

SEA LEDGE

134 Sand Point Road

Bar Harbor

\$815,000



Distinctive properties.

Legendary service.

NEW LISTING!



Sea Ledge, offers lovely water views over island studded Frenchman's Bay. Perched on the hillside, this clean, contemporary has been beautifully renovated . Striking primary bedroom and bath span the waterside with expansive water views from the private deck and even the soaking tub. Three full bedrooms and two and a half baths are just the right size. Heated garage and workshop. Incredible location in Salisbury Cove, a quiet neighborhood off the beaten path, but within minutes to the village of Bar Harbor. Find your spot in Maine.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

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.

SEA LEDGE

134 Sand Point Road
Bar Harbor



Dining



Living room



Primary bedroom with water views and private deck



Soaking tub with a view. Luxury.

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Public Detail Report

MLS #: 1606136
Status: Active
Directions: Take Route 3 west out of the village of Bar Harbor. Sand Point Road will be 4+/- miles on the right. Turn right on Sand Point Road and the property will be 0.6 miles on the left.

County: Hancock
Property Type: Residential

Seasonal: No
List Price: \$815,000
Original List Price: \$815,000



134 Sand Point
Road, Unit #: 1
Bar Harbor, ME
04609-7564

List Price:
\$815,000
MLS#: 1606136



General Information

Sub-Type: Single Family Residence	Year Built: 1995	Rooms: 5	Sqft Fin Abv Grd+/-: 1,900
Style: Contemporary	Fireplaces Total: 1	Beds: 3	Sqft Fin Blw Grd+/-: 0
		Baths: 2/1	Sqft Fin Total+/-: 1,900
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Water Body: Frenchman Bay	Zoning: Harbor Shoreland
Lot Size Acres +/-: 0.67	Water Views: Yes	Water Body Type: Bay; Ocean	Zoning Overlay: No
Source of Acreage: Survey			
Surveyed: Yes			

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 0	Half Baths Lvl 1: 1	
Full Baths Lvl 2: 2	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	
Appliances: Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Washer		
Room Name	Length	Width
Kitchen	First	Pantry
Great Room	First	Gas Fireplace
Primary	Second	Balcony/Deck, Suite, Walk-in
Bedroom		Closet, Soaking Tub
Bedroom 2	Second	Closet
Bedroom 3	Second	Closet

Property Features

Site: Other Site; Rolling/Sloping; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Full; Partial; Walkout Access
Parking: 1 - 4 Spaces; On Site; Paved; Reserved Parking: Yes; Reserved	Foundation Materials: Poured Concrete
Parking Spaces: 4	Exterior: Wood Siding
Location: Near Public Beach; Near Town; Neighborhood; Rural	Roof: Composition; Shingle
Rec. Water: Nearby; Oceanfront; Public	Heat System: Baseboard; Direct Vent Furnace; Heat Pump; Hot Water
Roads: Public	Heat Fuel: Electric; Oil; Propane
Electric: Circuit Breakers	Water Heater: Tankless
Gas: Bottled	Cooling: Heat Pump
Sewer: Private Sewer; Septic Existing on Site	Floors: Laminate; Tile; Vinyl; Wood
Water: Private; Well Existing on Site	Veh. Storage: 1 Car
Equipment: Generator	Garage: Yes
Basement Entry: Walk-Out	Garage Spaces: 1
	Amenities: Bathtub; Pantry; Walk-in Closets
	Patio and Porch Features: Deck; Porch
	View: Scenic

Tax/Deed Information

Book/Page 2808/508	Full Tax Amt/Yr: \$6,415/ 2023	Map/Block/Lot: 4/1/21
		Tax ID: BARH-000204-000000-000056-000001

Remarks

Remarks: Sea Ledge, offers lovely water views over island studded Frenchman's Bay. Perched on the hillside, this clean, contemporary has been beautifully renovated . Striking primary bedroom and bath span the waterside with expansive water views from the private deck and even the soaking tub. Three full bedrooms and two and a half baths are just the right size. Heated garage and workshop. Incredible location in Salisbury Cove, a quiet neighborhood off the beaten path, but within minutes to the village of Bar Harbor. Find your spot in Maine.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

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MAINE
Listings



PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609**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: Fall 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Under exterior stairwell to the deck.

Installed by: _____

Date of Installation: 1997

USE: Number of persons currently using system: 2

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

Comments: No known issues.

Source of Section I information: Seller

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Initials
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PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609

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: 1995 Date last pumped: 2021 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: West end of property. See Survey for location.

Date of installation of leach field: 1995 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: See Survey for septic location.

Source of Section II information: Seller, Public Record, Broker

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PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609**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	HWBB (oil)	Heat pumps		
Age of system(s) or source(s)	1995	2021		
TYPE(S) of Fuel	Oil	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		-----		
Name of company that services system(s) or source(s)	Ray's Heating and Plumbing	-----		
Date of most recent service call	Fall 2023	-----		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	RH Foster for fuel	-----		

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 ☐ Unknown

If Yes, date: -----

Date chimney(s) last cleaned: -----

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

If Yes, date: -----

Comments: -----

Source of Section III information: **Seller, Broker Observation****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: -----

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PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609

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: Seller, Public Record

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: No known asbestos

Source of information: Seller, Broker observation

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: Fall 2021 By: _____

Results: Acceptable level of radon with no remediation necessary.

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: Acceptable level of radon with no remediation necessary.

Source of information: Seller

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: No known testing for radon water.

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: No known methamphetamine.

Source of information: Seller

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PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609

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: No known lead based paint. Built 1995 and exterior painted Fall 2024

Source of information: Seller, Public Record, Broker Observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: No known hazardous materials

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Condominium Association

Source of information: Deed, Public Record

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Seller, Public record

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PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609

SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

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

Relevant Panel Number: 23009C0992D Year: 7/20/2016 (Attach a copy)

Comments: No known flood events.

Source of Section VI information: Seller, Public Record

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PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609**SECTION VII – GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☒ Yes ☐ No ☐ UnknownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane tanks (Coastal Energy)Year Principal Structure Built: 1995What year did Seller acquire property? Fall 2021Roof: Year Shingles/Other Installed: 2020Water, moisture or leakage: noneComments: Seller, Public record, Previous disclosure (roof age)

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: Puddle if extensive rain (in Spring with frozen ground).Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: No known moldElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ 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 known.

Comments: _____

Source of Section VII information: Seller, Public Record

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PROPERTY LOCATED AT: 134 Sand Point Rd, Bar Harbor, ME 04609

SECTION VIII — ADDITIONAL INFORMATION

Improvements. 2021-Heat pumps . 2022- Painted interior, Primary suite bathroom, All floors on 3rd floor (except shared bathroom), Gas fireplace insert and mantel, new washer/dryer, carpet on stairwell, ceiling fans, electric blinds (2022-2024) 2023- Garage door opener. 2024 - Refrigerator, microwave, Full painting of exterior.

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

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

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

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

Signed by: Bradley M. Ipsan 10/1/2024
SELLER 1723063F389470... DATE
Bradley M. Ipsan

DocuSigned by: Nadine A. Pinto 10/1/2024
SELLER D20E9922BADC44F... DATE
Nadine A. Pinto

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





LOCUS MAP
SANDHURST OFFICIAL
UNOFFICIAL
SCALE 1"=200'

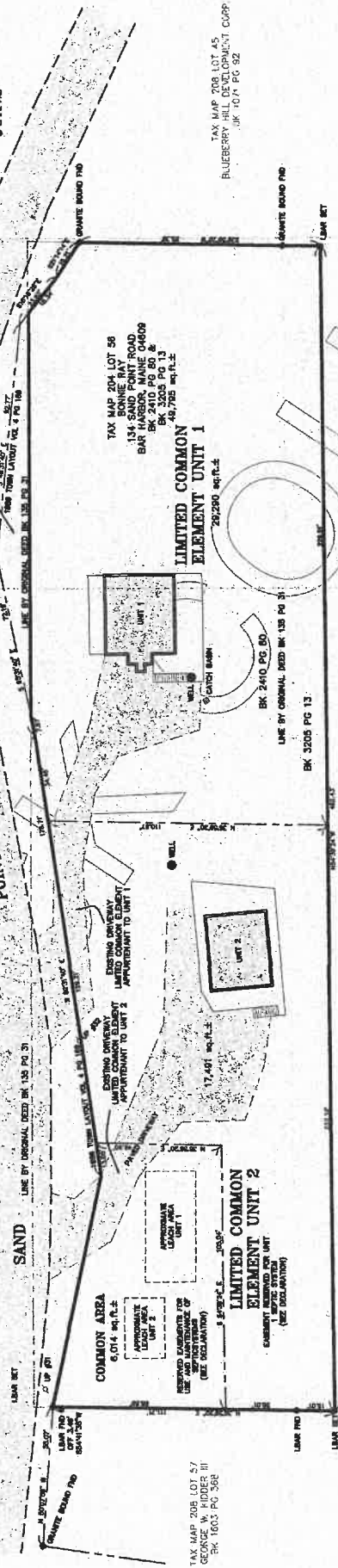
TAX MAP 204 LOT 21
SUSAN DESCANTIS TRUST
DA A BK 433 PG 150

TAX MAP 204 LOT 22
SUSAN DESCANTIS
SK 2807 PG 42

TAX MAP 204 LOT 20
PETER ZANTER
BK 2821 PG 37

REMAINING LAND OF
GRANVILLE H. HANCOCK

LOCUS MAP
SANDHURST OFFICIAL
UNOFFICIAL
SCALE 1"=200'



TAX MAP 208 LOT 47
GEORGE W. HODGE III
BK 1603 PG 368

TAX MAP 204 LOT 58
BONNIE RAY
134 SAND POINT ROAD
BAR HARBOR, MAINE 04809
BK 3205 PG 13
48,785 sq. ft.

UNIT 1
26,290 sq. ft.

TAX MAP 208 LOT 45
BLUEBERRY HILL DEVELOPMENT CORP.
BK 1071 PG 92

TAX MAP 208 LOT 45
BLUEBERRY HILL DEVELOPMENT CORP.
BK 1071 PG 92

CURRENT OWNER
TAX MAP 204 LOT 58
BONNIE RAY
134 SAND POINT ROAD
BAR HARBOR, MAINE 04809
BK 3205 PG 13
48,785 sq. ft.

PLAN REFERENCES:
1) "Sand Cliff Condominium in Bar Harbor, Me. Tax Map 204 Lot PG as shown for Bonnie Ray," as signed & sealed by Paul F. Nichols, P.E., L.L.M., State P.L.S. 2540, dated March 22, 2006, as recorded at Hancock County Registry of Deeds Pl. C.D.J.1, Hancock County Courthouse, Hallowell, Maine at Plot PG 28 Number 56.

SURVEYOR'S NOTES:
The sole purpose of this plan is to make land holding changes to clarify elements and their apportionment added in the updated subdivision to be registered herewith. All data from Plot PG is intended to be official to this 2006 locality plan. No deed research, fieldwork, or condensation verification has been performed by the engineer to date.



CONDO

PATRIOT

LANDSEVER

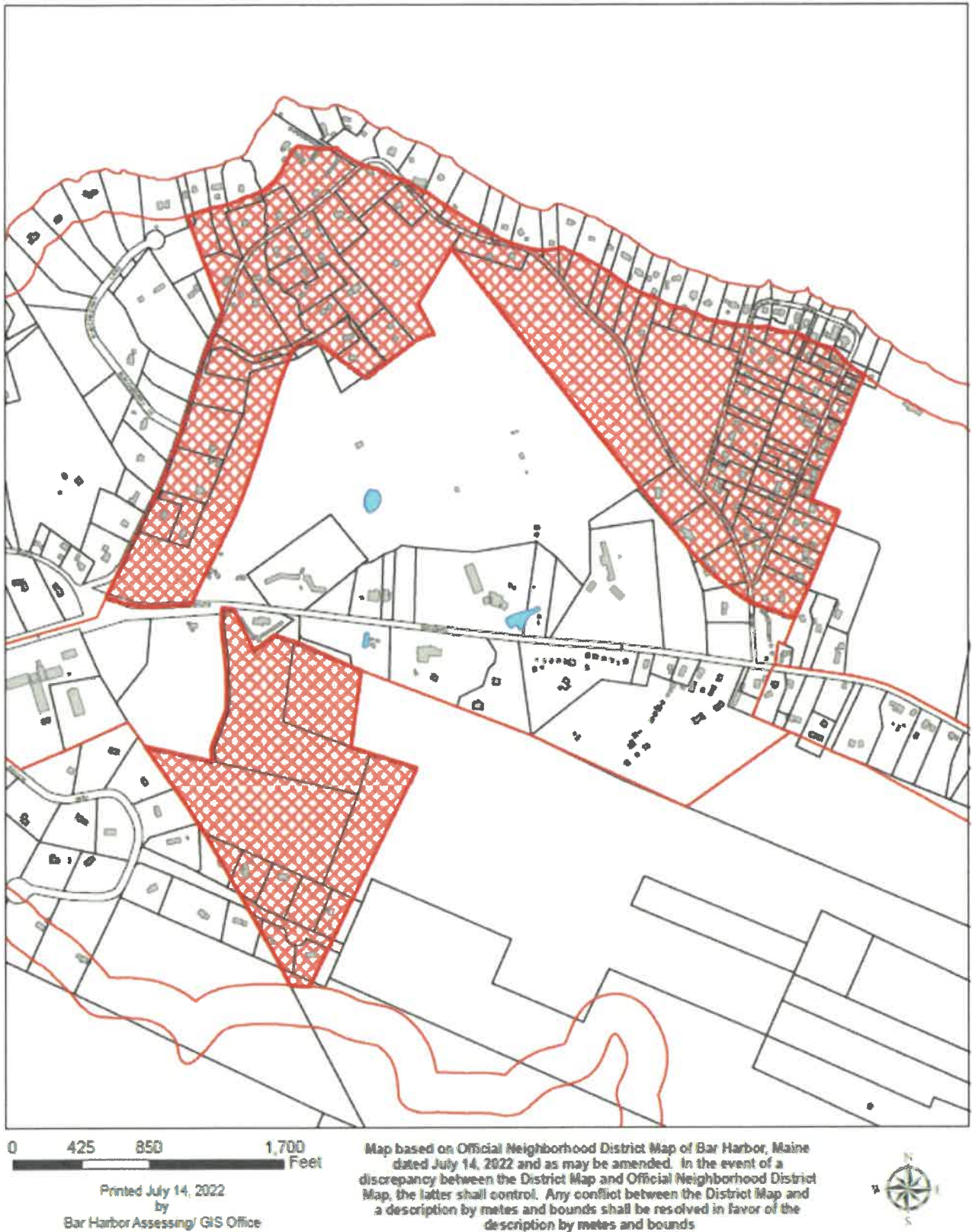
Through State of Maine
Notary Public
Bar Harbor, ME 04809
www.patnotary.com

CONTRIBUTOR	DATE
SAND CLIFF A CONDOMINIUM	NOVEMBER 16, 2011
CONDOMINIUM PLAT FOR BONNIE RAY	NOVEMBER 16, 2011
134 & 136 SAND POINT ROAD	48.785 sq. ft.
BAR HARBOR, MAINE	NOVEMBER 16, 2011



HANCOCK COUNTY REGISTRY OF DEEDS
ATLANTA, GA. 30303
RECORDED
PLAT NO. 2011-011
DATE: 11/16/2011
BY: Paul F. Nichols, Notary Public

Ireson Hill Residential



A. Purpose.

B. Dimensional standards.

(1) Minimum lot size: 20,000 square feet with sewers; 40,000 square feet without sewers.

- (2) Minimum road frontage and lot widths: 100 [feet] with sewers; 200 [feet] without sewers.
- (3) Minimum front setback with sewers: 25 [feet].
- (4) Minimum front setback without sewers: 50 [feet].
- (5) Minimum side setback for principal structures with sewers: 10 [feet].
- (6) Minimum side setback for accessory, nonresidential structures with sewers: five [feet].
- (7) Minimum side setback for principal structures without sewers: 25 [feet].
- (8) Minimum side setback for accessory, nonresidential structures without sewers: five [feet].
- (9) Minimum rear setback for principal structures with sewers: 15 [feet].
- (10) Minimum rear setback for accessory, nonresidential structures with sewers: five [feet].
- (11) Minimum rear setback for principal structures without sewers: 25 [feet].
- (12) Minimum rear setback for accessory, nonresidential structures without sewers: five [feet].
- (13) Maximum lot coverage: 25%.
- (14) Maximum height: 40 [feet].
- (15) Minimum area per family: 10,000 square feet with sewers; 20,000 square feet without sewers.

C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:

Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

Agriculture, homestead

Filling/earthmoving activity of less than 10 cubic yards

Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking

Public utility installation

Vacation rental-1 provided that it be registered per Chapter **174**. Short-Term Rental Registration.

D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:

Cemetery

Eleemosynary, educational or scientific institution

Municipal school

Place of worship

Road construction

Solar photovoltaic system, principal use (SPVS-PU)

Transient accommodations (TA-1)

Wireless communications facility

- (1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:

Uses or structures accessory to permitted uses or structures

- (2) Total developed area less than 2,000 square feet. Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet:

Government facility and grounds

- (3) Permanent pier, dock, wharf, breakwater. Planning Board approval required for permanent structures:

Pier, dock, wharf, breakwater or other use projecting into the water

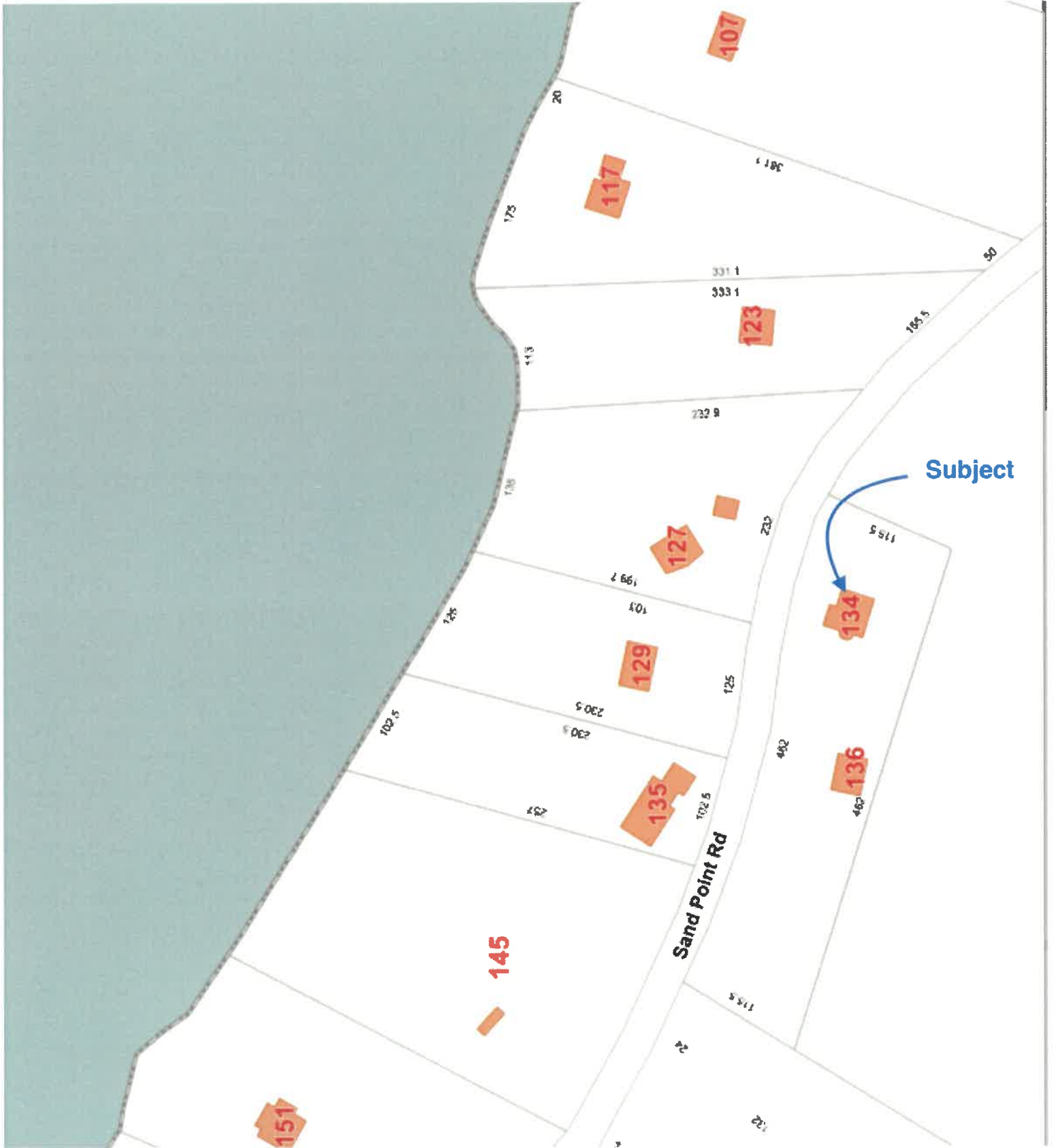
- (4) Accessory essential services. Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval:

Essential services accessory to a permitted use or structure

- (5) Uses or structures greater than 2,000 square feet. Planning Board/Planning Department approval required for uses or structures with gross leasable area of more than 2,000 square feet:

Commercial structure

- (6) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:
Home occupation
- (7) Wind turbine. Minor site plan review required:
Wind turbine
- E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:
 - Agriculture, avocational
 - Driveway construction
 - Filling/earthmoving activity of 10 cubic yards or more
 - Multifamily dwelling I
 - Noncommercial greenhouse
 - Noncommercial stable
 - Public or private park with minimal structural development
 - Roadside stand
 - Single-family dwelling
 - Two-family dwelling
 - Uses or small structures accessory to permitted uses or structures
 - (1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:
Uses or structures accessory to permitted uses or structures
 - (2) Total developed area less than 2,000 square feet. CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet:
Government facility and grounds
 - (3) Temporary pier, dock, wharf, breakwater. CEO permit required for temporary structures:
Pier, dock, wharf, breakwater or other use projecting into the water
 - (4) Accessory essential services. CEO permit for services accessory to uses or structures requiring CEO permit:
Essential services accessory to a permitted use or structure
 - (5) Uses or structures less than 2,000 square feet. CEO permit required for uses or structures with gross leasable area not exceeding 2,000 square feet:
Commercial structure
 - (6) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:
Home occupation
- F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:
Private sewage disposal system accessory to permitted uses



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPI

SPECIAL HAZARD



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Basemap Imagery Source: USGS National Map 2023

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Have you tested your well water for arsenic?



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

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

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

How to Test Your Well Water

1. Call a lab.

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

2. Do the test.

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

3. Get your results.

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

Why Arsenic is Bad

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

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

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

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

Solving Arsenic Problems

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

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

Protect your family. Test your well.

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



Maine Center for Disease
Control and Prevention
in collaboration with
Department of Health and Human Services

April 2013



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/
cohp](http://www.maine.gov/dhhs/cohp)

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:

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.
Inactive licensees may not practice real estate brokerage.