

## WAYPOINT

27 MILLBROOK ROAD  
NORTHEAST HARBOR

**\$1,100,000**



*Distinctive properties.  
Legendary service.*



## NORTHEAST HARBOR

Offered exclusively through:

**THE KNOWLES COMPANY**

One Summit Road  
Northeast Harbor, Maine 04662

207.276.3322

[info@KnowlesCo.com](mailto:info@KnowlesCo.com)

[www.KnowlesCo.com](http://www.KnowlesCo.com)

# WAYPOINT

27 Millbrook Road  
Northeast Harbor



Welcome to Waypoint! This beautiful property shares a property line with the 10th Tee of Northeast Harbor Golf Course. Waypoint is a year-round home with many offerings including being just a short distance to the amenities of Village Center of Northeast Harbor. The intimate details of this property include expansive built-ins, elegant granite stonework landscaping and abundant space to add your own touch. The main living area is wonderfully accompanied by high ceilings and light-filled skylights. The kitchen and dining area offer granite counter tops and ample seating and there is direct access to the newly completed back deck and stone patio.

MLS #: 1598953  
Status: Active  
Directions: From Main Street in Northeast Harbor, take Summit Road to Millbrook Road. #27 is on the right.

County: Hancock  
Property Type: Residential

Public Detail Report  
Seasonal: No

List Price: \$1,100,000  
Original List Price: \$1,100,000



27 Millbrook Road  
(Northeast Hbr)  
Mount Desert, ME  
04662

List Price:  
\$1,100,000  
MLS#: 1598953



General Information

Sub-Type: Single Family Residence	Year Built: 1975	Rooms: 7	Sqft Fin Abv Grd+/-: 1,253
Style: Garrison	Fireplaces Total: 0	Beds: 4	Sqft Fin Blw Grd+/-: 1,215
Color: Gray		Baths: 3/0	Sqft Fin Total+/-: 2,468
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 175
Lot Size Acres +/-: 0.28	Water Views: No	Source of Rd Front: Public Records
Source of Acreage: Public Records		Zoning: VR2
Surveyed: Yes		Zoning Overlay: No

Interior Information

Full Baths Bsmnt: 1	Half Baths Bsmnt: 0	VA Certification:							
Full Baths Lvl 1: 2	Half Baths Lvl 1: 0								
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								
<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>
Primary Bedroom			First		Office			Basement	
Bedroom 2			First						
Bedroom 3			Basement						
Bedroom 4			Basement						
Living Room			Basement						
Living Room			First						

Property Features

Site: Open; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Finished; Full; Walkout Access
Parking: 1 - 4 Spaces; On Site	Foundation Materials: Poured Concrete
Location: Intown; Near Country Club; Near Golf Course	Exterior: Vinyl Siding
Rec. Water: Nearby; Oceanfront; Public	Roof: Shingle
Roads: Paved; Public	Heat System: Hot Water; Multi-Zones; Radiant
Electric: Circuit Breakers	Heat Fuel: Oil
Gas: Other Gas	Water Heater: Off Heating System
Sewer: Public Sewer	Cooling: None
Water: Public	Floors: Laminate; Tile; Vinyl
Equipment: Air Radon Mitigation System; Internet Access Available	Veh. Storage: 2 Car; Attached
Basement Entry: Interior; Walk-Out	Garage: Yes
	Garage Spaces: 2
	Amenities: 1st Floor Primary Bedroom w/Bath; Animal Containment System; Attic; Bathtub; Fence; Fire System; Shower; Sprinkler; Storage; Walk-in Closets
	Patio and Porch Features: Deck; Patio; Porch
	View: Scenic; Trees/Woods
	Energy Efficiency: Ceiling Fans; Double Pane Windows; Programmable Thermostat

Tax/Deed Information

Book/Page	6989/574	Full Tax Amt/Yr: \$4,423/ 2023	Map/Block/Lot:	5/33/1
Deed/Conveyance Type	Quit Claim w/	School District: Mount Desert Public Schools	Tax ID: MTDS-000005-000000-000033-000001	
Offered:	Covenant			

Remarks

**Remarks:** Welcome to Waypoint! This beautiful property shares a property line with the 10th Tee of the Northeast Harbor Golf Course. Waypoint is a year-round home with many offerings including being just a short distance to the Village Center of Northeast Harbor for enjoyments such as shopping, dining, clubs, and recreational waterfront. The intimate details of this property include expansive built-ins, elegant granite stonework landscaping, and abundant space to add your own touch. The first level living area is wonderfully accompanied by high ceilings and four light-filled skylights. The kitchen and dining area are adorned by smooth granite countertops and ample seating space in addition to direct access to the freshly completed back deck/patio. Schedule your showing today to see what Waypoint has to offer its next steward in this lovely Mount Desert Island summer weather!

**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: **27 MILLBROOK ROAD, NORTHEAST HARBOR, ME 04662**

## PROPERTY DISCLOSURE

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

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

### SECTION I – WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ 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: **2023** 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? \_\_\_\_\_

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

~~INSTALLATION: Location: \_\_\_\_\_~~

~~Installed by: \_\_\_\_\_~~

~~Date of Installation: \_\_\_\_\_~~

USE: ~~Number of persons currently using system: \_\_\_\_\_~~

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

Comments: **FOR WATER TEST RESULTS SEE ATTACHED TOWN OF MT. D. 2023 RESULTS, ATTACHED**

Source of Section I information: **SELLERS, LISTING AGENTS**

Buyer Initials \_\_\_\_\_

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Seller Initials **DM** **GA** \_\_\_\_\_

PROPERTY LOCATED AT: 27 MILLBROOK ROAD, NORTHEAST HARBOR, ME 04662

## SECTION II — WASTE WATER DISPOSAL

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

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

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

If Yes, what results: \_\_\_\_\_

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

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

~~Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_~~

~~Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: \_\_\_\_\_~~

~~Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_~~

~~Location: \_\_\_\_\_ OR ☐ Unknown~~

~~Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_~~

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

~~If Yes, give the date and describe the problem: \_\_\_\_\_~~

~~Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_~~

~~Leach Field: ..... ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: \_\_\_\_\_~~

~~Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_~~

~~Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_~~

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

~~If Yes, give the date and describe the problem and what steps were taken to remedy. \_\_\_\_\_~~

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

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

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

Comments: **SYSTEM IS PUBLIC**

Source of Section II information: **SELLERS, LISTING AGENTS**

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### 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</b>			
Age of system(s) or source(s)	<b>UNKNOWN</b>			
TYPE(S) of Fuel	<b>OIL</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>UNKNOWN</b>			
Name of company that services system(s) or source(s)	<b>GRAVES NEH</b>			
Date of most recent service call	<b>FALL OF 2023</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>FILTER</b>			
Other pertinent information	_____			

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ Unknown

Are any buried? ..... ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ..... ☐ Yes ☐ No ☒ Unknown

Chimney(s): ..... ☒ Yes ☐ No

If Yes, are they lined: ..... ☐ Yes ☐ No ☒ Unknown

Is more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ..... ☐ Yes ☒ No ☐ Unknown

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

If Yes, date: \_\_\_\_\_

Date chimney(s) last cleaned: \_\_\_\_\_

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

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

If Yes, date: \_\_\_\_\_

Comments: **N/A**

Source of Section III information: **SELLERS, LISTING AGENTS**

### 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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**DM**

**GA**

PROPERTY LOCATED AT: 27 MILLBROOK ROAD, NORTHEAST HARBOR, ME 04662~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~Comments: N/ASource of information: SELLERS, LISTING AGENTS**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: N/A ☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: SELLERS**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: FALL OF 2019 By: WATER + AIR INC.Results: RADON FOUNDIf applicable, what remedial steps were taken? NEW RADON MITIGATION SYSTEM INSTALLEDHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: RADON IS PROPERLY ADDRESSED BY NEW SYSTEMSSource of information: SELLERS**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2023 By: TOWN OF MOUNT DESERTResults: SATISFACTORY, NO ISSUE~~If applicable, what remedial steps were taken? N/A~~~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☒ Yes ☐ No~~Results/Comments: SEE TOWN OF MT. D. WATER TEST RESULTS FOR 2023, ATTACHEDSource of information: SELLERS, LISTING AGENTS, TOWN OF MOUNT DESERT**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: SELLERS

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PROPERTY LOCATED AT: 27 MILLBROOK ROAD, NORTHEAST HARBOR, ME 04662

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

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

~~If Yes, describe location and basis for determination:~~ \_\_\_\_\_

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

~~If Yes, describe:~~ \_\_\_\_\_

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

Comments: PRIMARY BEDROOM, CEILING CORNER LATEX PAINT FLAKING

Source of information: SELLERS

**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: SELLERS

**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: 25 MILLBROOK ROAD DRIVEWAY EASEMENT, POWER UTILITY EASEMENT

Source of information: SELLERS

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):~~ \_\_\_\_\_

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PROPERTY LOCATED AT: **27 MILLBROOK ROAD, NORTHEAST HARBOR, ME 04662**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:  
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ \_\_\_\_\_

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

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

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

Year Principal Structure Built: **1974**

What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **UNKNOWN**

Water, moisture or leakage: **NONE**

Comments: **N/A**

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: **N/A**

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

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

Comments: **MOLD TREATED BY EASTERN MOLD REMEDIATION INC.**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: **N/A**

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: **N/A**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: **NONE KNOWN**

Comments: **N/A**

Source of Section V information: **SELLERS, LISTING AGENTS**

Buyer Initials \_\_\_\_\_

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Seller Initials **DM**

**GL**

PROPERTY LOCATED AT: 27 MILLBROOK ROAD, NORTHEAST HARBOR, ME 04662

**SECTION VI — ADDITIONAL INFORMATION**

A SURVEY MAP IS AVAILABLE.

WATER TESTING IS PERFORMED BY THE TOWN OF MOUNT DESERT EVERY YEAR,  
PLEASE SEE ATTACHED WATER TEST RESULTS.

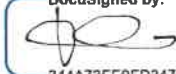
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☒ Yes ☐ No

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:  
  
68FB2702DE32418...  
7/15/2024  
SELLER  
GEORGE ADAMS

DocuSigned by:  
  
344A73FE9FD3472...  
7/15/2024  
SELLER  
DIANA MEI

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 DIANA MEI, GEORGE ADAMS JR.

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 27 MILLBROOK ROAD, Northeast Harbor, ME 04662

Said contract is further subject to the following terms:

## Lead Warning Statement

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

## Seller's Disclosure

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

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

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

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

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

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

## Buyer's Acknowledgment

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

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

(e) Buyer has (check one below):

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


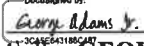

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

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

## Certification of Accuracy

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

Buyer	Date		1/27/2024
Buyer	Date	Seller <b>DIANA MEI</b>	Date 1/27/2024
Buyer	Date		Date
Buyer	Date	Seller <b>GEORGE ADAMS JR.</b>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent 	Date 1/27/24	Agent	Date



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The Knowles Company, PO Box 367 Northeast Harbor ME 04662  
Megan Moore

Phone: 2072665645 Fax: \_\_\_\_\_  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)



27 Millbrook Road

**PROPERTY DISCLOSURE 2024 ADDENDUM**  
(Flood Hazard)

**For Property Located At:** 27 Millbrook Road, Northeast Harbor, ME 04662

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Has any flood-related damage to a structure occurred on the property? ... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Page 1 of 2

Seller Initials GK [Signature]



For Property Located At: 27 Millbrook Road, Northeast Harbor, ME 04662

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after

March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

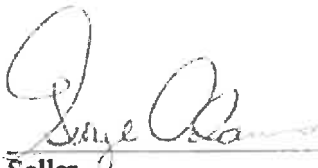
Relevant Panel Number: 230009C1216D

Year: 2016

(Attach a copy)

Comments: NONE

Source of information: NATIONAL FLOOD HAZARD LAYER FIRMETTE, FEMA



Seller  
**GEORGE ADAMS**

8/5/24

Date



Seller  
**DIANA MEI**

8/8/24

Date

Seller

Date

Seller

Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer

Date

Buyer

Date

Buyer

Date

Buyer

Date

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# National Flood Hazard Layer FIRMette



68°18'W 44°18'N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, At or 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees. See Notes, Zone X
- Area with Flood Risk due to Levees Zone X

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMIRs
- Area of Undetermined Flood Hazard Zone X
- 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 8/8/2024 at 11:38 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

TOWN OF MOUNT DESERT  
230287  
AREA OF MINIMAL FLOOD HAZARD  
Zone X

Exported on 8/8/2024 at 11:38 AM

3960

Zone VE  
EL 14)

Feet

1.0 0.00

68°17'23"W 44°17'39"N

# 27 Millbrook “Waypoint” Capital Improvements

2019-2024

**Mold Remediation** - It was discovered that mold was in the house during the due diligence process. We contracted with Eastern Mold of Ellsworth to clean the mold and treat for future mold. They also did a whole house industrial cleaning because of the amount of dust and dirt in the house. Eastern installed new and additional insulation in the attic and walls. Tom Wallace corrected all the entry points for moisture and provide the proper ventilation to the attic.

**Radon** - After testing there was a minimal level of Radon present. We had Air & Water of Ellsworth come in and install an active remediation system. Post installation testing was satisfactory.

**Lower Level** - This level was unfinished but had been finished in the past and evidence of the previous effort was noticeable. A new concrete floor had been installed with in floor heating provided by hot water which is oil fired. The heating system throughout the house has four zones. In floor heating was also installed on the main level. We proceeded to install two bedrooms, an office, a

large common room and a full bath. There is a overhead fire suppression system installed and all bedrooms meet the fire code. The improvement is properly permitted. John Murphy of Southwest Harbor was the contractor and for painting we used Todd Brophy and Karl Watras. The electrical contractor was Rob Norwood of WA Stanley Electricians. Bruce Hightshoe was John's assistant. C.I. Stout was the mason. Robert Graves was the plumbing contractor. During the renovation we simplified winterization of the house and enhanced access to the water systems along with the sump pump.

**Back Porch** - A very nice porch was built off the rear patio door. The decking is a modern composite material with all around seating. John and Bruce built this porch. It is properly permitted

**Back yard patio** - A stone patio was built in the back yard as a expansive landing from the back porch. Bowen Swearsey was the stone artist. Brad Gray provided the land excavation and some materials.

**Landscaping** - Front and rear landscaping by Diana with some help from others was done to enjoy the varied beauty of native flowers and trees from the porch or the patio. Island Landscaping helped with some cleanup of overly mature plantings. Tom Wallace helped us with some large stone delivery and movement.

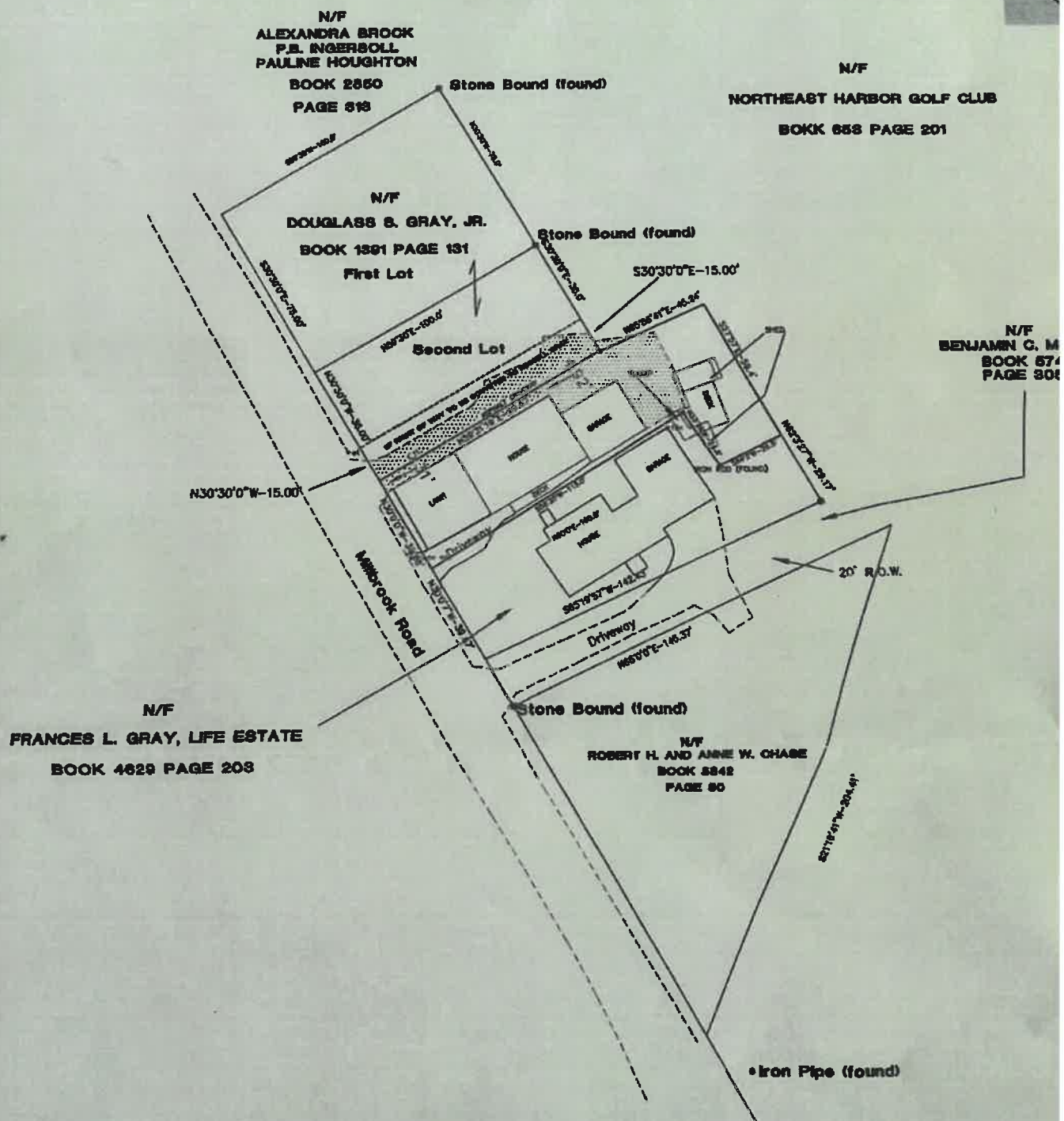
**Tree cutting** - While we appreciate the contribution trees make to our environment this houses' tree were ignored for too long and some had to come down and there's had to be groomed. We used Bold Coast Climbers for the trees and also had the stump ground by Doug Lindsey and used the chips for ground cover.

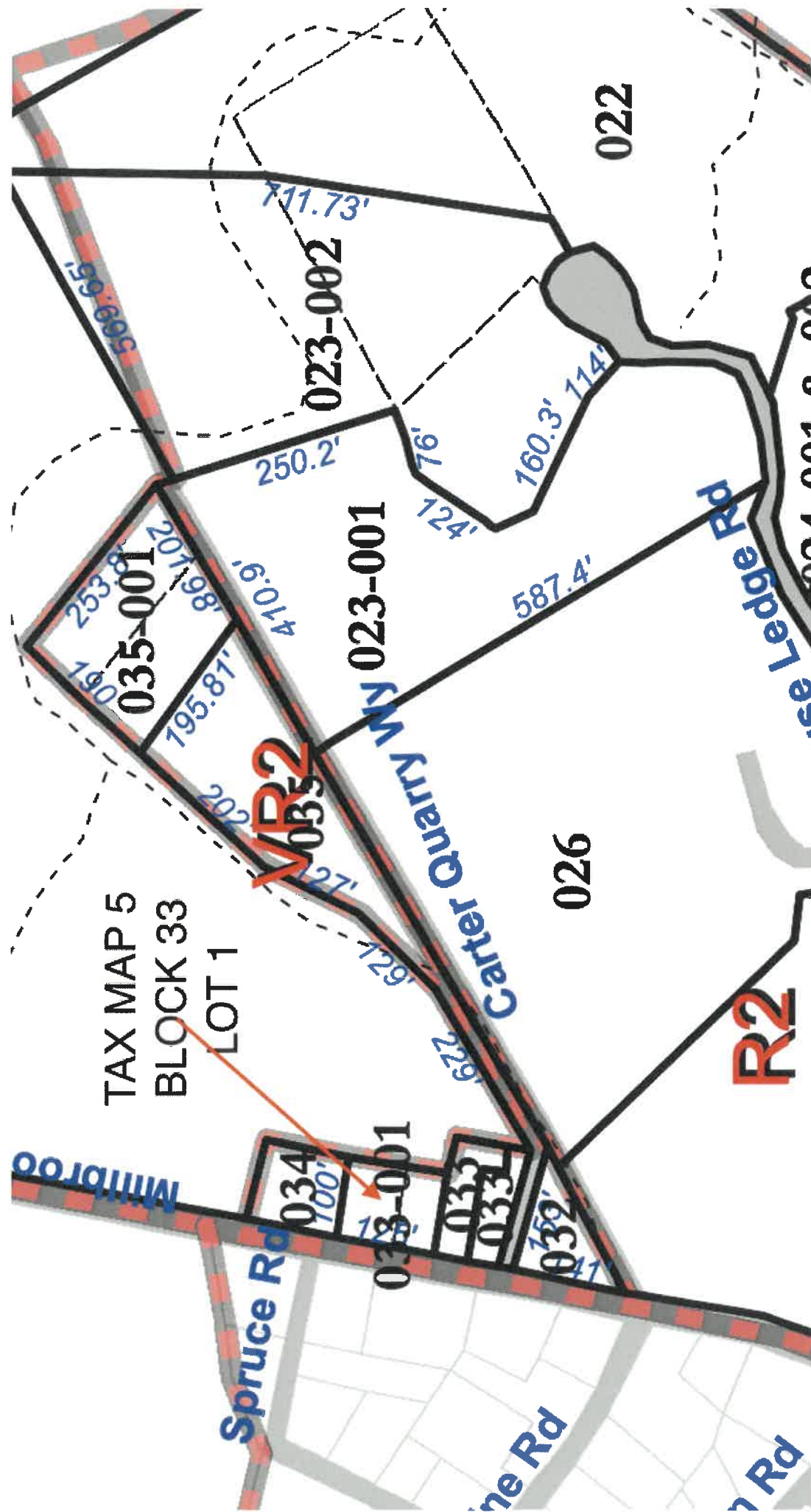
**Fencing** - A scalloped fence was installed in the front for aesthetics. A privacy wood fence was installed between 25 and 27 Millbrook. A deer fence as installed along the property line with the golf course by permission and agreement with the golf course. The rear yard was enclosed with a lower dog fence and gates were strategically placed to facilitate access to the right side with a large vehicle as well as the golf course and the garage side access. Superior Fence was the installer and the fence is properly permitted.

**Driveway** - A blacktop driveway was installed by Easton Paving along with a walkway that connects the front of the house with the porch and patio.



SURVEY EXCEPTIONS:  
NOT ALL CORNERS MARKED WITH SURVEYOR'S ID#  
REPORT NOT WRITTEN  
DEED DESCRIPTION NOT PREPARED





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

DISTRICTS	VR1	VR2	R1	R2
<b>DIMENSIONS see Notes (b) (h')</b>				
<b>MINIMUM LOT AREA:</b>				
A. with public sewer	10,000 sq ft	20,000 sq ft	1 acre	2 acres
B. without public sewer.	1 acre	1 acre	1 acre	2 acres
C. Cluster Subdivision w/sewer*	5,000 sq ft	10,000 sq ft	20,000 sq ft	1 acre
D. Cluster Subdivision w/o sewer*	20,000 sq ft	20,000 sq ft	20,000 sq ft	1 acre
E. Workforce Subdivision*	State Minimum	State Minimum	State Minimum	State Minimum
* see Note (k)				
<b>MINIMUM WIDTH OF LOTS:</b>				
Shore Frontage	N/A	N/A	N/A	N/A
<b>SETBACKS FROM:</b>				
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/A	N/A	N/A	N/A
public or private road*	20 ft	30 ft	30 ft	30 ft
property lines**	10 ft	15 ft	15 ft	25 ft
* see Note (c)* ** see Note (d)				
<b>MAXIMUM LOT COVERAGE</b>	40%	40%	40%	40%
<b>MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS</b>	20 ft	20 ft	20 ft	20 ft

Continued...





# 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.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to the basic services** required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES – WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a disclosed dual agent.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party confidential information obtained from the other party.

### *Remember!*

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The license completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships that you may make an informed decision as to the relationship you wish establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of The Knowles Company  
Company/Agency

MREC Form#3 Revised 07/2  
Office Title Changed 09/2

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.