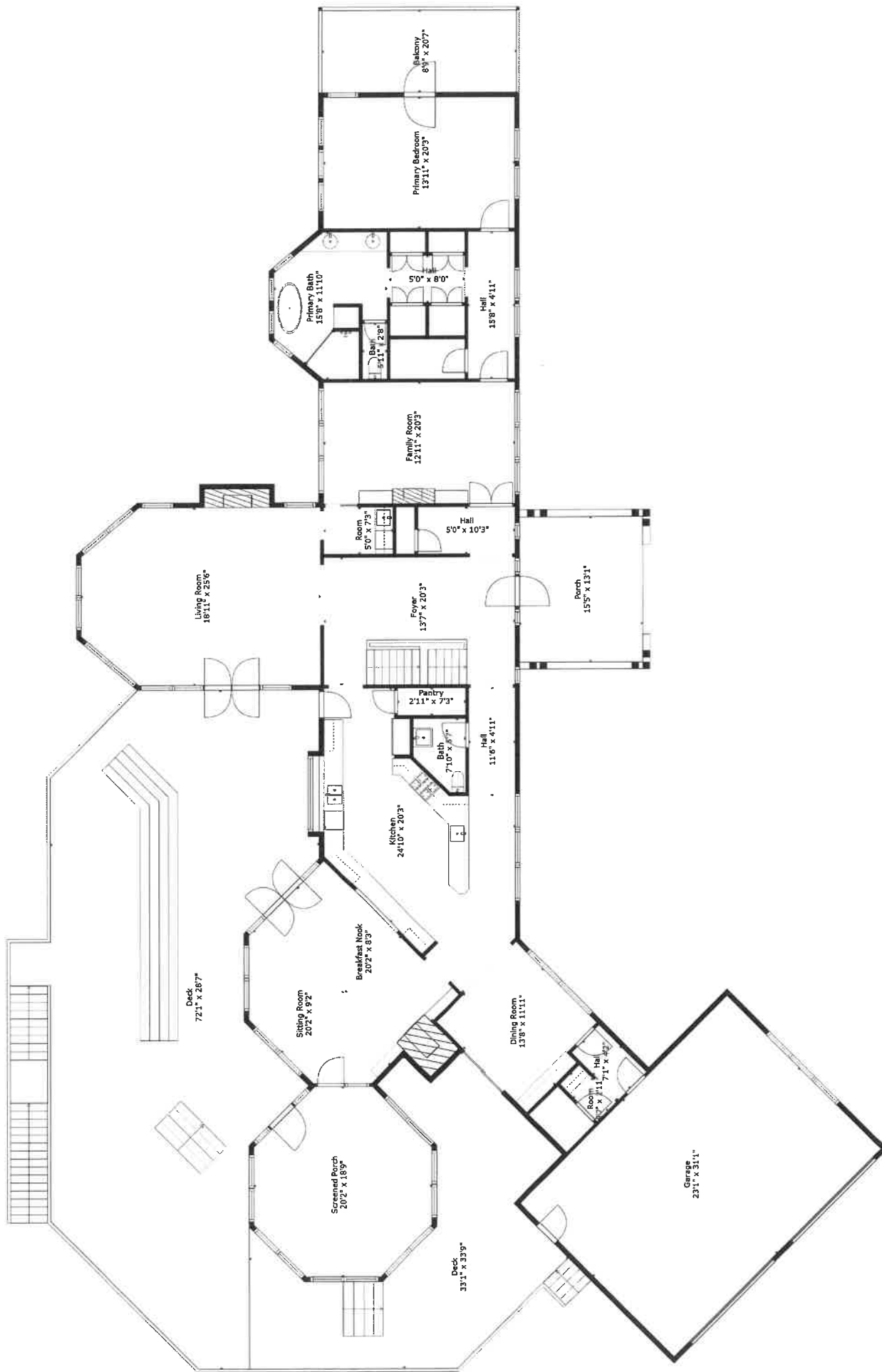
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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





**TOTAL: 5420 sq. ft.**  
 BELOW GROUND: 2203 sq. ft., FLOOR 2: 2911 sq. ft., FLOOR 3: 306 sq. ft.  
 EXCLUDED AREAS: ROOM: 52 sq. ft., WINE CELLAR: 107 sq. ft., GARAGE: 717 sq. ft.,  
 SCREENED PORCH: 307 sq. ft., PORCH: 202 sq. ft., BALCONY: 298 sq. ft.,  
 DECK: 2109 sq. ft., BAY WINDOW: 11 sq. ft., FIREPLACE: 16 sq. ft.

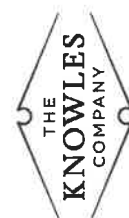
Sizes And Dimensions Are Approximates. Actual May Vary.



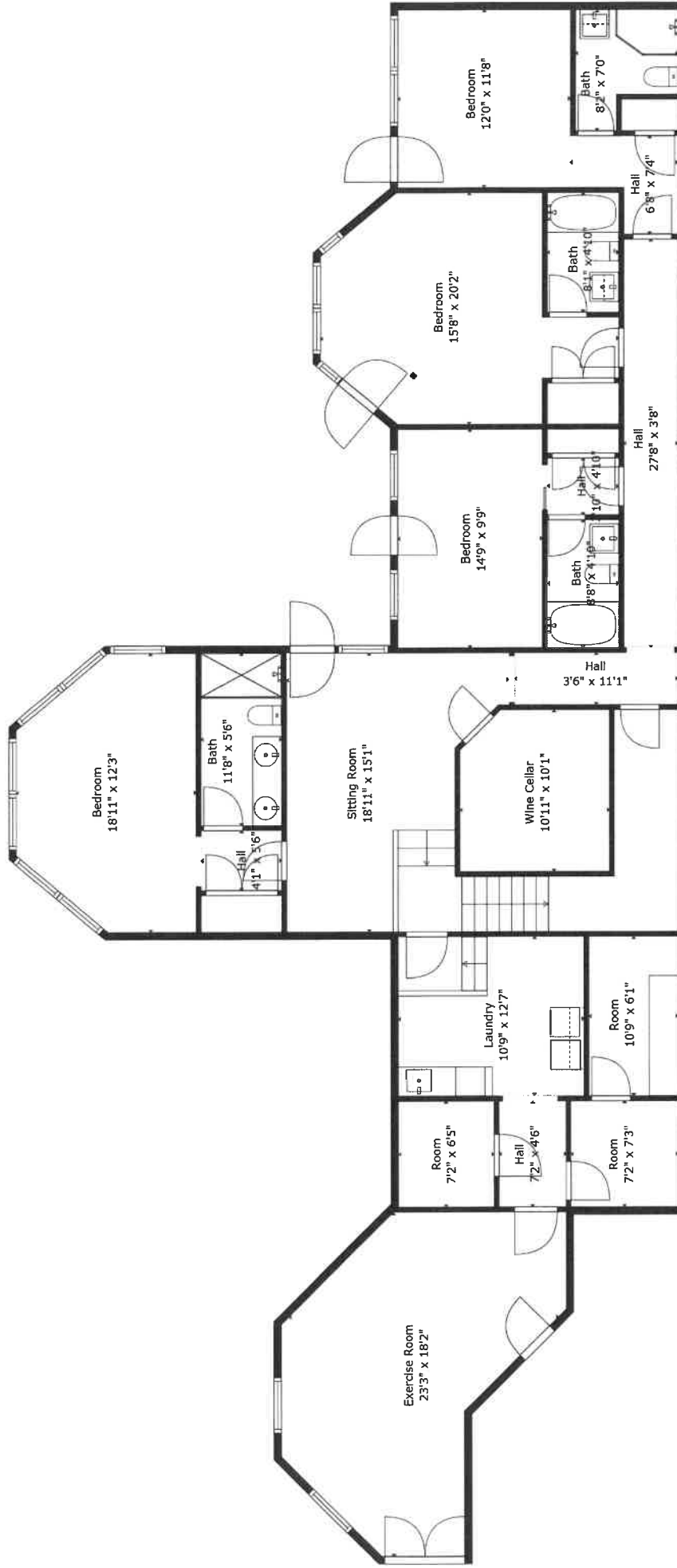
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 DECK: 2109 sq. ft, BAY WINDOW: 11 sq. ft, FIREPLACE: 16 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.







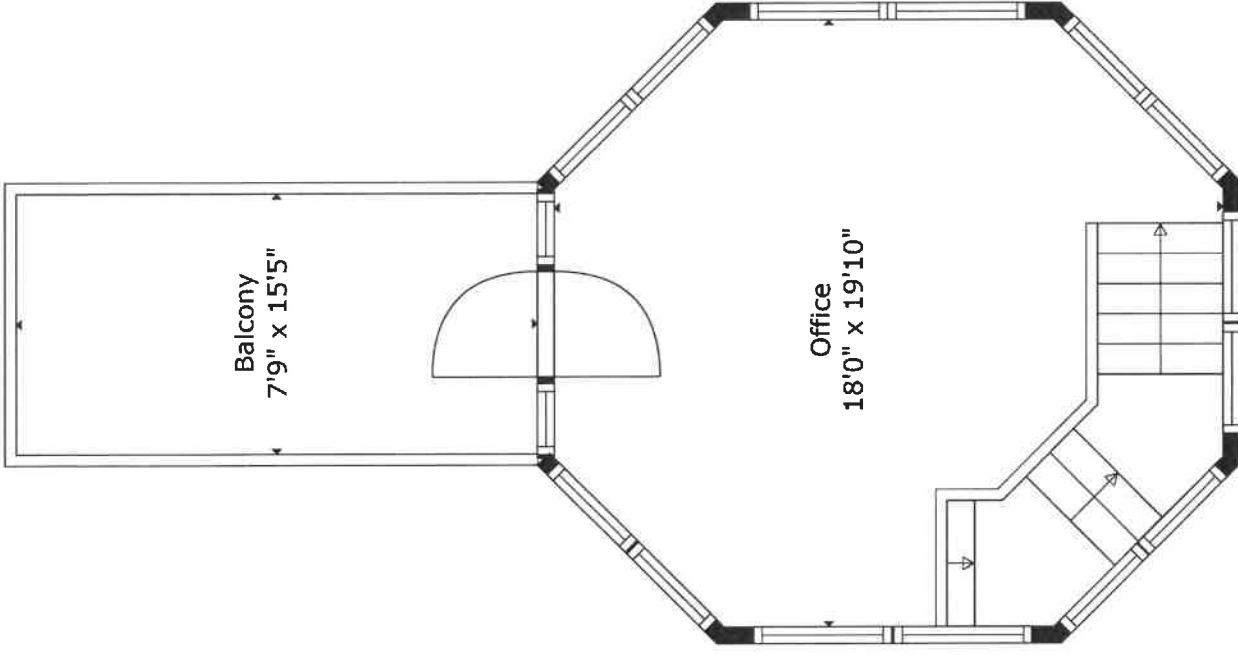
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Sizes And Dimensions Are Approximates. Actual May Vary.



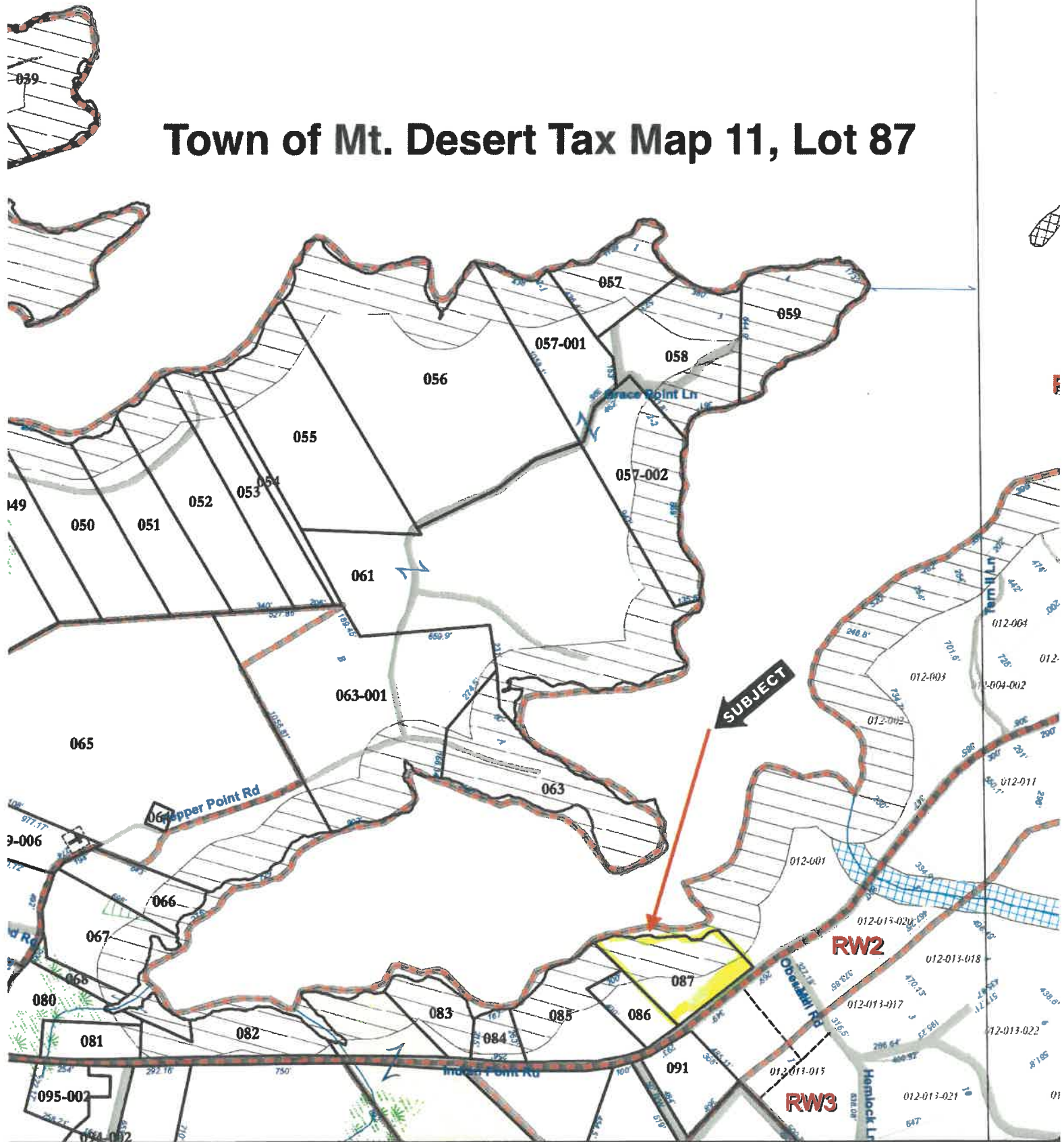
Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	SR1 see Note (f)	SR2 see Note (f)	SR3 see Note (f)	SR5 see Note (f)
<b>DIMENSIONS see Notes (b) (h<sup>2</sup>)</b>				
MINIMUM LOT AREA: with public sewer	1 acre	2 acres	3 acres	5 acres
without public sewer	N/A	2 acres	3 acres	5 acres
MINIMUM WIDTH OF LOTS: Shore Frontage	200 ft	200 ft	200 ft	200 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
Great Ponds (n)	100 ft (n)	100 ft (n)	100 ft (n)	100 ft (n)
public or private road*	50 ft	50 ft	50 ft	50 ft
property lines (d)** * see Note (c) ** see Note (d)	25 ft	25 ft	25 ft	25 ft
MAXIMUM LOT COVERAGE	20%	20%	20%	20%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	30 ft	30 ft

Continued...

(f) Within the shoreland zone: No new lot shall be created except in conformity with all of the requirements of this Ordinance for the district in which it is located. In addition to shore frontage, refer to Section 6B.11.4.3 for the required minimum lot width. For the required measurements, refer to shore frontage and minimum lot width in Section 8. When a legally existing parcel does not contain any shore frontage, the lot may be divided such that the newly created lots do not contain any shore frontage as otherwise required in Sections 3.5 and 6B.11.4.3, provided that all other minimum lot dimensional standards are met, including but not limited to lot area and minimum lot width.

# Town of Mt. Desert Tax Map 11, Lot 87





# 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 flouride, 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 in the  
Department of Health and Human Services

Paul T. Lefebvre, Governor

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