

THE COLONEL'S
20 Main Street
Little Cranberry Island
\$975,000



*Distinctive properties.
Legendary service.*



Historic YR island Homestead, 12/8/2, near harbor.

- Charming, historic home, c.1872, on Islesford, Cranberry Isles
- Timeless and traditional year-round island home lovingly restored but with modern day conveniences
- Offering 12 rooms, 9-bedrooms, 2-baths on three floors
- Large 1.28+/- acre lot that may be possible to divide

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

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

info@KnowlesCo.com
www.KnowlesCo.com

THE COLONEL'S

20 Main Street
Little Cranberry Island



Kitchen



Living Room



Dining Room



Location!

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Public Detail Report

MLS #: 1597571

County: Hancock

Seasonal: No

List Price: \$975,000

Status: Active

Property Type: Residential

Original List Price: \$975,000

Directions: Take mail boat from Northeast Harbor. From the harbor take Main Street. #20 is the yellow house on left.



**20 Main Street
Cranberry Isles,
ME 04646**

**List Price:
\$975,000
MLS#: 1597571**



General Information

Sub-Type: Single Family Residence	Year Built: 1872	Rooms: 12	Sqft Fin Abv Grd+/-: 2,940
Style: New Englander	Fireplaces Total: 0	Beds: 8	Sqft Fin Blw Grd+/-: 0
Color: Yellow	Furniture: Furnished	Baths: 2/1	Sqft Fin Total+/-: 2,940
			Source of Sqft: Other
			Sqft Other Source: Public

Land Information

Leased Land: No	Waterfront: No	Water Body: Atlantic	Road Frontage +/-: 215
Lot Size Acres +/-: 1.28	Water Views: Yes	Water Body Type: Ocean	Source of Rd Front: Public Records
Source of Acreage: Public Records			Zoning: Residential
Surveyed: No			Zoning Overlay: No
			Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0
Full Baths Lvl 1: 0	Half Baths Lvl 1: 1
Full Baths Lvl 2: 1	Half Baths Lvl 2: 0
Full Baths Lvl 3: 1	Half Baths Lvl 3: 0
Full Baths Upper: 0	Half Baths Upper: 0

VA Certification:

Appliances: Dishwasher; Dryer; Electric Range; 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>
Kitchen			First	Eat-in Kitchen	Bedroom 6			Third	
Dining Room			First	Dining Area, Formal	Bedroom 7			Third	
Living Room			First	Heat Stove	Bedroom 8			Third	
Den			First	Closet					
Bedroom 1			Second	Closet					
Bedroom 2			Second	Closet					
Bedroom 3			Second	Closet					
Bedroom 4			Second	Closet					
Bedroom 5			Third						

Property Features

Site: Level; Open	2 Dtchd Houses on 1 Lot: No
Driveway: No Driveway	Construction: Wood Frame
Parking: On Site	Basement Info: Bulkhead; Full; Unfinished; Walk-Out Access
Location: Near Public Beach	Foundation Materials: Granite; Poured Concrete
Restrictions: No Restrictions	Exterior: Wood Siding
Rec. Water: Nearby; Public	Roof: Shingle
Island: Yes	Heat System: Forced Air; Stove
Roads: Public	Heat Fuel: Oil; Wood
Electric: Circuit Breakers	Water Heater: Electric
Gas: No Gas	Cooling: None
Sewer: Private Sewer; Septic Tank	Floors: Wood
Water: Private; Well	Other Structures: Barn(s); Shed(s)
Equipment: Internet Access Available	Veh. Storage: No Vehicle Storage
Basement Entry: Bulkhead; Interior	Garage: No
	Garage Spaces: 0
	Amenities: Laundry - 1st Floor; Storage
	Patio and Porch Features: Porch
	View: Scenic

Tax/Deed Information

Book/Page/Deed: 5160/327/All	Full Tax Amt/Yr: \$4,081/ 2023	Map/Block/Lot: 22/113
Deed/Conveyance Type Offered: Trustee		Tax ID: 20mainstreetcranberryisles04646
Deed Restrictions: Unknown		

Remarks

Remarks: "If once you have slept on an island You'll never be quite the same" wrote the poet Rachel Field. Take the year-round mail boat from Northeast Harbor and find out for yourself. The house was built c.1872 for Colonel William Hadlock who was elected to the Maine legislature twice and served during the Civil War with the 28th Maine Infantry Regiment. Its yellow exterior and commanding presence make it a landmark on Main Street. Conveniently located close to the harbor for the year-round mail boat (or your own boat) and for the enjoyment of the entire island. The main house consists of 8-bedrooms and 2.5-bathrooms on three floors. Enter through the covered front porch on the side into a mud room to the eat-in kitchen with wood floors and cabinets. Note the high ceilings. Follow through to the dining room with crown molding and wide wood floors. A half bath is on this level. Enjoy the den which has attractive half wainscoting. The living room offers partial views of the water over the harbor, a front opening wood stove, and the double front door with vestibule. The second floor has an attractive landing, a bathroom with tub & shower. Four bedrooms on this floor, one of which has an exterior porch with harbor views (morning coffee, watch the gulls as the boats come in). The third floor offers another four bedrooms and a bathroom. There is a full basement plus the addition, which accommodates the laundry, workshop, storage and many options. During the 50+ years of the current ownership, Colonel's has been continually restored, offering a timeless feel but with the addition of modern necessities of 21st century living. The integrity of this year-round, move-in ready island home remains. More photos coming.

LO: The Knowles Company

Listing provided courtesy of:

G. Keating Pepper Jane McCombs-Beaman

The Knowles Company

One Summit Road

Northeast Harbor, ME 04662

207-276-3322

207-276-3322

kj@knowlesco.com

Prepared by G. Keating Pepper Jane McCombs-Beaman on Wednesday, June 25, 2025 9:19 AM.

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PROPERTY LOCATED AT: 20 Main Street, Islesford, Cranberry Isles, ME 04646

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 1990' ☐ Unknown
☒ Drilled ☐ Dug ☐ Other 400+ Ft

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: 2021 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? COMPLETE FILTRATION SYSTEM TO REMOVE MINERALS (NORON) MAINTAINED YEARLY

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: 1990's

USE:

Number of persons currently using system: UP TO 20

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

Comments: EXCELLENT WATER SYSTEM & POTABLE WATER

Source of Section I information: _____

Buyer Initials 

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Seller Initials AS

PROPERTY LOCATED AT: 20 Main Street, Islesford, Cranberry Isles, ME 04646

SECTION II -- WASTE WATER DISPOSAL

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

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

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

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

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

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

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

Location: WEST OF HOUSE OR ☐ Unknown

Date installed: 1980 Date last pumped: YES Name of pumping company: _____

Have you experienced any malfunctions? No ☐ Yes ☐ No

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

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

Leach Field: WEST & DOWN HILL FROM HOUSE ☒ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: 1980 Installed by: _____

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

Have you experienced any malfunctions? No ☐ 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? Does to Code ☐ Yes ☐ No

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

Comments: _____

Source of Section II information: _____

Buyer Initials ES

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Seller Initials RS

PROPERTY LOCATED AT: 20 Main Street, Islesford, Cranberry Isles, ME 04646

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	FHA BB	Woodstove, Liv Rm		
Age of system(s) or source(s)				
TYPE(S) of Fuel	Oil	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? IN BASEMENT ☐ 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? COMPLETE BUILD 2005 ☐ Yes ☐ No ☐ Unknown
 If Yes, date: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): ☐ Yes ☐ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown
 If Yes, date: _____

Comments: _____

Source of Section III information: _____

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☒ Unknown

If Yes, are tanks in current use? ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

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Seller Initials RLS

PROPERTY LOCATED AT: 20 Main Street, Islesford, Cranberry Isles, ME 04646

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

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

Comments: No known underground storage tanks.

Source of information: _____

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: _____

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: _____

Source of information: _____

Buyer Initials _____

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Seller Initials

RS

PROPERTY LOCATED AT: 20 Main Street, Islesford, Cranberry Isles, ME 04646

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: IN. SPED

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: _____

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: _____

Source of information: _____

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): _____

Buyer Initials _____

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Seller Initials PS

PROPERTY LOCATED AT: 20 Main Street, Islesford, Cranberry Isles, ME 04646

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: NA

Year Principal Structure Built: 1985

What year did Seller acquire property? 1970

Roof: Year Shingles/Other Installed: 2005 (50% SHINGLES)

Water, moisture or leakage: none

Comments: IN PROCESS OF REPAIRING FLAT ROOF (COVERED BY SELLER)

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:..... ☐ Unknown

Comments: FULLY FUNCTIONAL PANEL

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: NONE

Comments:

Source of Section V information:

Buyer Initials _____

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Seller Initials AS

PROPERTY LOCATED AT: 20 Main Street, Islesford, Cranberry Isles, ME 04646

SECTION VI — ADDITIONAL INFORMATION

ALL WALLS, SILLS, AND CLAPBOARDS REPAIRED 2005-PRESENT
ALL WINDOWS REPLACED E MATTHEWS BROS DUAL PANE
ENERGY CODE WINDOWS (2018)
HOUSE + TRIM PAINTED E BENJAMIN MOORE TOP OF LINE PAINT AS
NEEDED. HOUSE HAS AXON INTERCOM SYSTEM

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.

Paul J. Beiswenger 7/26/24
SELLER DATE SELLER DATE
Paul J. Beiswenger, for the Revocable Trust

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE



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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Paul J. Belsswenger, for the Revocable Trust

(hereinafter "Seller")

AND

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 20 Main Street, Islesford, Cranberry Isles, ME 04646

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	<div style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small> Seller Paul J. Belsswenger, for the Revocable Trust </div>	Date	7/14/2024
Buyer	Date	Seller	Date	
Buyer	Date	Seller	Date	
Buyer	Date	<div style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small> Seller Susan Ferrante </div>	<div style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small> Agent Tricia Blythe </div>	Date 7/12/2024
Agent	Date	Agent Susan Ferrante	Agent Tricia Blythe	Date

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PROPERTY DISCLOSURE 2024 ADDENDUM (Flood Hazard)

For Property Located At: 20 Main Street, Islesford, ME

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

Initials
PJB for TRT

For Property Located At: 20 Main Street, Islesford, ME

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: 23009C1238D Year: 7/20/2016 (Attach a copy)

Comments: _____

Source of information: FEMA Flood Insurance Map

Signed by: Paul J. Brisswanger for the Revocable Trust 8/9/2024
 Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

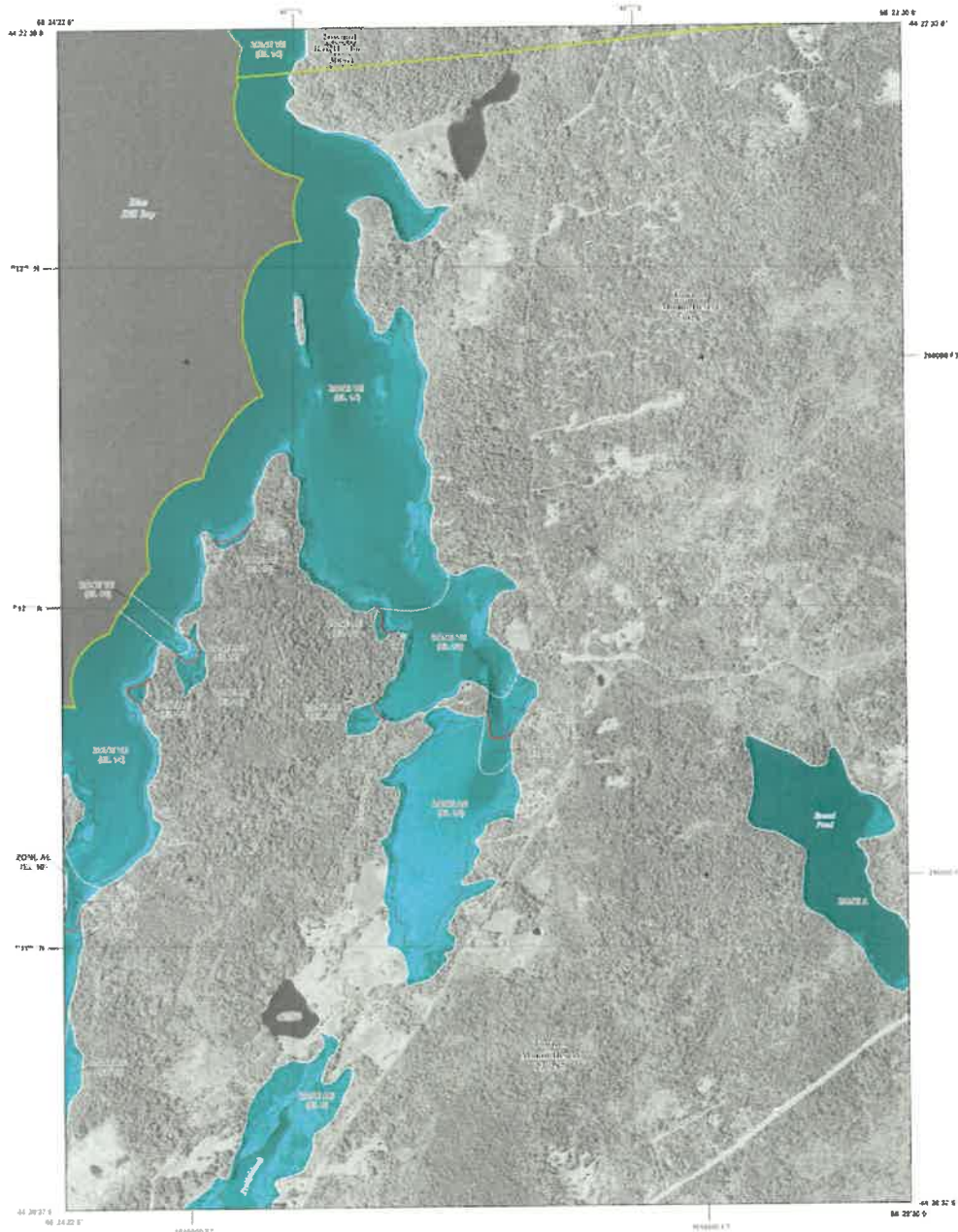
Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____





FLOOD HAZARD INFORMATION

THIS IS A PORTION OF A LARGER MAP. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMATS AT [HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

- SPECIAL FLOOD HAZARD AREAS**
 - Shaded Blue Flood Elevation (SFE)
 - With BFE or Depth
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard: Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
 - Future Conditions 1% Annual Chance Flood Hazard: Area with Reduced Flood Risk due to Lower Sea Level
 - Area of Undetermined Flood Hazard
- OTHER AREAS OF FLOOD HAZARD**
- OTHER AREAS**
- GENERAL STRUCTURES**
 - Channel, Culvert or Stream Span
 - Accretion or Proportionately Accretion
 - Levee, Dike or Floodwall
 - Flow accumulation: Drain or Pondage
 - Cross Section with 1% Annual Chance
 - Water Surface Elevation (WSE)
 - Quarantine Structure
 - Quarantine Structure Barrier
 - Pond or Basin
 - Hydrographical Feature
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
- OTHER FEATURES**

NOTES TO USERS

1. This map was prepared using the best available data at the time of publication. The information is provided for informational purposes only and does not constitute a warranty of accuracy or completeness. The user assumes all responsibility for the use of this information.

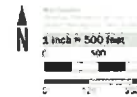
2. The map is not to be used for navigation or other purposes where precise location is critical. The map is intended for general informational purposes only.

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SCALE



PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
HAWAII COUNTY, HI
1182 1552

CONTRACT NO. 23009C11820

VERSION NUMBER
2.3.2.1
EFFECTIVE DATE
July 20, 2016



TOTAL: 2570 sq. ft
FLOOR 1: 1010 sq. ft, FLOOR 2: 972 sq. ft, FLOOR 3: 588 sq. ft
EXCLUDED AREAS: ROOM: 596 sq. ft, LAUNDRY & STORAGE: 323 sq. ft, HALL: 110 sq. ft,
LOW CEILING: 197 sq. ft

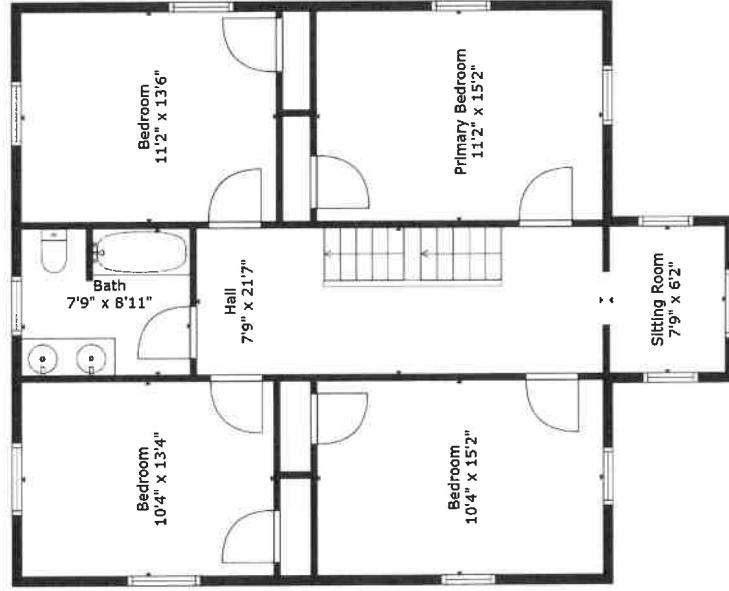
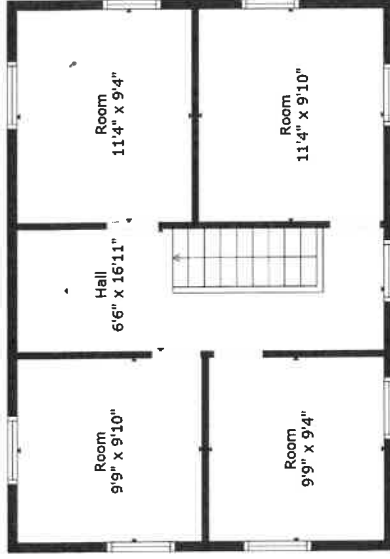
Sizes And Dimensions Are Approximates. Actual May Vary.





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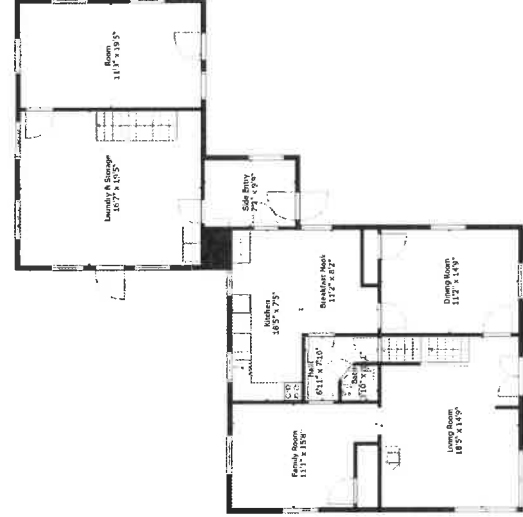
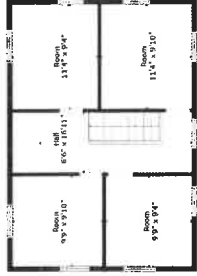
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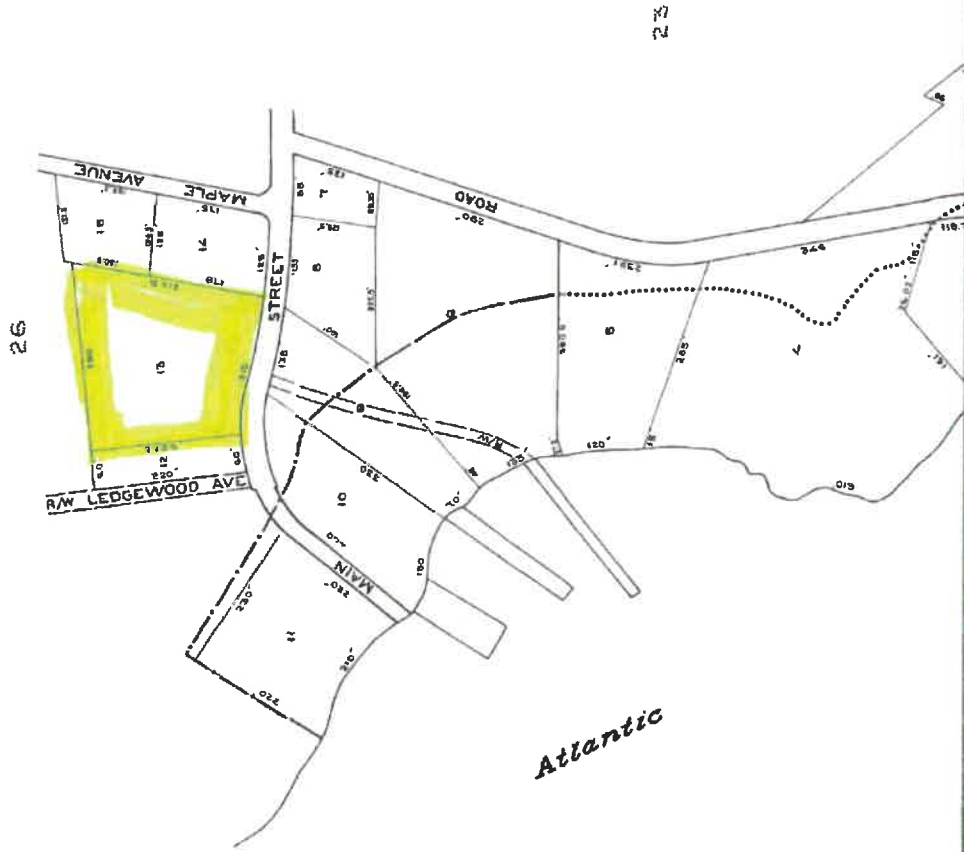
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Fact Sheet: Arsenic Treated Wood

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. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



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

Special Thanks: CDC

www.maine.gov

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.