

# BYWATER COTTAGE

35 Minturn Road  
Swans Island

\$450,000



*Distinctive properties.  
Legendary service.*



Private, beautifully renovated three-season cottage on 10+/- acres with woodland trails & granite outcroppings. This cottage offers water views from cottage and its expansive deck. 1,000+/- feet of shoreline on tidal saltwater cove allows access for water activities. Renovations include new floors, new walls in the bedrooms, new cabinets & appliances in the kitchen, many new windows and doors. Being sold furnished and available for closing in October.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322

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

[info@KnowlesCo.com](mailto:info@KnowlesCo.com)  
[www.KnowlesCo.com](http://www.KnowlesCo.com)

# BYWATER COTTAGE

35 Minturn Road  
Swans Island



Kitchen



Living Room



Waterfront



Cottage

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## Public Detail Report

MLS #: 1621638

County: Hancock

Seasonal: Yes

List Price: \$450,000

Status: Active

Property Type: Residential

Original List Price: \$450,000

**Directions:** From Bass Harbor take the Swans Island Ferry. From Swans Island Ferry terminal take Ferry Rd and turn right on Atlantic Rd. Travel 1.7 miles and turn left on Minturn Rd. Driveway is 0.2 miles (second) on the right.



**35 Minturn Road  
Swans Island, ME  
04685-3710**

**List Price: \$450,000  
MLS#: 1621638**



## General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 1972	<b>Rooms:</b> 5	<b>Sqft Fin Abv Grd+/-:</b> 750
<b>Style:</b> Cottage	<b>Fireplaces Total:</b> 0	<b>Beds:</b> 2	<b>Sqft Fin Blw Grd+/-:</b> 0
	<b>Furniture:</b> Furnished	<b>Baths:</b> 1/0	<b>Sqft Fin Total+/-:</b> 750
			<b>Source of Sqft:</b> Public Records

## Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> Yes	<b>Waterfront</b> 1,000	<b>Zoning:</b> shoreland
<b>Lot Size Acres +/-:</b> 10	<b>Src of Wtrfrt:</b> Public Records	<b>Amount:</b>	<b>Zoning Overlay:</b> Yes
<b>Source of Acreage:</b> Public Records	<b>Water Views:</b> Yes	<b>Waterfront Owned</b> 1,000	
<b>Surveyed:</b> No		<b>+/-:</b>	
		<b>Waterfront Shared</b> 0	
		<b>+/-:</b>	
		<b>Water Body:</b> Burnt Coat Harbor	
		<b>Water Body Type:</b> Cove; Harbor; Ocean	

## 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> 0	<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	
<b>Appliances:</b> Dishwasher; Dryer; Electric Range; Refrigerator; Washer; Other; Other Appliances: Note. 2 small refrigerators.		

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen			First	Eat-in Kitchen
Living Room			First	Heat Stove
Bedroom 1			First	
Bedroom 2			First	
Loft			Second	Ladder

## Property Features

<b>Site:</b> Level; Open; Wooded	<b>Construction:</b> Wood Frame
<b>Driveway:</b> Other	<b>Basement Info:</b> Crawl Space; Unfinished
<b>Parking:</b> 1 - 4 Spaces; On Site	<b>Foundation Materials:</b> Pillar/Post/Pier
<b>Location:</b> Rural	<b>Exterior:</b> Clapboard
<b>Rec. Water:</b> Oceanfront; Waterfront Tidal	<b>Roof:</b> Composition; Shingle
<b>Island:</b> Yes	<b>Heat System:</b> Direct Vent Heater; Wood Stove
<b>Roads:</b> Paved; Public	<b>Heat Fuel:</b> Gas Bottled; Wood
<b>Electric:</b> Circuit Breakers	<b>Water Heater:</b> Electric
<b>Gas:</b> Bottled	<b>Cooling:</b> None
<b>Sewer:</b> Private Sewer; Septic Tank	<b>Floors:</b> Laminate
<b>Water:</b> Private; Well Existing on Site	<b>Window Features:</b> Double Pane Windows
<b>Basement Entry:</b> Exterior Only; Not Applicable	<b>Door Features:</b> Storm Door(s)
	<b>Veh. Storage:</b> 1 Car; Detached
	<b>Garage:</b> Yes
	<b>Garage Spaces:</b> 1
	<b>Amenities:</b> 1st Floor Bedroom; One-Floor Living
	<b>Patio and Porch Features:</b> Deck
	<b>View:</b> Scenic

## Tax/Deed Information

Book/Page 6772/25-27

Full Tax Amt/Yr: \$4,467/ 2023

Map/Block/Lot: 4//52

Tax ID: 001549841

**Remarks**

**Remarks:** Private, beautifully renovated three-season cottage on 10+/- acres with woodland trails & granite outcroppings. This cottage offers water views from cottage and its expansive deck. 1,000+/- feet of shoreline on tidal saltwater cove allows access for water activities. Renovations include new floors, new walls in the bedrooms, new cabinets & appliances in the kitchen, many new windows and doors. Being sold furnished and available for closing in October.

**LO:** The Knowles Company

**Listing provided courtesy of:**

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

*info@knowlesco.com*

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MAINE  
Listings



PROPERTY LOCATED AT: 35 Minturn Rd, Swans Island, ME 04685**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: \_\_\_\_\_ 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: Uphill side of Drive towards the house.

Installed by: Carmel well drilling

Date of Installation: 4/19/1972

**USE:** Number of persons currently using system: Up to 4

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

**Comments:** Tannins in spring from not being used. Well is flushed and water is good. Undersink filter.

**Source of Section I information:** Seller, Broker Observation, Public Record

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

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PROPERTY LOCATED AT: 35 Minturn Rd, Swans Island, ME 04685

## 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: 750Gallon

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

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

Location: Front of house OR | Unknown

Date installed: 1972+/- Date last pumped: 05/01/2025 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: Front of house

Date of installation of leach field: 1972+/- 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: Septic system inspected on purchase of the property in 2013. System was fine at the time.

Source of Section II information: Seller, Broker Observation, Previous Disclosures

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PROPERTY LOCATED AT: 35 Minturn Rd, Swans Island, ME 04685**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	Rinnai (Propane) Heater	Woodstove		
Age of system(s) or source(s)	1998 +/-	UNK		
TYPE(S) of Fuel	Propane	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal use. Rarely used	Seasonal use _____		
Name of company that services system(s) or source(s)	_____	_____		
Date of most recent service call	_____	_____		
Malfunctions per system(s) or source(s) within past 2 years	None	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 ☐ 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: **Woodstove with Chimney pipe and Rinnai Propane heater with direct vent.**Source of Section III information: **Seller, Broker observation, Previous Disclosure****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: 35 Minturn Rd, Swans Island, ME 04685

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

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ UnknownComments: **No Known Underground Tanks**Source of information: **Seller, Broker****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: **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: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: **Never tested for Radon Air**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 ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: **Never tested for Radon Water**Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **No Known Methamphetamines**Source of information: **Seller**

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PROPERTY LOCATED AT: 35 Minturn Rd, Swans Island, ME 04685

**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: Exterior. Slight flaking on some exterior clapboard. No known lead paint.

Source of information: Seller, 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: Broker Observation, 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: \_\_\_\_\_

Source of information: Seller, Deed

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, Broker

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PROPERTY LOCATED AT: **35 Minturn Rd, Swans Island, ME 04685****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?

**All structures in Zone X (Minimal Flood Hazard). Immediate shoreline in in Zone VE.**Relevant Panel Number: **23009C1412D** Year: **7/20/2016** (Attach a copy)Comments: **All structures in Zone X (Minimal Flood Hazard). Immediate shoreline in in Zone VE.**Source of Section VI information: **FEMA Maps, Seller, Broker Observation**

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PROPERTY LOCATED AT: 35 Minturn Rd, Swans Island, ME 04685**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 ☐ UnknownAre 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: \_\_\_\_\_

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 tanksYear Principal Structure Built: 1972 What year did Seller acquire property? 2013Roof: Year Shingles/Other Installed: 15+/- yearsWater, moisture or leakage: noneComments: Roof was newer when purchased in 2013.

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: Vapor barrierMold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ NoComments: Never tested for mold.Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ UnknownComments: New Electrical box installed 3-4 years ago.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 ☐ UnknownComments: Property serviced by CES (Central Exterminating Services).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 VII information: Seller, Broker observation

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PROPERTY LOCATED AT: 35 Minturn Rd, Swans Island, ME 04685

SECTION VIII - ADDITIONAL INFORMATION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:  
Ira W Willis 5/6/2025  
SELLER 6336D6E9BE460... DATE  
**Ira Wayne Willis Trustee**

SELLER DATE  
**The Ira Wayne Willis Revocable Trust**

DocuSigned by:  
Shari P Willis 5/7/2025  
SELLER 0F66A1A458FF485... DATE  
**Shari P. Willis Trustee**

SELLER DATE  
**The Shari P. Willis Revocable Trust**

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 Ira Wayne Willis Trustee for, The Ira Wayne Willis Revocable Trust, Shari P. Willis Trustee for  
, The Shari P. Willis Revocable Trust (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 35 Minturn Rd, Swans Island, ME 04685

Said contract is further subject to the following terms:

### Lead Warning Statement

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

### Seller's Disclosure

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

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

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

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

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

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

### Buyer's Acknowledgment

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

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

(e) Buyer has (check one below):

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

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

### Agent's Acknowledgment

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

### Certification of Accuracy

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

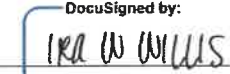
Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

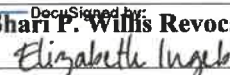
Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_

DocuSigned by:  
 5/6/2025  
 Seller Ira Wayne Willis Trustee for Date \_\_\_\_\_

DocuSigned by:  
 5/7/2025  
 Seller The Ira Wayne Willis Revocable Trust Date \_\_\_\_\_  
 Seller Shari P. Willis Trustee for Date \_\_\_\_\_

DocuSigned by:  
 5/6/2025  
 Seller The Shari P. Willis Revocable Trust Date \_\_\_\_\_  
 Agent Elizabeth Ingebritson Date \_\_\_\_\_



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REALTOR®

The Knowles Company, 1 Summit Road Northeast Harbor ME 04662  
 Elizabeth Ingebritson

(207)266-7225

(207)276-4114



Willis Swans

# National Flood Hazard Layer FIRMette



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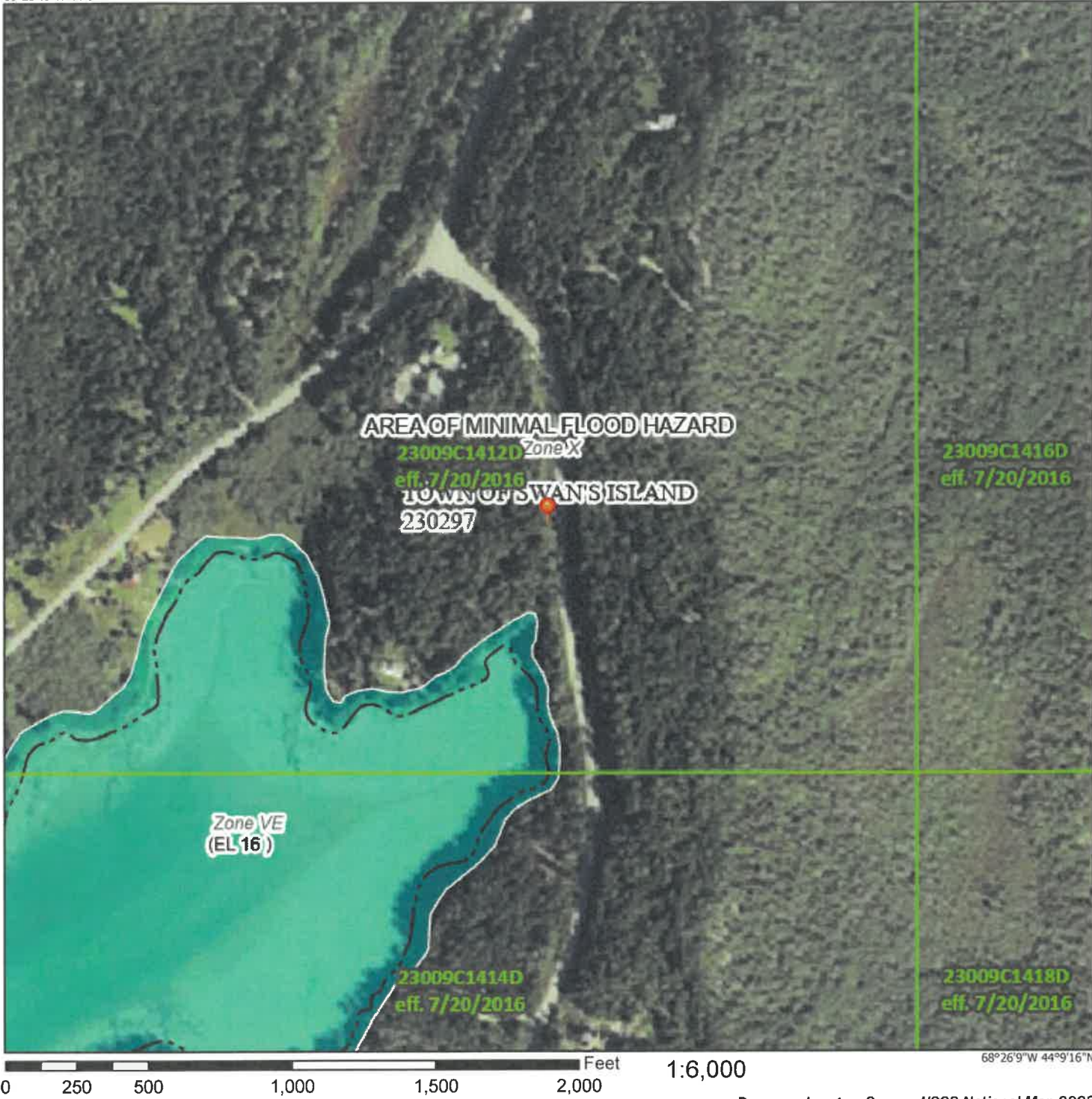
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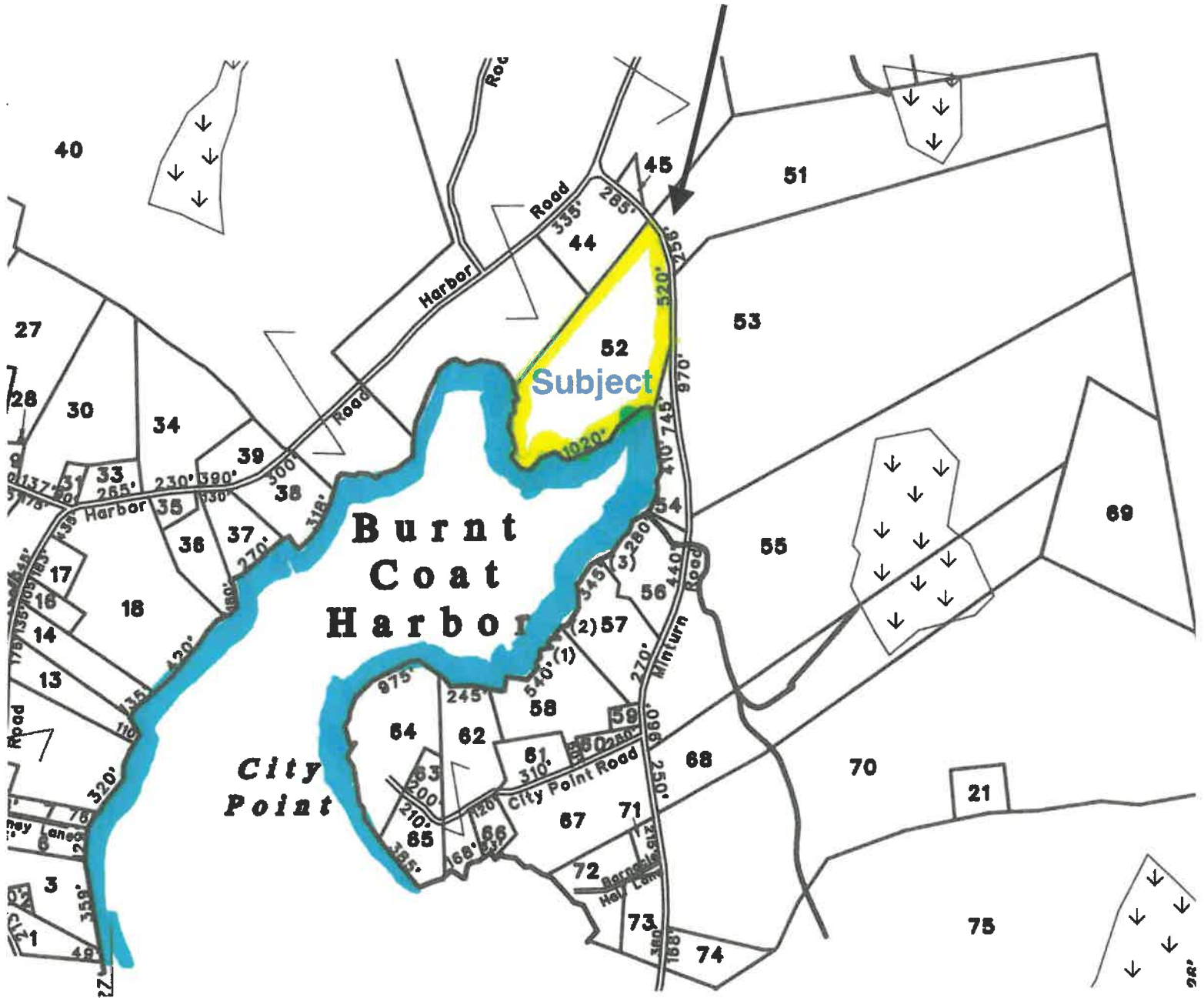
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Town of Swans Island Tax Map 5, Lot 52



## **F. Dimensional Requirements**

The placement of principal and accessory structures on all lots shall meet or exceed the following minimum requirements:

Seventy-five (75) foot setback from the shoreline boundary of any salt water body;

Seventy-five (75) foot setback from the normal high-water line of tributary streams, freshwater body, or upland edge of a wetland;

One hundred (100) foot setback from the normal high-water line of a great pond;

4. Sixty (60) foot setback from the centerline of the traveled way of all roads open to the public;
5. Ten (10) foot setback from the centerline of any utility right-of-way;
6. Thirty (30) foot setback from all property lines.
7. The first floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or in the absence of these, the flood as defined by soil types identifiable as recent flood plain soils.

Provisions one (1), two (2), three (3), four (4) and seven (7) shall not apply to marine-related structures which require direct access to the water as an operational necessity. Provisions six (6) and seven (7) shall not apply to marine-related structures in the Fishery District.



# 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.
- Watch a video on how to do a water test: [youtube.com/user/MainePublicHealth](http://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](http://wellwater.maine.gov)
- Call for advice: 866-292-3474 • TTY: Call Maine Relay 711



Maine Center for Disease  
Control and Prevention  
100 State St., 3rd Floor  
Portland, ME 04101  
Tel: 207-287-4311  
Fax: 207-287-4312  
www.maine.gov/health

April 2013



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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

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

### You May Become A Client

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

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

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

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

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

### WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

### THIS IS NOT A CONTRACT

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

#### To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_  
To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)  
by \_\_\_\_\_  
Licensee's Name  
on behalf of **The Knowles Company**  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

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.