

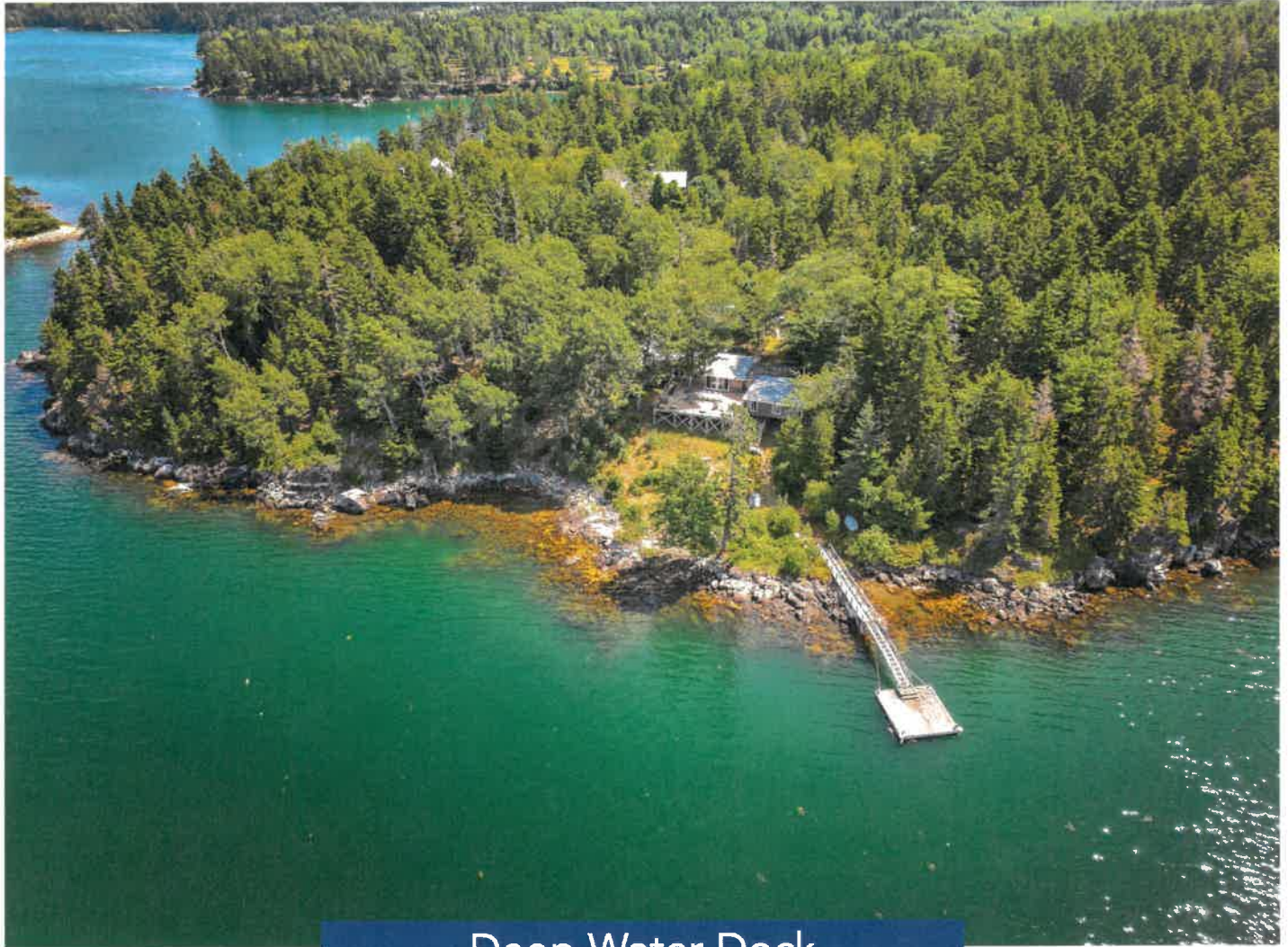
NOBLE'S COVE

62 NOBLE ROAD
TREMONT

\$3,380,000



*Distinctive properties.
Legendary service.*



Deep Water Dock

Offered exclusively through:

THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

NOBLE'S COVE

62 Noble Road
Tremont



View



Hallway



Dining



Living Area

Every great while a property becomes available that represents a truly rare opportunity to own a beautiful piece of Mount Desert Island real estate. Noble's Cove exemplifies what a coastal Maine home aspires to be; an inviting, private escape with breathtaking views and amazing sunsets. A classic mid-century, one level design, the home offers two independent but connected residences reminiscent of early rusticator abodes, with 6 total bedrooms, 2 full and 2 half baths. An expansive deck overlooks the secluded cove, with pristine views of Bartlett, Long and Hardwood islands on Mount Desert Narrows. The deep water dock accommodates large vessels on its sturdy float.

Public Detail Report

MLS #: 1598210
Status: Active
Directions: Take Rte 102 south from Somesville fire station (take a right on the loop of Rte 102 through Pretty Marsh). Right on Cape Rd, right on Turner, stay straight to property at the end.

County: Hancock
Property Type: Residential

Seasonal: No
List Price: \$3,380,000
Original List Price: \$3,380,000



62 Noble Road
Tremont, ME 04674

List Price: \$3,380,000
MLS#: 1598210



General Information

Sub-Type: Single Family Residence	Year Built: 1964	Rooms: 10	Sqft Fin Abv	2,535
Style: Other Style	Fireplaces Total: 0	Beds: 6	Grd+/-:	
		Baths: 2/2	Sqft Fin Blw	0
			Grd+/-:	
			Sqft Fin Total+/-:	2,535
			Source of Sqft:	Other
			Sqft Other	Approx. based on records
			Source:	

Land Information

Leased Land: No	Waterfront: Yes	Waterfront	310	Zoning: RR
Lot Size Acres +/-: 10.34	Src of Wtrfrt: Public Records	Amount:		Zoning Overlay: No
Source of Acreage: Survey	Water Views: Yes	Waterfront Owned	310	
Surveyed: Yes		+/-:		
		Waterfront Shared	0	
		+/-:		
		Water Body:	Atlantic, Blue Hill Bay	
		Water Body Type:	Cove; Ocean	

Interior Information

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

Room Name	Length	Width	Level	Room Features
Kitchen			First	
Living Room			First	
Bedroom 1			First	
Bedroom 2			First	
Kitchen			First	
Living Room			First	
Bedroom 1			First	
Bedroom 2			First	
Bedroom 3			First	
Bedroom 4			First	

Property Features

Site: Rolling/Sloping	Construction: Wood Frame
Driveway: Gravel	Basement Info: Crawl Space
Parking: 1 - 4 Spaces	Foundation Materials: Poured Concrete
Location: Interior Lot; Rural	Exterior: Shingle Siding
Restrictions: No Restrictions	Roof: Composition; Shingle
Rec. Water: Dock; Oceanfront; Waterfront Deep	Heat System: Baseboard; Stove
Roads: Gravel/Dirt; Private	Heat Fuel: Electric; Gas Bottled
Transportation: Deep Water Access	Water Heater: Electric
Electric: Circuit Breakers	Cooling: None
Gas: Bottled	Floors: Tile; Vinyl; Wood
Sewer: Septic Existing on Site	Veh. Storage: 2 Car
Water: Well Existing on Site	Garage: Yes
Equipment: Satellite Dish	Garage Spaces: 1
Basement Entry: Exterior Only	Amenities: 1st Floor Bedroom; Laundry - 1st Floor; One-Floor Living

Patio and Porch Features: Deck
View: Scenic

Tax/Deed Information

Book/Page 1746/497	Full Tax Amt/Yr: \$16,251/ 2023	Map/Block/Lot: 11//13
		Tax ID: TREM-000011-000000-000013

Remarks

Remarks: Every great while a property becomes available that represents a truly rare opportunity to own a beautiful piece of Mount Desert Island real estate. Noble's Cove exemplifies what a coastal Maine home aspires to be; an inviting, private escape with breathtaking views and amazing sunsets. A classic mid-century one level design, the home offers two independent but connected residences reminiscent of early rusticator abodes, with 6 total bedrooms, 2 full and 1 half baths. An expansive deck overlooks the secluded cove, with pristine views of Bartlett, Long and Hardwood islands on Mount Desert Narrows. The deep water dock accommodates large vessels on its sturdy float, and the mooring provides safe shelter for boats within easy reach. The 10.34+/- acres allow a substantial buffer, or could be divided without compromising the integrity of the parcel. With its low maintenance, natural landscaping, over-sized garage, Noble's Cove has everything one needs to settle in to their prefect seaside retreat.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

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MAINE
Listings



PROPERTY LOCATED AT: 62 Noble Road, Tremont, Maine

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: > 5 yrs ago 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: South side of lot

Installed by: HG Reed

Date of Installation: 2018

USE: Number of persons currently using system: 2-6

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

Comments: None

Source of Section I information: Seller, records

Buyer Initials _____ Page 1 of 7 Seller Initials ^{DS} KN _____

PROPERTY LOCATED AT: 62 Noble Road, Tremont,

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: North side of lot OR ☐ Unknown

Date installed: 10/1995 Date last pumped: 2023 Name of pumping company: Royal Flush

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: New pump installed 2023

Date of last servicing of tank: 2023 Name of company servicing tank: Royal Flush

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: North side of lot

Date of installation of leach field: 10/1995 Installed by: Unknown

Date of last servicing of leach field: None Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: System composed of older section and 1995 expansion. Two tanks.

Source of Section II information: Seller, records

Buyer Initials _____

Page 2 of 7

Seller Initials ^{DS} RN _____

PROPERTY LOCATED AT: 62 Noble Road, Tremont,

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	Gas stove, ext vented	Wood stove	Electric baseboard	
Age of system(s) or source(s)	Unknown	Unknown	Original	
TYPE(S) of Fuel	Propane	Wood	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Varies	Varies	Not tracked	
Name of company that services system(s) or source(s)	(Details avail.)	None	N/A	
Date of most recent service call	07/05/2024	None	N/A	
Malfunctions per system(s) or source(s) within past 2 years	Gas valve needed	None	None	
Other pertinent information	Needs replacement			

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: None

Date chimney(s) last cleaned: July 5, 2024

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: South section of house not winterized. North section winterized, heated by gas stove

Source of Section III information: Seller, 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 KN

PROPERTY LOCATED AT: 62 Noble Road, Tremont,

~~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, records**

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: **Seller, records**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: By:

Results:

If applicable, what remedial steps were taken?

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

Are test results available? ☐ Yes ☐ No

Results/Comments:

Source of information:

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:

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Property has remained in same family.**

Buyer Initials

Page 4 of 7

Seller Initials 

PROPERTY LOCATED AT: 62 Noble Road, Tremont,

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: _____

Source of information: **Seller, records, age of homes**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: **None**

Source of information: **Seller, 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: **Private road accessed by public road. ROW's in place for shared access.**

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? **Shared by neighbors**

Road Association Name (if known): **No name**

Buyer Initials _____

Page 5 of 7

Seller Initials KS _____

PROPERTY LOCATED AT: 62 Noble Road, Tremont,

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: N/A

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: None

Year Principal Structure Built: 1964

What year did Seller acquire property? Seller-built

Roof: Year Shingles/Other Installed: 6/2024

Water, moisture or leakage: None

Comments: New roof

~~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: Both structures on frost walls

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

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

Comments: Not tested

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

Comments: _____

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

Comments: _____

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

Comments: _____

Source of Section V information: Seller, records, observation

Buyer Initials _____

Page 6 of 7

Seller Initials RV

PROPERTY LOCATED AT: 62 Noble Road, Tremont,

SECTION VI — ADDITIONAL INFORMATION

Gas stove needs to be replaced, unless a new catalytic converter may be found (seller has attempted, but parts discontinued).

-The power lineto the pump house needs to be re-installed.

-Shore-side pier footings need replacement.

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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:
Roger Noble, Member/Manager 7/15/2024
SELLER DATE
Roger Noble, Member/Mgr., Noble Interests, LLC

SELLER DATE
Anne N. Allen, Member, Noble Interests, LLC

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



PROPERTY DISCLOSURE 2024 ADDENDUM (Flood Hazard)

For Property Located At: 62 Noble Road, Tremont,

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 MMML _____

For Property Located At: 62 Noble Road, Tremont,

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: 23009C1183D Year: 2016 (Attach a copy)

Comments: -----

Source of information: FIRM, Seller

Signed by:
Roger Noble, Member/Mgr., Noble Interests, LLC
SELLER 72CE3764E9...

8/9/2024
Date

SellerDate

Roger Noble, Member/Mgr., Noble Interests, LLC

SellerDate

SellerDate

SellerDate

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

BuyerDate

BuyerDate

BuyerDate

BuyerDate

LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN Roger Noble, Member/Mgr., Noble Interests, LLC

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 62 Noble Road, Tremont,

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 _____

DocuSigned by: _____ 7/24/2024
 Roger Noble, Member/Mgr., Noble Interests, LLC
 Seller: Roger Noble, Member/Mgr., Noble Interests, LLC Date _____

Seller _____ Date _____

Seller _____ Date _____

DocuSigned by: _____ 7/24/2024
 Nick Burnett
 Agent: Nick Burnett & Torie Hallock
 DocuSigned by: _____ 7/24/2024
 Torie Hallock
 Date _____

Agent: Nick Burnett & Torie Hallock Date _____

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The Knowles Company, One Summit Rd Northeast Harbor ME 04662
 Nick Burnett

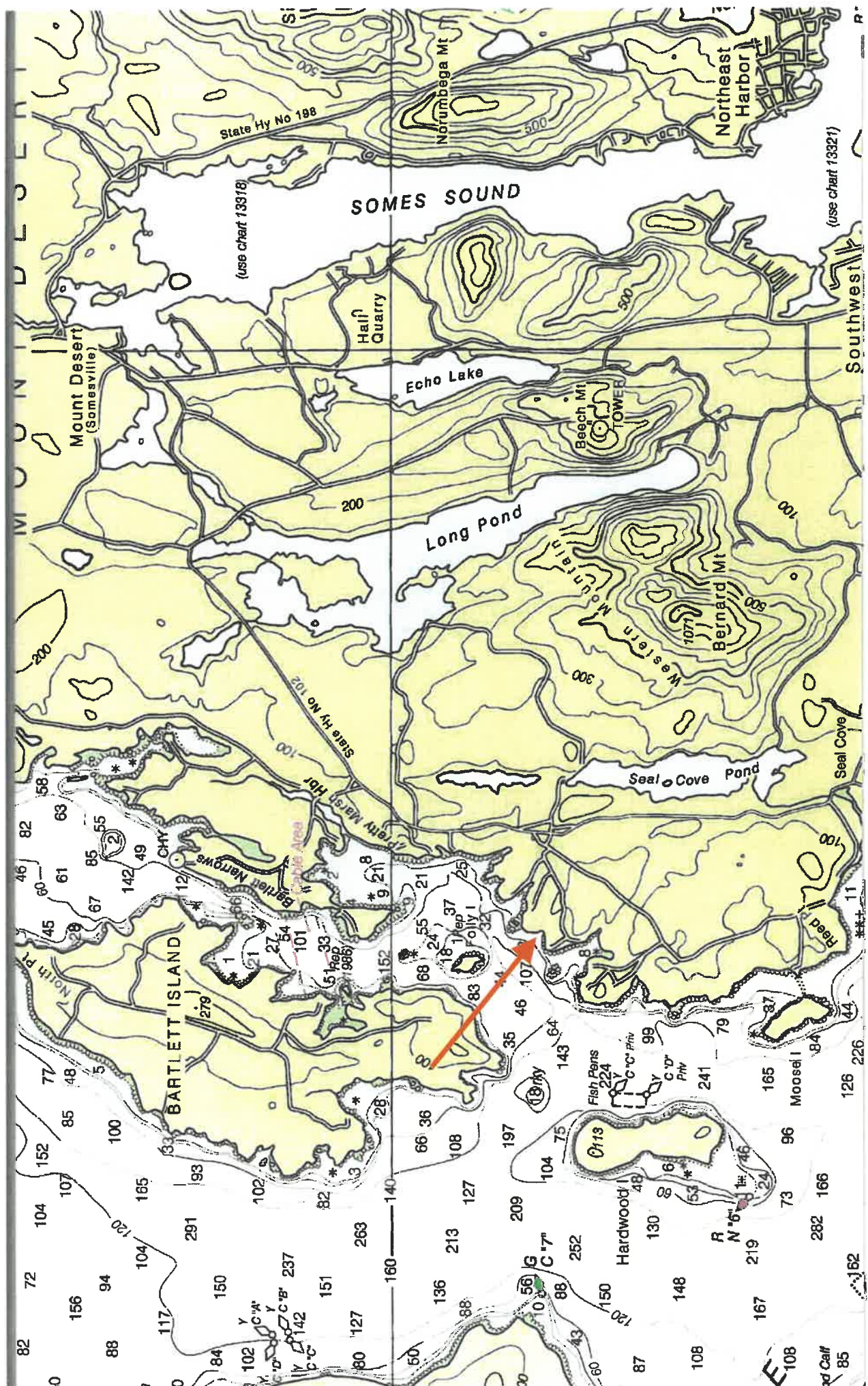
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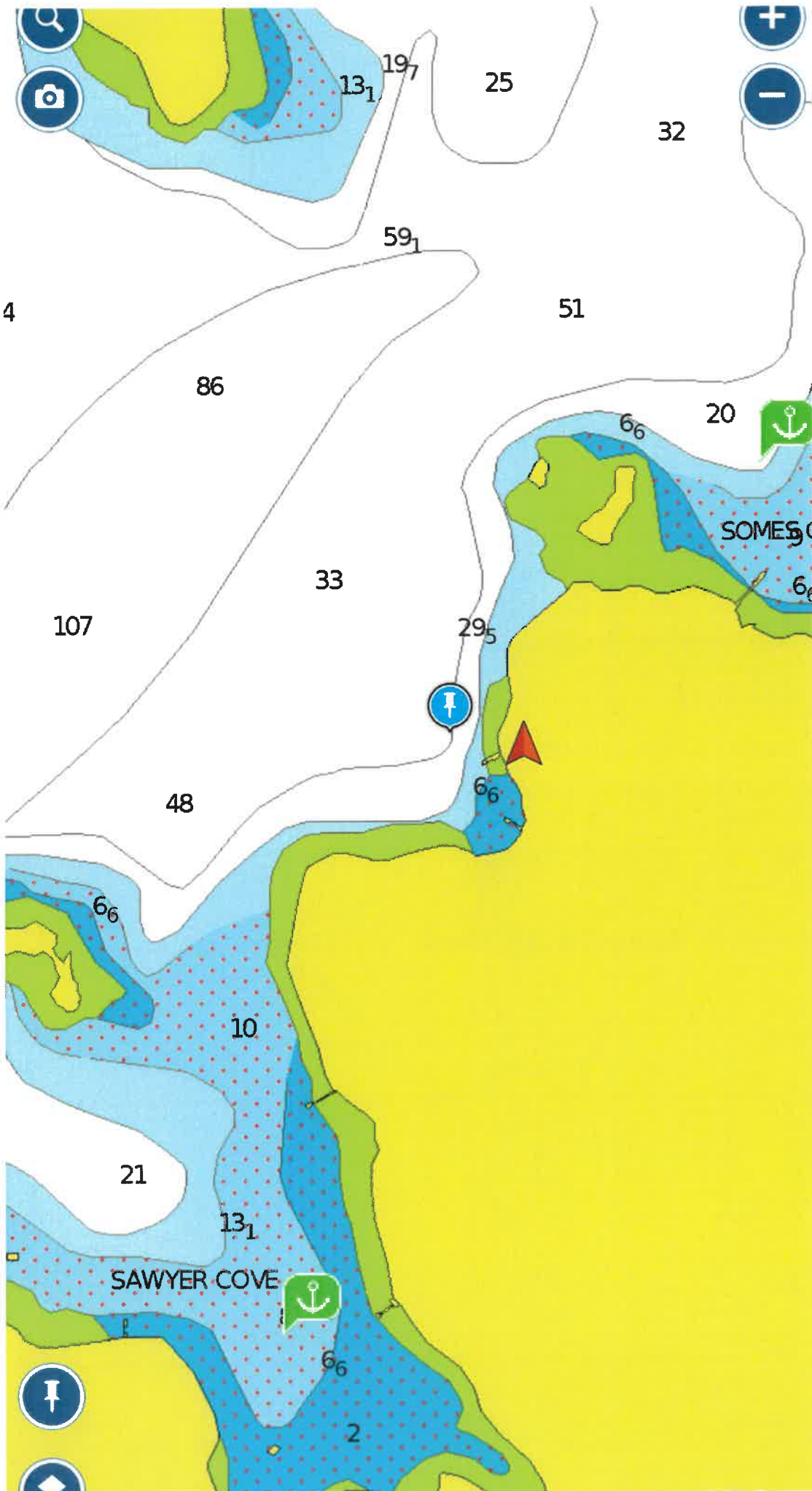
Phone: (207) 276-3322

Fax: (207) 276-4114

www.lwolf.com

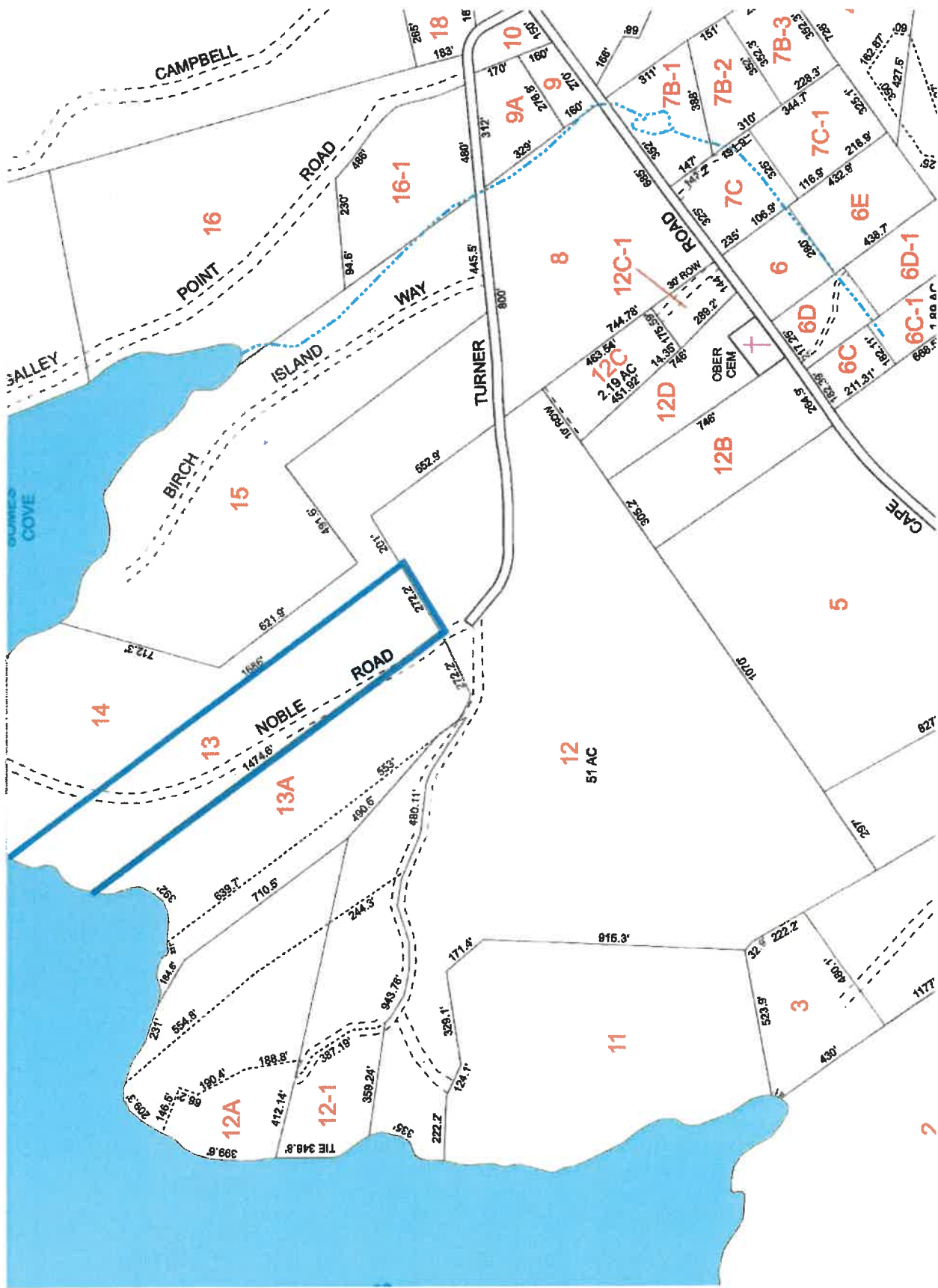
Noble







Town of Tremont Tax Map 11, Lot 13



Tremont Shoreland Zoning Lot Standards:

- Min lot area	40,000sf
- Max building area	20%
- Setbacks:	
Lot lines:	15'
High water mark:	100'



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
in collaboration with
Department of Health and Human Services

For more information, visit www.maine.gov/health

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.