

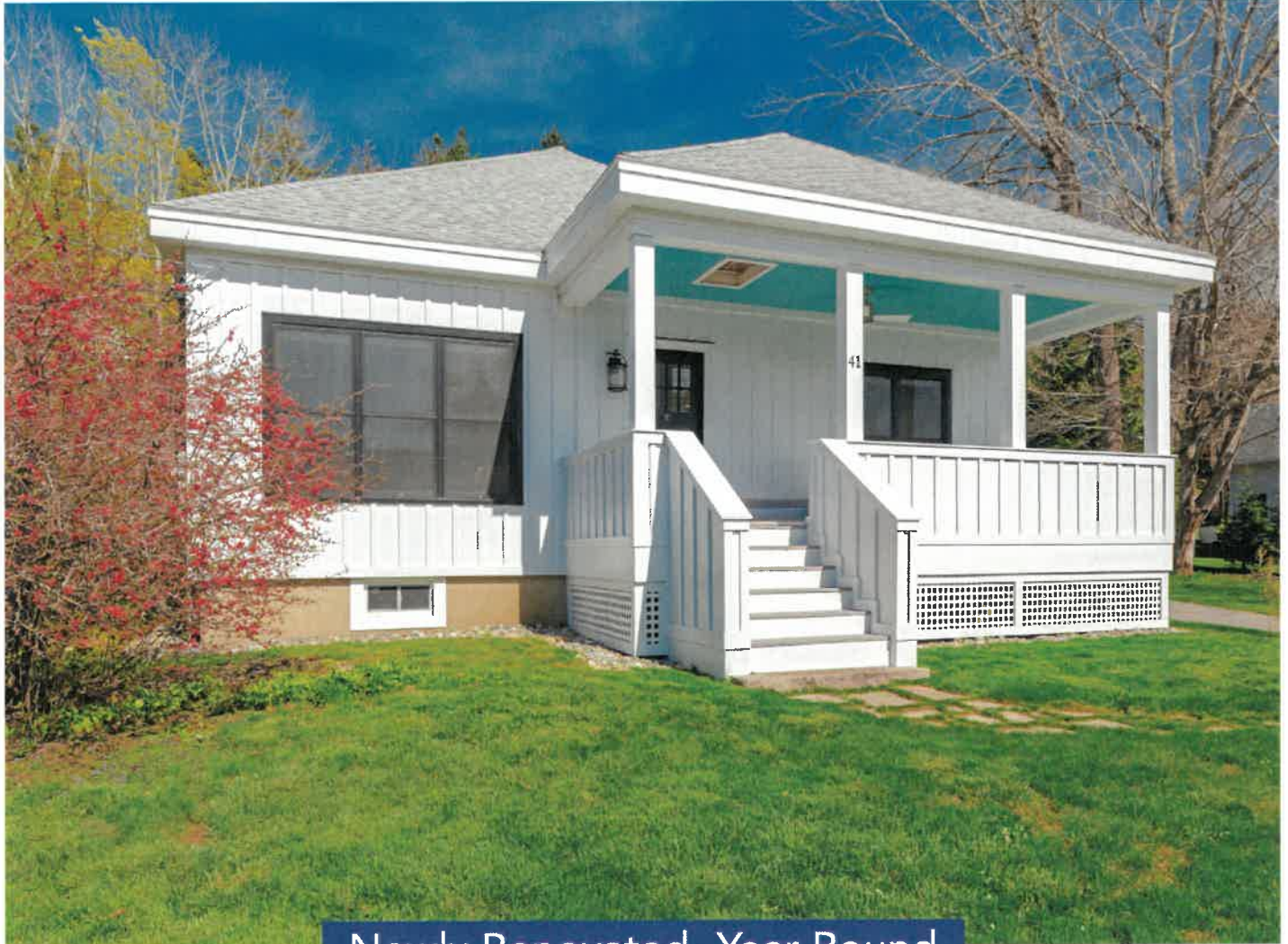
DUNROVIN

41 MAIN STREET
SEAL HARBOR

\$1,650,000



*Distinctive properties.
Legendary service.*



Newly Renovated- Year Round

Offered exclusively through:

THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

DUNROVIN

41 Main Street
Seal Harbor



- Fully renovated 2022-2023
- 4-bedrooms and 2 Full Baths
- 2-Car garage
- Near Seal Harbor Beach & Acadia Nat'l Park

Public Detail Report

MLS #: 1623355 County: Hancock Seasonal: No
Status: Active Property Type: Residential
Directions: From the village of Seal Harbor, travel north on Main Street. #41 is on the right.

List Price: \$1,650,000
Original List Price: \$1,650,000



41 Main-Seal
Harbor Street
Mount Desert, ME
04675

List Price:
\$1,650,000
MLS#: 1623355



General Information

| | | | |
|-----------------------------------|---------------------|------------|--------------------------------|
| Sub-Type: Single Family Residence | Year Built: 1926 | Rooms: 7 | Sqft Fin Abv 2,287 |
| Style: Bungalow; Cottage | Fireplaces Total: 1 | Beds: 4 | Grd+/-: 0 |
| | | Baths: 2/0 | Sqft Fin Blw 0 |
| | | | Grd+/-: 0 |
| | | | Sqft Fin 2,287 |
| | | | Total+/-: 0 |
| | | | Source of Sqft: Public Records |
| | | | Sqft Other: Floor Plans from |
| | | | Source: digital scan |

Land Information

| | | |
|------------------------------------|-----------------|---------------------|
| Leased Land: No | Waterfront: No | Zoning: VR2 |
| Lot Size Acres +/-: 0.71 | Water Views: No | Zoning Overlay: Yes |
| Source of Acreage: Survey | | |
| Acreage Oth Source: Public records | | |
| Surveyed: Yes | | |

Interior Information

| Full Baths Bsmnt: 0 | Half Baths Bsmnt: 0 | VA Certification: |
|--|---------------------|-----------------------------------|
| Full Baths Lvl 1: 2 | Half Baths Lvl 1: 0 | |
| Full Baths Lvl 2: 0 | Half Baths Lvl 2: 0 | |
| Full Baths Lvl 3: 0 | Half Baths Lvl 3: 0 | |
| Full Baths Upper: 0 | Half Baths Upper: 0 | |
| Appliances: Dishwasher; Disposal; Dryer; Gas Range; Microwave; Refrigerator; Wall Oven; Washer | | |
| Room Name | Length | Width |
| Primary | First | Level |
| Bedroom | | Room Features |
| Bedroom 2 | First | Closet,Full Bath,Suite,Walk-In |
| Bedroom 3 | First | Closet(s) |
| Bedroom 4 | Second | Closet |
| Kitchen | First | Closet,Skylight,Walk-In Closet(s) |
| Living Room | First | Kitchen Island,Pantry |
| Dining Room | First | Formal,Gas Fireplace |
| | | Formal |

Property Features

Site: Rolling/Sloping; Sidewalks; Well Landscaped; Wooded

Driveway: Paved

Parking: 1 - 4 Spaces; On Site; Paved

Location: Intown; Near Town; Neighborhood; Rural

Rec. Water: Nearby; Public

Roads: Paved; Public

Electric: Circuit Breakers; On Site

Gas: Bottled

Sewer: Public Sewer

Water: Public

Equipment:Cable; Internet Access Available

Basement Entry: Bulkhead

Construction: Wood Frame

Basement Info: Full

Foundation Materials: Poured Concrete

Exterior: Wood Siding

Roof: Composition; Fiberglass; Pitched

Heat System: Baseboard; Hot Water; Radiant; Zoned

Heat Fuel: Gas Bottled; Propane

Water Heater: On Demand; Tankless

Cooling: None

Floors: Tile; Wood

Window Features:Double Pane Windows

Other Structures: Out Building

Veh. Storage: 2 Car; Auto Door Opener; Detached

Garage: Yes

Garage Spaces: 2

Amenities: 1st Floor Primary Bedroom w/Bath; Laundry - 1st Floor; Primary Bedroom w/Bath; Shower; Storage; Walk-in Closets

Patio and Porch Features: Glassed-in Porch; Patio; Porch

View: Mountain(s); Scenic

Energy Efficiency: Dehumidifier; Insulated Foundation; Thermostat

Tax/Deed Information

| | | |
|-------------------|----------------------------------|--------------------------------------|
| Book/Page 7076/87 | Full Tax Amt/Yr: \$4,826.71 2025 | Map/Block/Lot: 30//29 |
| | | Tax ID: 41MainStreetMountDesert04675 |

Remarks

Remarks: 'Dunrovin' at 41 Main Street, with .71 +/- acres, 4-Bedrooms, 2-Full bath, with 2,287 +/- Sft of living space, is in the village of Seal Harbor, just off the Beach & Harbor, and Acadia. A complete renovation project in 2022-2023 brought this vintage home to beyond new modern standards on the interior and exterior. Interior design elements for the kitchen share a chef's delight kitchen with storm grey quartz, stainless steel appliances, huge picture windows, and built in cabinets. All original wood floors were refinished to brilliant luster. Expansive custom Baths feature walk-in showers, heated tile floors, with hated towel racks. 2 Guest bedrooms offer spacious and comfortable quarters, large closets, and sitting area set up in Bedroom 2. The Primary Suite has a sitting area overlooking the gardens, a custom Bath with a walk-in shower, heated floor and a heated towel rack. There is a private side entry to the Primary suite. The Upper floor has a large open room, currently with sleeping areas, and office area. A side Bonus room provides storage access. A 2-car garage has automatic doors and plenty of space for vehicles and storage for recreational equipment. The Infrastructure renovations included new electrical, heating (European HWBBH) from a propane on-demand system, insulation, exterior Board & Baten wood siding, Roof & Shingles. With Acadia National Park and Seal Harbor Beach & Harbor minutes away, all one needs is show up and move in!

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company

One Summit Road

Northeast Harbor, ME 04662

207-276-3322

info@knowlesco.com

PROPERTY LOCATED AT: 41 Main Street-Seal Harbor, Mount Desert, ME 04675

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: 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? -----

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

~~INSTALLATION. Location. -----
Installed by: -----
Date of Installation: -----~~

USE: ~~Number of persons currently using system: -----~~
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Town of Mount Desert Water Test 2024 on file at office

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

Buyer Initials ----- Page 1 of 8 Seller Initials ALG WLG

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

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

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

PROPERTY LOCATED AT: 41 Main Street-Seal Harbor, Mount Desert , ME 04675

| 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 | on demand HW | Propane Fireplace-LR | | |
| Age of system(s) or source(s) | 2022 | 2022 | | |
| TYPE(S) of Fuel | propane | propane | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 322 g +/- | included in annual use | | |
| Name of company that services system(s) or source(s) | Northeast Plumbing | Evergreen | | |
| Date of most recent service call | 2024-Annual Service | 05/12/2025 | | |
| Malfunctions per system(s) or source(s) within past 2 years | none | none | | |
| Other pertinent information | ----- | | | |

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

Are any buried? ☒ Yes ☐ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

~~If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown~~

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

~~Had a chimney fire: ☐ Yes ☐ No ☐ Unknown~~

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

~~If Yes, date: _____~~

~~Date chimney(s) last cleaned: _____~~

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

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

If Yes, date: -----

Comments: On demand HW&HWBBH installed 2022-Propane tank (1000g) behind Garage

Source of Section III information: Seller,Service Contractors, Caretaker

SECTION IV - HAZARDOUS MATERIAL

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

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

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

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

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

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

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

Location: ----

Buyer Initials _____ Page 3 of 8 Seller Initials ALG WLG

PROPERTY LOCATED AT: 41 Main Street-Seal Harbor, Mount Desert, ME 04675

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

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

Comments: **Seller is unaware of any underground storage tanks**

Source of information: **Seller, Public Records, Contractors**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ----- ☐ Yes ☒ No ☐ Unknown

Comments: -----

Source of information: **Seller, Service Contractors, Caretaker**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **May 2015** By: **Radon Check**

Results: **Basement: 5.7 pCi/L, 6.4 pCi/L**

If applicable, what remedial steps were taken? **Air Radon Mitigation system installed by AWQ 06/20/25**

Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ Unknown

Are test results available? ☒ Yes ☐ No

Results/Comments: **On going system monitoring shows operating properly. Follow up test in process**

Source of information: **Seller, Radon Check, Air & Water Quality**

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: **Water tests from Mount Desert Water District 2024-**

Source of information: **Seller, Public Records, Contractors**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: -----

Source of information: **Seller, Public Records**

Buyer Initials

Page 4 of 8

Seller Initials

Initial
ALG

Initial
WLG

PROPERTY LOCATED AT: 41 Main Street-Seal Harbor, Mount Desert, ME 04675

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:Seller is not aware of any lead based paint

Source of information: Seller, Public records, Service Contractors

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 - 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: 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? _____

Road Association Name (if known): _____

Source of information: Public Records (Driveway is off Route 3-Main Street Seal Harbor)

Buyer Initials _____ Page 5 of 8 Seller Initials ALG WLG

PROPERTY LOCATED AT: **41 Main Street-Seal Harbor, Mount Desert , ME 04675**

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: **23009C1236D** Year: **2016** (Attach a copy)

Comments: _____

Source of Section VI information: **FEMA -Firmette -Public Records**

Buyer Initials _____

Page 6 of 8

Seller Initials dlg WLG

PROPERTY LOCATED AT: 41 Main Street-Seal Harbor, Mount Desert, ME 04675**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 ☐ Unknown

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: _____

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: 1926 What year did Seller acquire property? 2020Roof: Year Shingles/Other Installed: 2022-2023Water, moisture or leakage: none

Comments: _____

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 ☐ Unknown

Comments: _____

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: whole house renovation 2022 (Grandview)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

Comments: _____

Source of Section VII information: Seller, Public records, Service Contractors, CaretakerBuyer Initials _____ Page 7 of 8 Seller Initials ALG WLG

PROPERTY LOCATED AT: 41 Main Street-Seal Harbor, Mount Desert , ME 04675

SECTION VIII - ADDITIONAL INFORMATION

List of Improvements and contractors available at the office. Whole house renovation 2022-2024.

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: 5/11/2025

SELLER DATE
Anne L. Garrymore

SELLER DATE

Signed by: 5/11/2025

SELLER DATE
William L. Garrymore

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



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, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (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

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard Zone X

Effective LOMRs

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

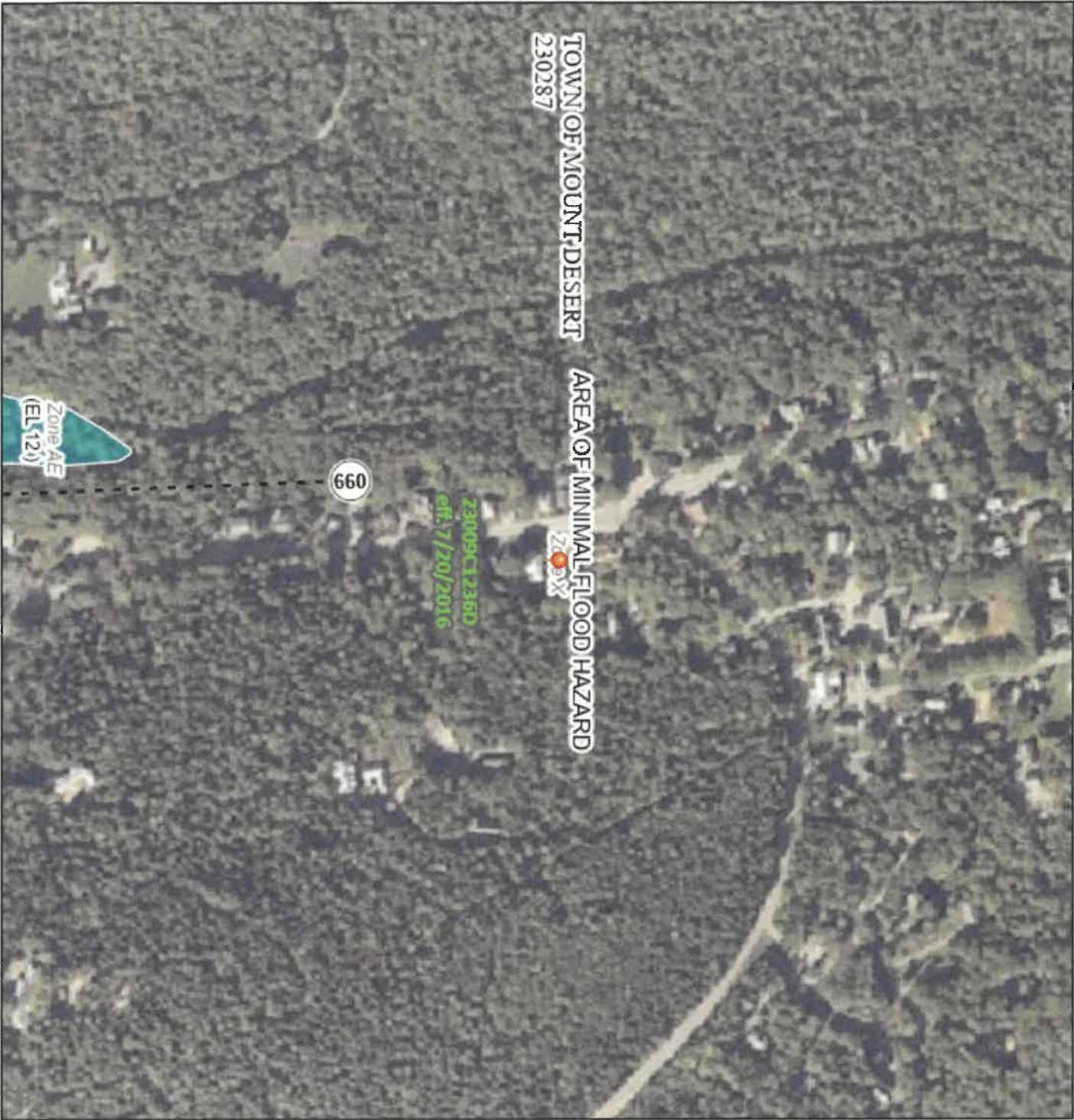
Unmapped

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/11/2025 at 3:49 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.

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Anne L. Garrymore, William L. Garrymore (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 41 Main Street-Seal Harbor, Mount Desert , ME 04675

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 | Signed by: _____ 5/13/2025 Seller <u>Anne L. Garrymore</u> 201F63721C0C41D... | Date 5/13/2025 |
| Buyer | Date | Signed by: _____ FATA2FA10DF741D Seller <u>William L. Garrymore</u> | Date |
| Buyer | Date | Seller _____ | Date |
| Buyer | Date | Seller _____ | Date |
| Agent | Date | Signed by: _____ AA23329E6C894D0 Agent <u>Lili Pew</u> | Date 5/13/2025 |

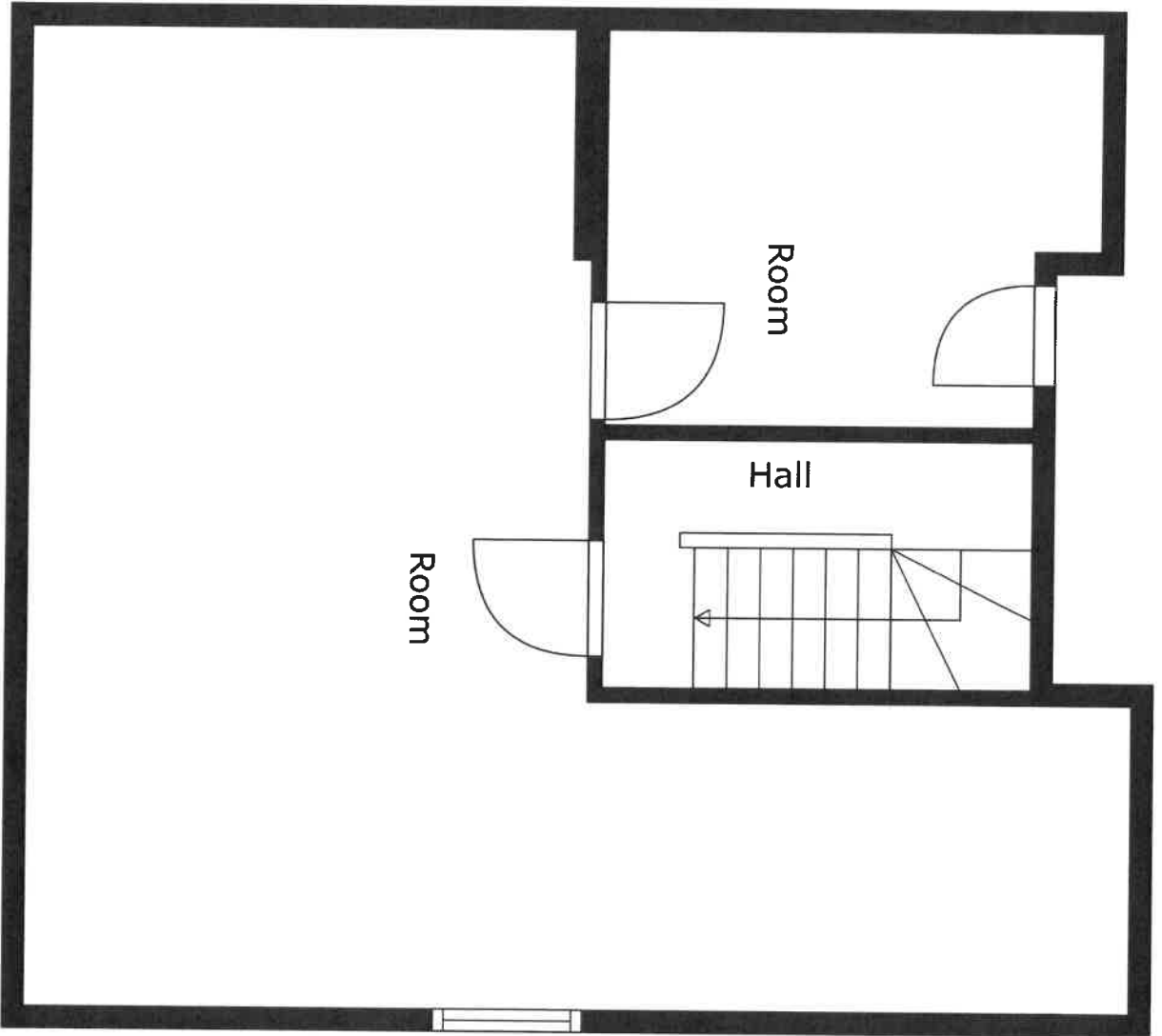


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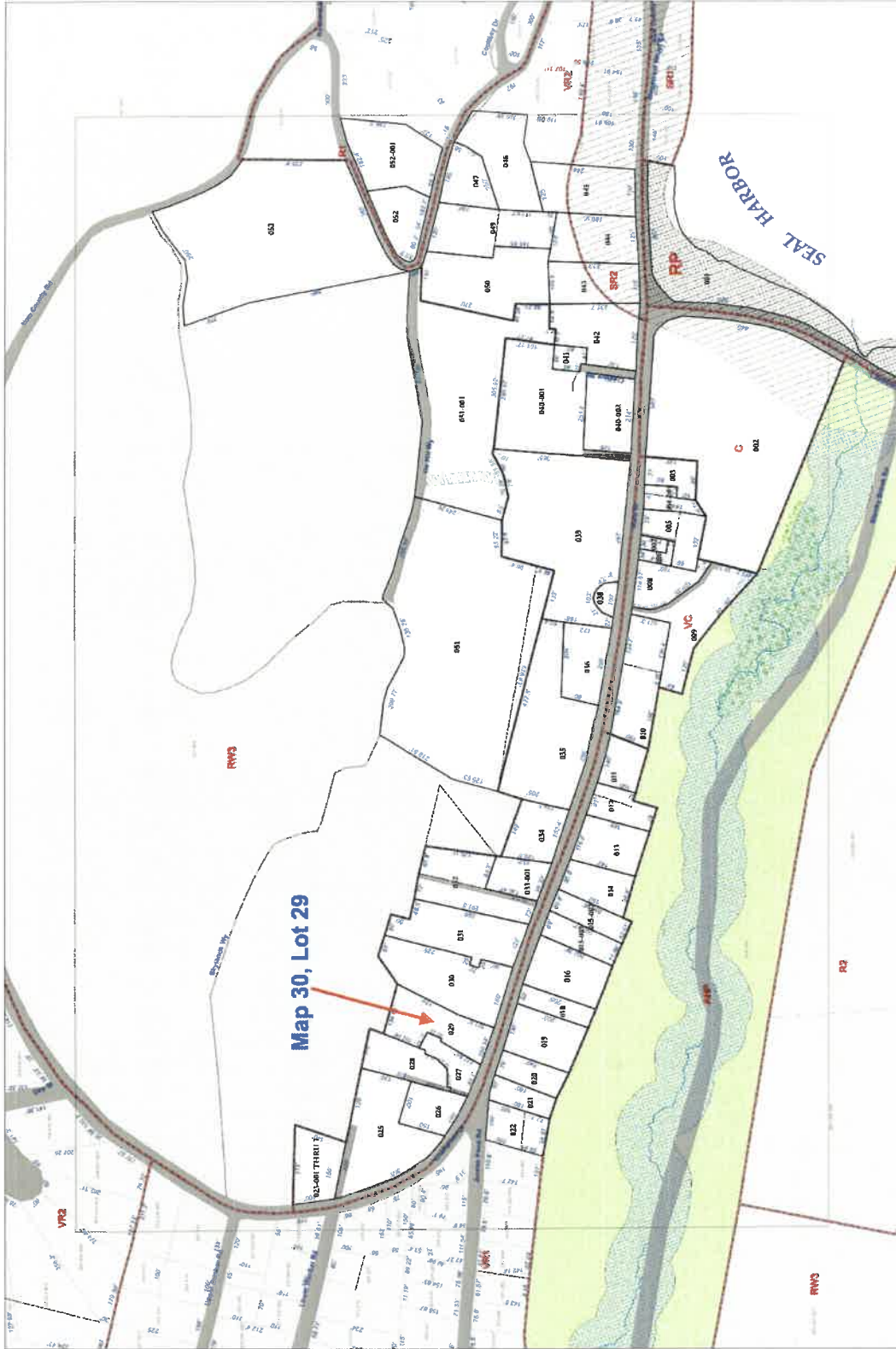
Sizes And Dimensions Are Approximates. Actual May Vary.



Sizes And Dimensions Are Approximates. Actual May Vary.



Sizes And Dimensions Are Approximates. Actual May Vary.



Map 30, Lot 29



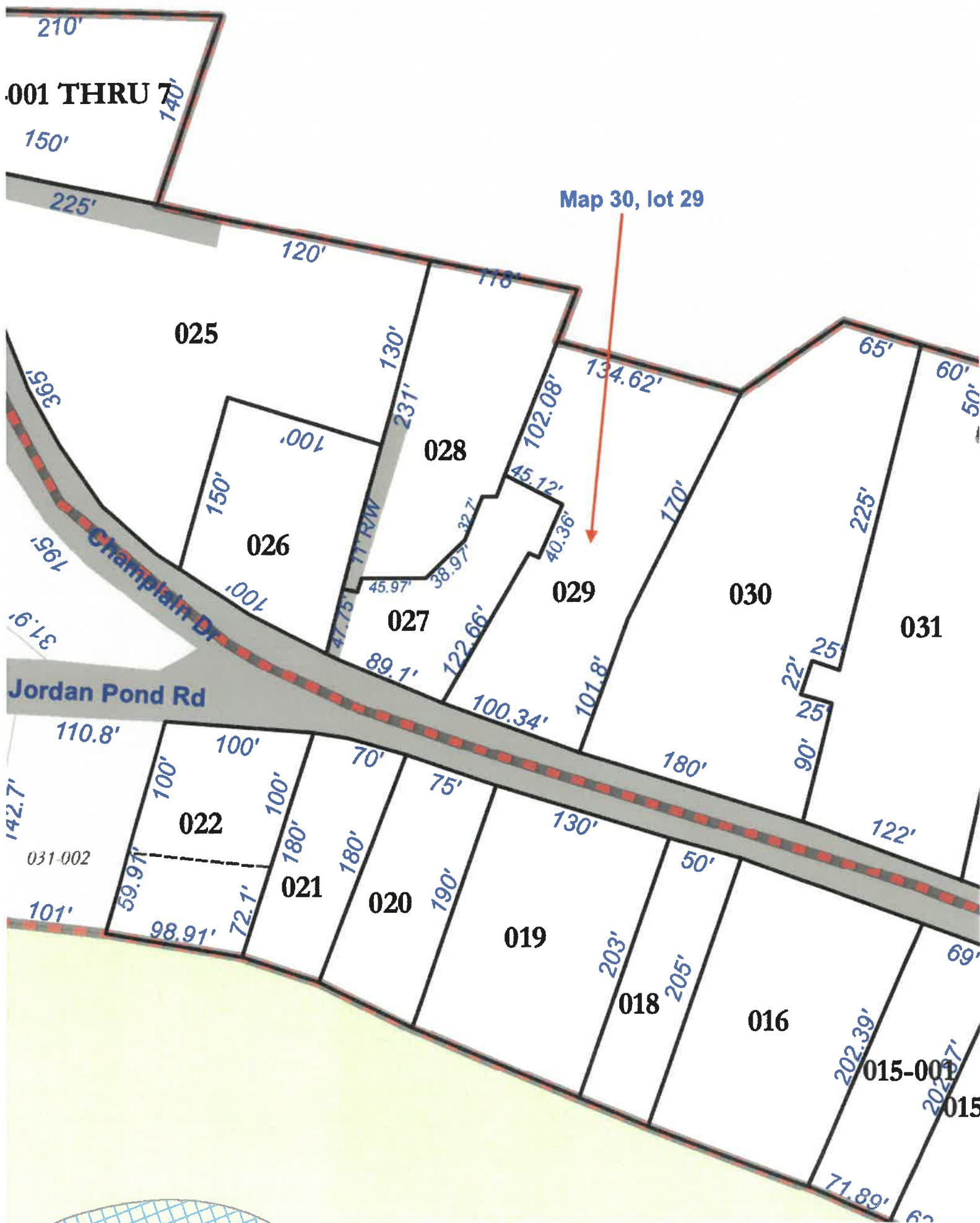
- Legend**
- Parcel Line
 - Historic Lot Line
 - Easement
 - Zone Line
 - Shoreland Zone
 - Stream Protection Zone
 - Streams
 - Perennial
 - Intermittent
 - Water
 - Wetland



Current as of April 1, 2024

Tax Map 30

This information is provided to the public for informational purposes only. It is not intended to be used for legal or financial purposes. The Town of Seal Harbor is not responsible for any errors or omissions in this information. For more information, please contact the Town of Seal Harbor at 207-645-2100.



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

| DISTRICTS | VR1 | VR2 | R1 | R2 |
|---|---------------|---------------|---------------|---------------|
| DIMENSIONS see Notes (b) (h') | | | | |
| MINIMUM LOT AREA: | | | | |
| A. with public sewer | 10,000 sq ft | 20,000 sq ft | 1 acre | 2 acres |
| B. without public sewer. | 1 acre | 1 acre | 1 acre | 2 acres |
| C. Cluster Subdivision w/sewer* | 5,000 sq ft | 10,000 sq ft | 20,000 sq ft | 1 acre |
| D. Cluster Subdivision w/o sewer* | 20,000 sq ft | 20,000 sq ft | 20,000 sq ft | 1 acre |
| E. Workforce Subdivision* | State Minimum | State Minimum | State Minimum | State Minimum |
| * see Note (k) | | | | |
| MINIMUM WIDTH OF LOTS: | | | | |
| Shore Frontage | N/A | N/A | N/A | N/A |
| SETBACKS FROM: | | | | |
| normal high water line of a water body (stream), tributary stream or upland edge of a wetland | 75 ft | 75 ft | 75 ft | 75 ft |
| Great Ponds | N/A | N/A | N/A | N/A |
| public or private road* | 20 ft | 30 ft | 30 ft | 30 ft |
| property lines** | 10 ft | 15 ft | 15 ft | 25 ft |
| * see Note (c) * ** see Note (d) | | | | |
| MAXIMUM LOT COVERAGE | 40% | 40% | 40% | 40% |
| MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS | 20 ft | 20 ft | 20 ft | 20 ft |

Continued...

MOUNT DESERT PLANNING BOARD

Do not 12/11/94
C. W. Smith
Trophy for better
Marked in date
C. W. Smith

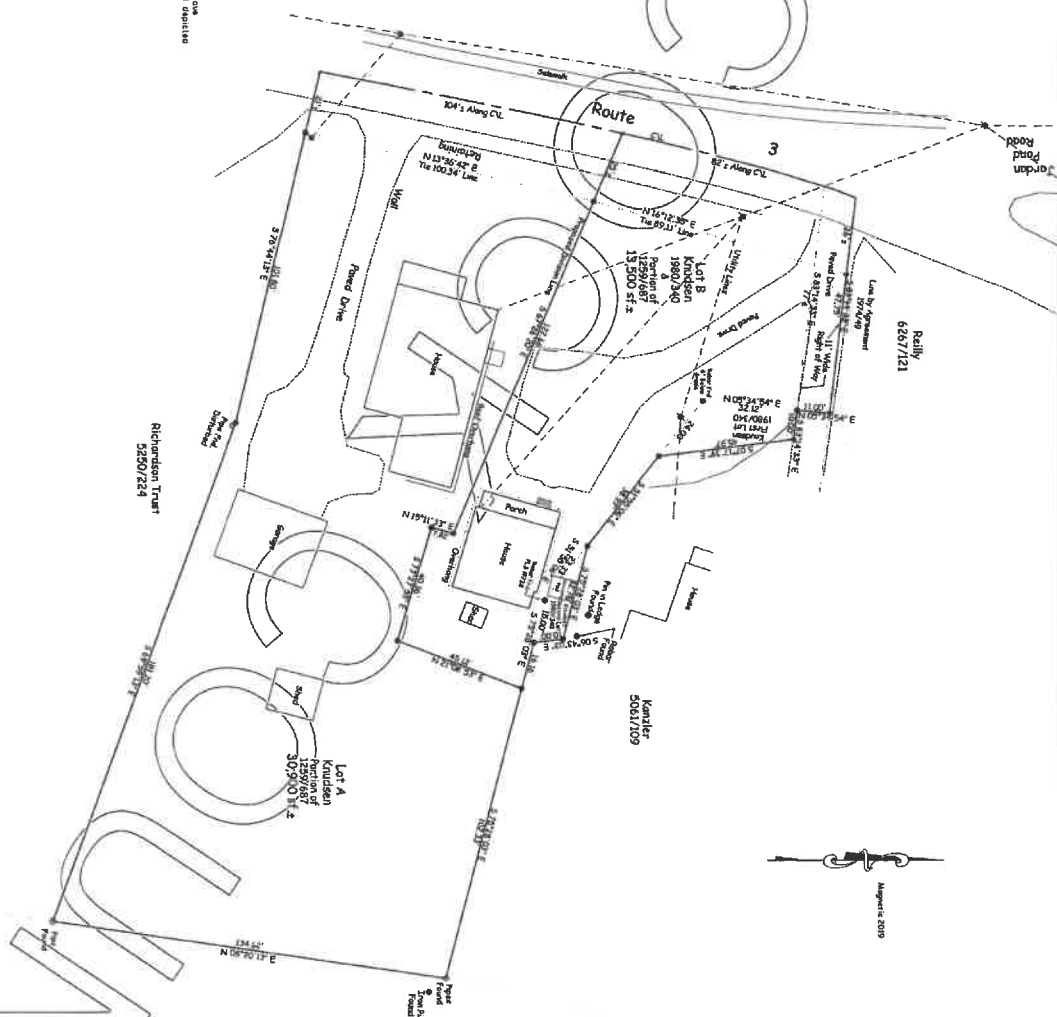
Thomas W. Benson, P.E. #2202,
7750 West 10th Avenue, Suite 100,
Littleton, Colorado 80120
Southwest Lander Phone 94675
207-244-1820

STATE OF MAINE
HARBOUR & REGISTRY OF PORTS

STATE OF MAINE
HARCOCK, SS. REGISTRY OF DEEDS
RECEIVED December 18, 2017
AT 3:28 PM. AND RECORDED
INSTRUMENT NO. 119
FILE # NO. 2
ATTEST
John A. Venturi
REGISTER

This plot supercedes a Forested Climax recorded at HCRD in 39/61. The change consists of a major revision of the Lot A/B division line and the addition of lots per 1980/3-40 to Knolls on the north line of Lot E.

Amendment #1
of
Functional Division
For
WALTER H. JR. AND PAULA KNUDSEN
ROUTE 3-SEAL HARBOR
MOUNT DESERT, MAINE
SCALE 1" = 20' NOVEMBER 14, 2019



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
Department of Health and Human Services

SP0305



Fact Sheet: Arsenic Treated Wood

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

Maine CDC
Environmental and
Occupational Health Program

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

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

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

on behalf of _____
Licensee's Name
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. Inactive licensees may not practice real estate brokerage.