

# L'ACADIE

290 Clark Point Road  
Tremont

\$1,350,000



*Distinctive properties.  
Legendary service.*



Delight in the panoramic water views across Blue Hill Bay and expansive sunsets and star-filled night skies from this lovely 3 bedroom home on Mount Desert Island. Substantial deck on first level. Open concept with quality touches throughout. Fireplace adorned with hand painted Portuguese tiles. Gourmet kitchen with granite countertops. Ceramic tile and hardwood floors. Spacious primary bedroom with cathedral ceiling and private deck. Privately located on 10+/- acres on the "Quiet Side" of Mount Desert Island yet easily accessible to all the wonders and beauty of ACADIA NATIONAL PARK. Strong rental history and high speed internet.

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For more information, please contact: 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)

*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.*

# L'ACADIE

290 Clark Point Road  
Tremont



Spacious Primary bedroom



Beautifully designed Kitchen



A wall of windows let the light in.



View from the primary Bedroom

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## Public Detail Report

MLS #: 1605893

County: Hancock

Seasonal: No

List Price: \$1,350,000

Status: Active

Property Type: Residential

Original List Price: \$1,350,000

**Directions:** Travel south on route 102 out of Southwest Harbor, Turn left on the western entrance to Clark Point Rd. It is abut 5 miles out of the center of Southwest Harbor. It is the first driveway after the cemetery on your right.



**290 Clark Point Road  
Tremont, ME  
04612-3659**

**List Price: \$1,350,000  
MLS#: 1605893**



## General Information

<b>Sub-Type:</b>	Single Family Residence	<b>Year Built:</b>	2006	<b>Rooms:</b>	7	<b>Sqft Fin Abv Grd+/-:</b>	1,872
<b>Style:</b>	Cape; Cottage; Shingle Style	<b>Fireplaces Total:</b>	1	<b>Beds:</b>	3	<b>Sqft Fin Blw Grd+/-:</b>	234
				<b>Baths:</b>	2/0	<b>Sqft Fin Total+/-:</b>	2,106
						<b>Source of Sqft:</b>	Public Records

## Land Information

<b>Leased Land:</b>	No	<b>Waterfront:</b>	No	<b>Water</b>	Atlantic Ocean-Goose	<b>Zoning:</b>	hbr shoreland
<b>Lot Size Acres +/-:</b>	10.02	<b>Water Views:</b>	Yes	<b>Body:</b>	Cove-Off Bass Harbor	<b>Zoning Overlay:</b>	Yes
<b>Source of Acreage:</b>	Survey			<b>Water</b>	Cove; Ocean		
<b>Surveyed:</b>	Yes			<b>Body Type:</b>			

## Interior Information

<b>Full Baths Bsmnt:</b>	0	<b>Half Baths Bsmnt:</b>	0	<b>VA Certification:</b>	
<b>Full Baths Lvl 1:</b>	1	<b>Half Baths Lvl 1:</b>	0		
<b>Full Baths Lvl 2:</b>	1	<b>Half Baths Lvl 2:</b>	0		
<b>Full Baths Lvl 3:</b>	0	<b>Half Baths Lvl 3:</b>	0		
<b>Full Baths Upper:</b>	0	<b>Half Baths Upper:</b>	0		

**Appliances:** Dishwasher; Dryer; Gas 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>
Living Room			First	Wood Burning Fireplace	Other Room			Basement	Rec Room, Utility Room
Kitchen			First	Pantry					
Den			First	Closet					
Primary			First	Balcony/Deck, Cathedral Ceiling, Closet					
Bedroom									
Bedroom 2			Second	Cathedral Ceiling, Closet					
Bedroom 3			Second	Cathedral Ceiling, Closet					

## Property Features

<b>Site:</b> Level; Open; Well Landscaped; Wooded	<b>Construction:</b> Wood Frame
<b>Driveway:</b> Gravel	<b>Basement Info:</b> Daylight; Finished; Full; Walkout Access
<b>Parking:</b> 1 - 4 Spaces; On Site	<b>Foundation Materials:</b> Poured Concrete
<b>Location:</b> Rural	<b>Exterior:</b> Shingle Siding; Wood Siding
<b>Roads:</b> Paved; Public	<b>Roof:</b> Fiberglass; Pitched; Shingle
<b>Electric:</b> Circuit Breakers; On Site; Underground	<b>Heat System:</b> Forced Air
<b>Gas:</b> Bottled	<b>Heat Fuel:</b> Oil; Wood
<b>Sewer:</b> Private Sewer; Septic Existing on Site	<b>Water Heater:</b> Off Heating System; Oil
<b>Water:</b> Private; Well Existing on Site	<b>Cooling:</b> None
<b>Equipment:</b> Air Radon Mitigation System; Generator	<b>Floors:</b> Tile; Wood
<b>Basement Entry:</b> Interior; Walk-Out	<b>Veh. Storage:</b> No Vehicle Storage
	<b>Garage:</b> No
	<b>Patio and Porch Features:</b> Deck; Porch-Screened

## Tax/Deed Information

<b>Book/Page</b> 2808/508	<b>Full Tax Amt/Yr:</b> \$5,498/ 2023	<b>Map/Block/Lot:</b> 4/1/21
		<b>Tax ID:</b> TREM-000004-000000-000021

## Remarks

**Remarks:** Delight in the panoramic water views across Blue Hill Bay and expansive sunsets and star-filled night skies from this lovely 3 bedroom home on Mount Desert Island. Substantial deck on first level. Open concept with quality touches throughout. Fireplace adorned with hand painted Portuguese tiles. Gourmet kitchen with granite countertops. Ceramic tile and hardwood floors. Spacious primary bedroom with cathedral ceiling and private deck. Privately located on 10+/- acres on the "Quiet Side" of Mount Desert Island yet easily accessible to all the wonders and beauty of ACADIA NATIONAL PARK. Strong rental history and high speed internet. Discover your own wonderful place in Maine.

**LO:** The Knowles Company

**Listing provided courtesy of:**

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

*info@knowlesco.com*

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MAINE  
Listings



PROPERTY LOCATED AT: 290 Clark Point Road, Tremont, ME 04612

## 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: 03/26/2024 Are test results available?            ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?            ☒ Yes ☐ No

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

What steps were taken to remedy the problem? Well Shocked for Coliform-060724 Clear Water Test

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: West of House

Installed by: Gilbert

Date of Installation: 2005

USE:

Number of persons currently using system: 2-4

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

Comments: Well was shocked and retest 060724 was clear (test results on file at office)

Source of Section I information: Seller, Public records, Service Contractors

Buyer Initials           

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Seller Initials

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PROPERTY LOCATED AT: 290 Clark Point Road, Tremont, ME 04612

## 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: Northwest of Main House OR ☐ Unknown

Date installed: 2005 Date last pumped: May 2023 Name of pumping company: Royal Flush

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

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

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

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

If Yes, Location: Goodwin

Date of installation of leach field: 2005 Installed by: Goodwin

Date of last servicing of leach field: May 2023 Company servicing leach field: Royal Flush

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: Leach Field installed for 3 bedroom, plus additional 2 bedrooms )See HHE 200)

Source of Section II information: Seller , Service Contractors, Public Records

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

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Seller Initials BT

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PROPERTY LOCATED AT: 290 Clark Point Road, Tremont, ME 04612

**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	<del>HW-BH</del> Forced Hot Air	Fireplace-LR		
Age of system(s) or source(s)	2005	2005		
TYPE(S) of Fuel	Oil	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	362 g (2023-2024)	seasonal use < 1 cord		
Name of company that services system(s) or source(s)	Dead river	Chimney Sweep		
Date of most recent service call	2023 Annual Service	2022		
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	-----			

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☒ Yes ☐ NoIf Yes, are they lined: ..... ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, date: May 20, 2024Date chimney(s) last cleaned: May 20, 2024Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: Chimney inspection & cleaning report on file at officeSource of Section III information: Seller, Contractor, Service Providers**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 ☒ UnknownIf 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 ☒ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☒ Unknown

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

Location: -----

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

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Seller Initials

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PROPERTY LOCATED AT: 290 Clark Point Road, Tremont, ME 04612What materials are, or were, stored in the tank(s)? -----Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☒ UnknownComments: Seller is not aware of underground tanksSource of information: Seller, Service Contractors, Caretaker, Public Records**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: ----- ☐ Yes ☒ No ☐ UnknownComments: -----Source of information: Seller, Service Contractors, Caretaker**C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☒ Yes ☐ No ☐ UnknownIf Yes: Date: March 28, 2024 By: A&LResults: 4.8 pCiLIf applicable, what remedial steps were taken? Air Radon Mitigation Installed 052824Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☒ Yes ☐ NoResults/Comments: Air & Water Quality installed Air Radon Mitigation System May 28, 2024Source of information: Seller, Caretaker, Contractors**D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☒ Yes ☐ No ☐ UnknownIf Yes: Date: March 28, 2024 By: A&LResults: 121 pCiL- No actions requiredIf applicable, what remedial steps were taken? No actions requiredHas the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ UnknownAre test results available? ..... ☒ Yes ☐ NoResults/Comments: -----Source of information: Seller, Service Contractors, Caretaker**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: -----Source of information: Public RecordsBuyer Initials       

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Seller Initials

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PROPERTY LOCATED AT: 290 Clark Point Road, Tremont, ME 04612

**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, Service Contractor

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

Other: \_\_\_\_\_

Source of information: Seller, Public records, Service Contractors

**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: utility easement

Source of information: Deed, Seller, Public Records

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

If No, who is responsible for maintenance? Seller

Road Association Name (if known): none

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

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Seller Initials BT

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PROPERTY LOCATED AT: 290 Clark Point Road, Tremont, ME 04612

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: \_\_\_\_\_

Year Principal Structure Built: 2006

What year did Seller acquire property? 1999

Roof: Year Shingles/Other Installed: 2005 & 2024

Water, moisture or leakage: none

Comments: Shingle repair from wind in 2024 (east side)

Foundation/Basement:

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

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

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

Comments: -----

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

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

Comments: -----

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Generator-22kw ☐ Unknown

Comments: Generac 22kw Automatic Transfer Whole House

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: 2024 Survey (Plisga & Day) on file at the office

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: Seller, Public records, Service Contractors, Caretaker

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

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Seller Initials B↑

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PROPERTY LOCATED AT: 290 Clark Point Road, Tremont, ME 04612

**SECTION VI — ADDITIONAL INFORMATION**

**List of Improvements since ownership on file at the office.**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: Bruce Tolda 9/27/2024  
SELLER \_\_\_\_\_ DATE  
**Bruce Tolda**

Signed by: Carol Carson 9/27/2024  
SELLER \_\_\_\_\_ DATE  
**Carol Carson**

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 Bruce Tolda, Carol Carson

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 290 Clark Point Road, Tremont, ME 04612

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	<u>Bruce Tolda</u> Signed by: <u>Bruce Tolda</u>	9/27/2024
Buyer	Date	<u>Carol Carson</u> Signed by: <u>Carol Carson</u>	9/27/2024
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Lili Pew</u> Signed by: <u>Lili Pew</u>	9/27/2024
		Agent	Date



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**PROPERTY DISCLOSURE 2024 ADDENDUM  
(Shoreland Zoning Violation)**

**For Residential Property Located At:** 290 Clark Point Road, Tremont, ME 04612

Are there any actual or alleged violations of a shoreland zoning ordinance  
including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown

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

Source of information: Public Records

DocuSigned by: 9/27/2024  
Bruce Tolda  
Seller **Bruce Tolda** Date

Signed by: 9/27/2024  
Carol Carson  
Seller **Carol Carson** 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

DS Initial  
BT CC



68°23'33"W 44°15'47"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2022

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AH, AR
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levees. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone I
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		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 9/25/2024 at 3:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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## PROPERTY DISCLOSURE 2024 ADDENDUM (Flood Hazard)

**For Property Located At:** 290 Clark Point Road, Tremont, ME 04612

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

DS  
BT

Initial  
CC

**For Property Located At: 290 Clark Point Road, Tremont, ME 04612**

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: 23009C1194D Year: 2016 (Attach a copy)

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

Source of information: FEMA

DocuSigned by:  
Bruce Tolda 9/27/2024  
Seller Date  
Bruce Tolda

Signed by:  
Carol Carson 9/27/2024  
Seller Date  
Carol Carson

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date

Buyer Date

Buyer Date

Buyer Date

Page 2 of 2



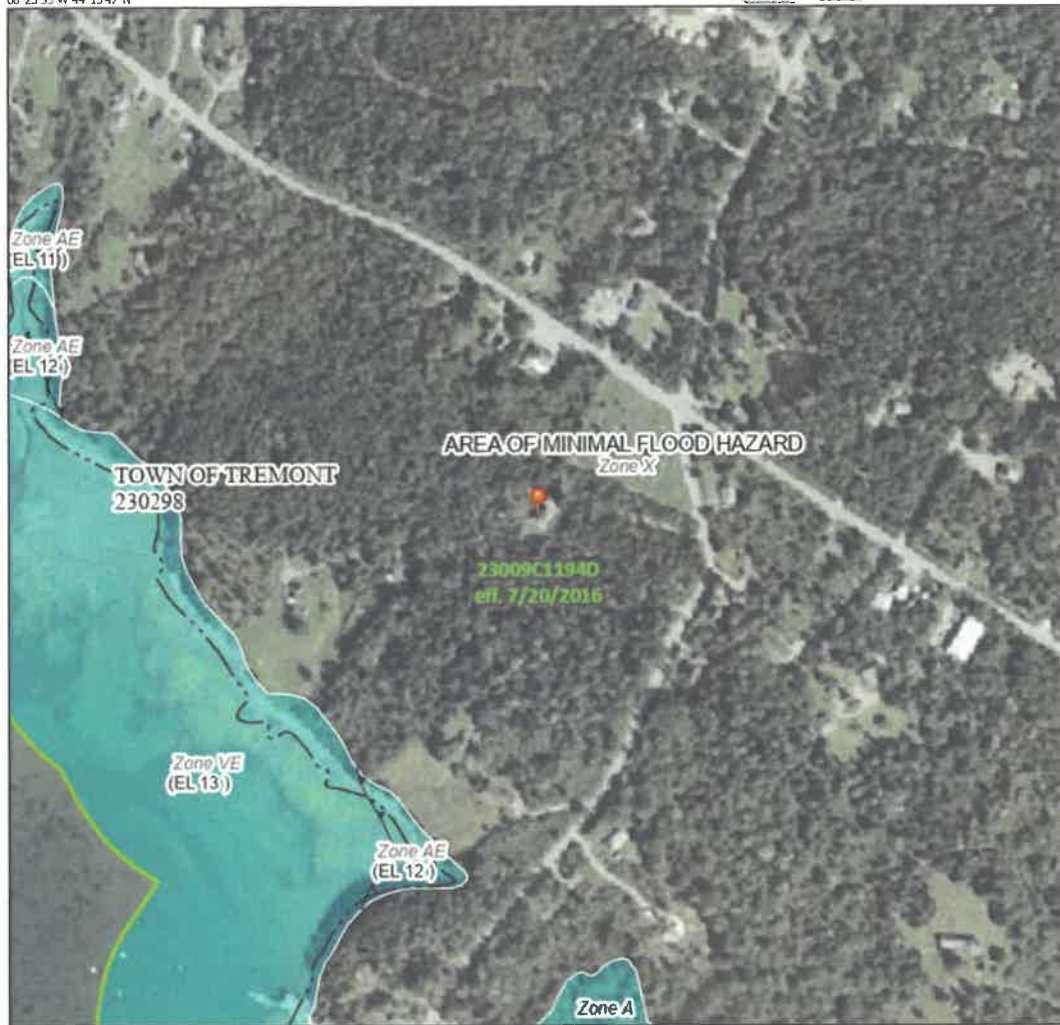
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# National Flood Hazard Layer FIRMette

68°23'33"W 44°15'47"N

DS  
BT Initial  
U



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2022

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		Zone A, V, AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard Zone I
		Area of Minimal 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
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

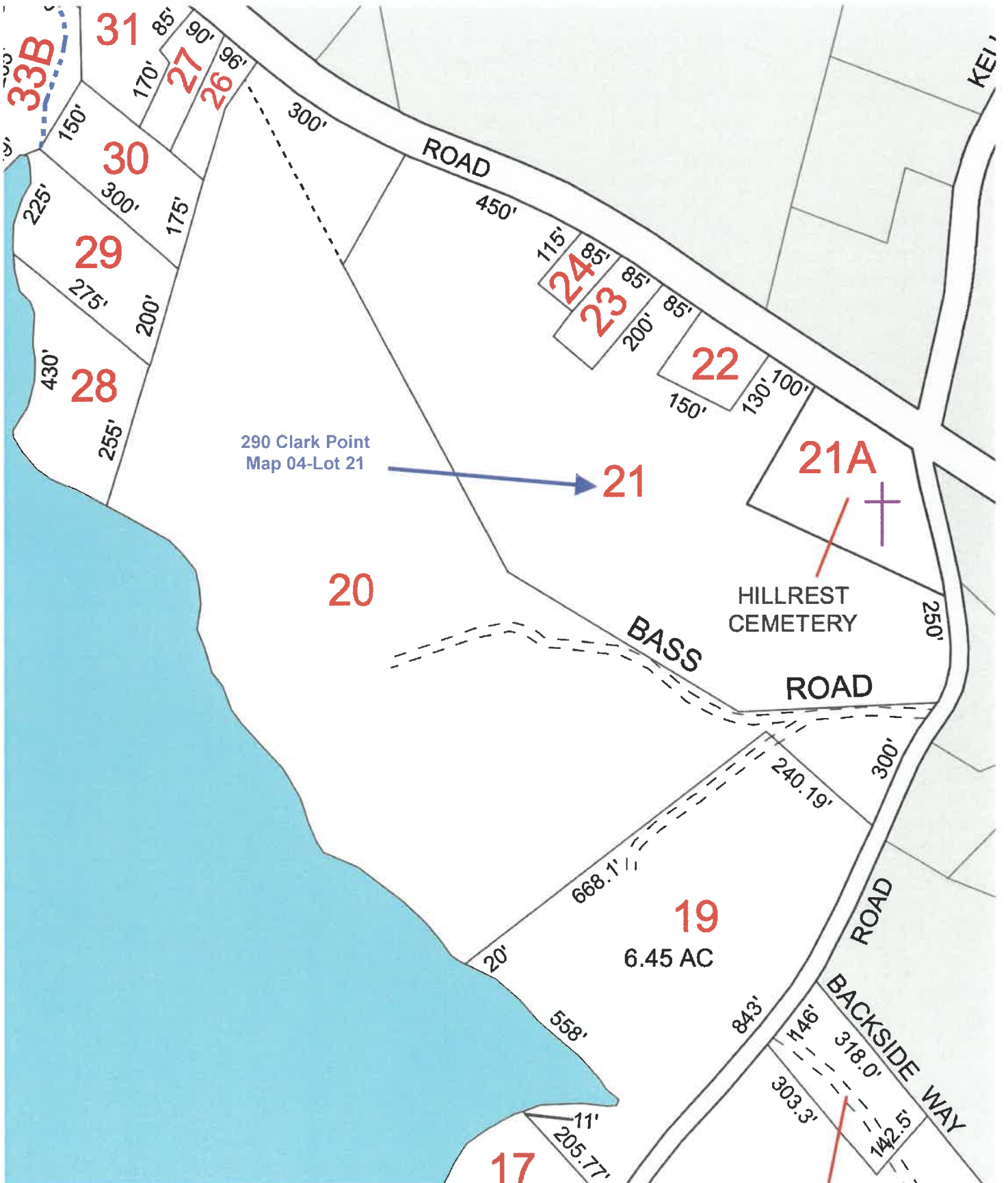
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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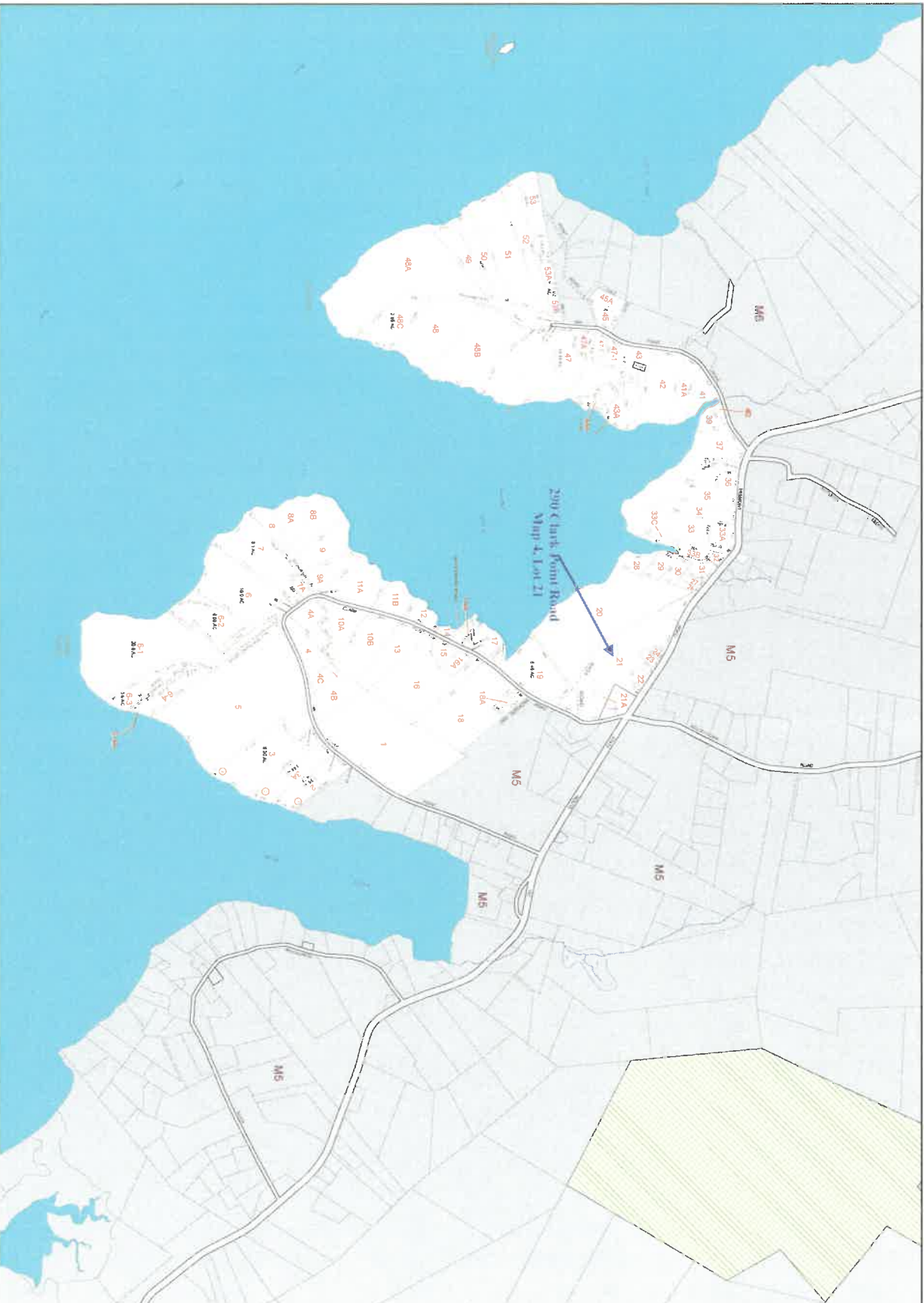
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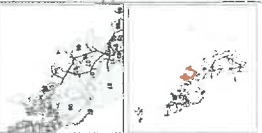




TOWN OF  
**TREMONT**  
HANCOCK COUNTY  
MAINE



- LEGEND**
- Proprietary Line
  - Essential Right of Way
  - Original Parcel
  - Water
  - Town Line
  - Acacia National Park



**Map 04**  
Revised: 10/10/2022  
10/10/2022

## **C. RESIDENTIAL ZONE**

### **1. Land Use Standards**

The following uses are allowed subject to Lot, Structure and Performance Standards:

- a. Single-family residential use and its accessory uses.
- b. All multi-unit residential use and its accessory uses.
- c. Home Occupations as an accessory use.
- d. Governmental and institutional use.

No commercial or industrial activity is allowed.

### **2. Lot Standards**

#### **a. Lot area:**

- (1) Minimum: 40,000 sq. ft. per lot and per residential dwelling unit or institutional or governmental principal structure.
- (2) Multi-unit residential:
  - (a) 40,000 sq. ft. minimum for first unit
  - (b) 20,000 sq. ft. for each additional unit

### **3. Structure Standards**

#### **a. Setbacks (minimum):**

- (l) 15' from lot lines

#### **b. Height: 40' maximum**

#### **c. Lot coverage: 20% maximum**

## **D. HARBOR SHORELAND ZONE**

### **1. Land Use Standards**

The following uses are allowed subject to Lot, Structure and Performance Standards.

- a. single-family residential use and its accessory uses (no multi-unit residential use is permitted);
- b. all maritime commercial uses;
- c. non-maritime commercial uses (excluding transient accommodations) up to a total of 3000 sqft. in total building area;

- d. marinas with up to 550 linear feet of slip/dock space.

one residential unit is allowed as an accessory use to a principal maritime commercial use. The applicant must demonstrate with clear and convincing evidence that the State subsurface wastewater laws will be satisfied.

## 2. Lot Standards

- a. **Lot area:** Minimum 40,000 sq. ft. per lot and per residential dwelling unit or principal non-residential structure.

EXCEPTION: No minimum for maritime commercial uses.

- b. **Shore frontage:** 150' minimum per lot and per residential dwelling unit or principal non-residential structure located within 75' of the shoreline of a stream or 250' of the shoreline of any wetland.

EXCEPTION: No minimum for maritime commercial uses.

## 3. Structure Standards

- a. **Setbacks** (minimum):

- (1) 15' from lot lines

- (2) Residential: 75' from the shoreline.

- Non-residential: 25' from the shoreline.

- EXCEPTION: No setback minimum for maritime commercial uses

- (3) 75' from the shoreline of a stream (if sustained slopes exceed 20%, a 100' setback of undisturbed vegetation shall be maintained.) and 75' from the shoreline of a tributary stream.

- b. **Height:** 35' maximum.

- c. **Lot coverage:** 70% maximum (includes non-vegetated surfaces).

## E. COMMERCIAL FISHERY/MARITIME ACTIVITY SHORELAND ZONE

### 1. Land Use Standards

- a. The following uses are allowed subject to Lot, Structure and Performance Standards:

- (1) all maritime commercial uses;

- (2) non-maritime limited commercial use up to a total of 2000 sq. ft. in total building area provided it is an accessory use to an existing maritime commercial use for as long as the principal maritime use continues to operate. Accessory transient accommodations are not allowed under this section (2).

- (3) only one residential dwelling unit is allowed, in addition to the square footage allowed in paragraph (2), whether existing, new, conforming or non-conforming under section VII, as an accessory use to a principal maritime commercial use. The applicant must demonstrate with clear and convincing evidence that the State subsurface wastewater rules will be satisfied.

- (4) all functionally water-dependent industry;

- (5) marinas with up to 550 linear feet of slip/dock space;





# Fact Sheet: Arsenic Treated Wood

Department of Health and  
Human Services  
11 State House Station  
Augusta, ME 04333

Maine CDC  
Environmental and  
Occupational Health Program  
Toll Free in Maine: 866-292-3474  
Fax: 207-287-3981  
TTY: 207-287-8066  
Email: ehu@maine.gov

## IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

## TO LEARN MORE

Eric Frohberg  
Environmental and  
Occupational Health  
Program  
Maine CDC  
Toll-free in Maine 866-  
292-3474  
TTY: 207-287-8066  
[www.maine.gov/dhhs/  
eohp](http://www.maine.gov/dhhs/eohp)

## Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

### First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

### Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

**Third: If you have any questions, call us toll-free in Maine: 866-292-3474**

## Common Questions

### What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

### What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.



# Have you tested your well water for arsenic?



## Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

## Protect your family. Test your well for arsenic every 3 to 5 years.

### How to Test Your Well Water

#### 1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: [wellwater.maine.gov](http://wellwater.maine.gov). Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and 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.

#### 3. Get your results.

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

### Why Arsenic is Bad

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

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

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

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

### Solving Arsenic Problems

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

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

### Protect your family. Test your well.

- For more information: [wellwater.maine.gov](http://wellwater.maine.gov)
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



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

Paul J. LePage, Governor

Mary C. Maguire, Commissioner

July 2012



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 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; 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/  
Office Title Changed 09/

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.