

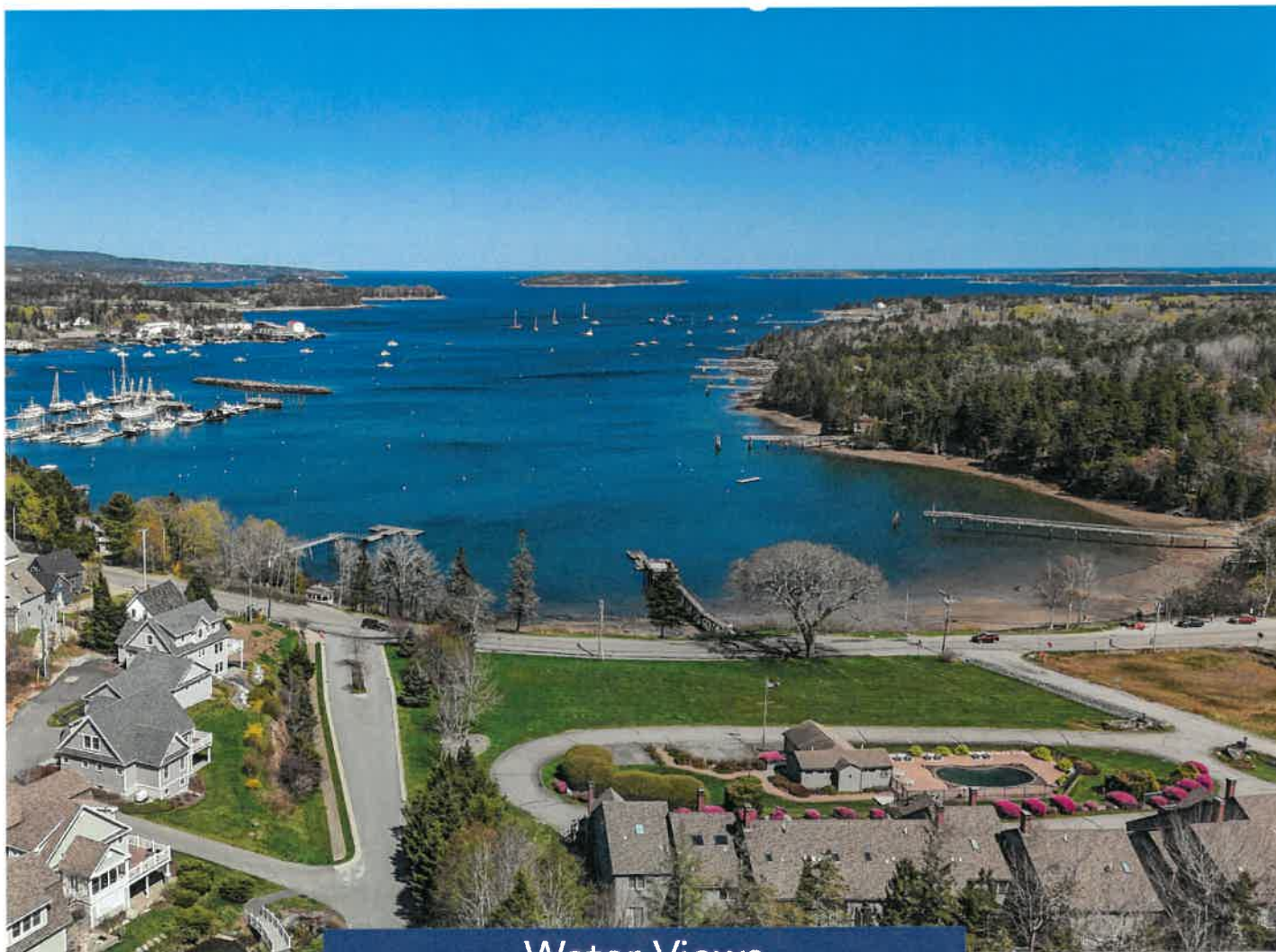
## HARBOR VIEW

10 ROBINSON LANE #22  
SOUTHWEST HARBOR

\$1,150,000



*Distinctive properties.  
Legendary service.*



### Water Views

Offered exclusively through:

**THE KNOWLES COMPANY**

One Summit Road  
Northeast Harbor, Maine 04662

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# HARBOR VIEW

10 Robinson Lane #22

Southwest Harbor



- 3-Bedrooms, 3-full Baths and 1-half Bath
- 5 heat/AC Pumps
- Shared Deep-water dock
- Unlimited harbor views and outer islands



## Public Detail Report

MLS #: 1622969

County: Hancock

Association Fee: \$960/ Monthly

List Price: \$1,150,000

Status: Active

Property Type: Residential

Seasonal: No

Original List Price: \$1,150,000

Directions: From Southwest Harbor village, continue on Route 102 to Robinsons Lane (at the head of the Harbor. Western Way Condominiums are on the right.



**10 Robinson Lane, Unit  
#: 22  
Southwest Harbor, ME  
04679-4217**

**List Price: \$1,150,000  
MLS#: 1622969**



## General Information

<b>Sub-Type:</b>	Condominium	<b>Year Built:</b>	1986	<b>Rooms:</b>	6	<b>Sqft Fin Abv Grd+/-:</b>	2,502
<b>Style:</b>	Other	<b>Fireplaces Total:</b>	1	<b>Beds:</b>	3	<b>Sqft Fin Blw Grd+/-:</b>	0
<b>Structure Type:</b>	Townhouse			<b>Baths:</b>	3/1	<b>Sqft Fin Total+/-:</b>	2,502
<b>Levels:</b>	Multi-Level					<b>Source of Sqft:</b>	Public Records
<b>Color:</b>	Grayish Green						

## Land Information

<b>Leased Land:</b>	No	<b>Waterfront:</b>	Yes	<b>Waterfront</b>	300	<b>Zoning:</b>	SWH Zone B
<b>Lot Size Acres +/-:</b>	19	<b>Src of Wtrfrt:</b>	Public Records; Seller	<b>Amount:</b>		<b>Zoning Overlay:</b>	Yes
<b>Source of Acreage:</b>	Public Records	<b>Water Views:</b>	Yes	<b>Waterfront</b>	300		
<b>Surveyed:</b>	Yes			<b>Owned +/-:</b>			
				<b>Waterfront</b>	300		
				<b>Shared +/-:</b>			
				<b>Water Body:</b>	Atlantic Ocean, Great Harbor, Western Way Harbor; Ocean		
				<b>Water Body Type:</b>			

## Interior Information

<b>Full Baths Bsmnt:</b>	0	<b>Half Baths Bsmnt:</b>	0	<b>Unit Type:</b>	Condo
<b>Full Baths Lvl 1:</b>	1	<b>Half Baths Lvl 1:</b>	0	<b>Units in Building:</b>	22
<b>Full Baths Lvl 2:</b>	0	<b>Half Baths Lvl 2:</b>	1	<b>FHA Certification:</b>	No
<b>Full Baths Lvl 3:</b>	2	<b>Half Baths Lvl 3:</b>	0	<b>VA Certification:</b>	
<b>Full Baths Upper:</b>	0	<b>Half Baths Upper:</b>	0		
<b>Appliances:</b> Cooktop; Dishwasher; Disposal; Dryer; Electric Range; Microwave; Refrigerator; Wall Oven; Washer; Other Appliances: 5 brnr Jenn-Air Cooktop, Downdraft Vent					

Room Name	Length	Width	Level	Room Features
Primary			Third	Balcony/Deck, Full Bath, Suite, Walk-In Closet(s)
Bedroom				
Bedroom 2			Third	Closet, Full Bath
Bedroom 3			First	Closet, Full Bath
Living Room			Second	Wood Burning Fireplace
Kitchen			Second	Eat-in Kitchen, Pantry
Bonus Room			Upper	Skylight

## Property Features

<b>Site:</b> Level; Open; Well Landscaped	<b>2 Dtchd Houses on 1 Lot:</b> No
<b>Driveway:</b> Paved	<b>Construction:</b> Wood Frame
<b>Parking:</b> 1 - 4 Spaces; On Site; Paved; Reserved Parking: Yes; Reserved Parking Spaces: 1	<b>Basement Info:</b> Daylight; Finished; Full; Slab; Walk-Out Access
<b>Location:</b> Intown; Near Country Club; Near Golf Course; Near Public Beach; Near Shopping; Near Town; Near Turnpike/Interstate; Neighborhood	<b>Foundation Materials:</b> Poured Concrete
<b>Rec. Water:</b> Deeded; Dock; Oceanfront; Waterfront Deep	<b>Exterior:</b> Wood Siding
<b>Island:</b> No	<b>Roof:</b> Composition; Shingle
<b>Roads:</b> Paved; Public	<b>Heat System:</b> Baseboard; Heat Pump; Zoned
<b>Transportation:</b> Deep Water Access; Major Road Access; Near Airport	<b>Heat Fuel:</b> Electric; Wood
<b>Electric:</b> Circuit Breakers	<b>Water Heater:</b> Electric; On Demand
<b>Gas:</b> No Gas	<b>Cooling:</b> Heat Pump
<b>Sewer:</b> Public Sewer	<b>Floors:</b> Carpet; Tile; Wood
<b>Water:</b> Public	<b>Window Features:</b> Double Pane Windows
<b>Equipment:</b> Cable; Internet Access Available	<b>Door Features:</b> Storm Door(s)
<b>Basement Entry:</b> Not Applicable	<b>Veh. Storage:</b> 1 Car; Attached; Auto Door Opener; Heated
	<b>Garage:</b> Yes
	<b>Garage Spaces:</b> 1

**Amenities:** 1st Floor Bedroom; Clubhouse; Laundry - 1st Floor; Laundry - Hookup; Pantry; Pool-In Ground; Primary Bedroom w/Bath; Security System; Shower; Walk-in Closets  
**Patio and Porch Features:** Deck; Patio  
**View:** Mountain(s); Scenic; Trees/Woods  
**Energy Efficiency:** Ceiling Fans; Insulated Foundation; Water Heater

**Tax/Deed Information**

Book/Page 7201/151	Full Tax Amt/Yr: \$7,456/ 2024	Map/Block/Lot: 16//003-022
		Tax ID: SOUR-000016-000000-000003-000022

**Remarks**

**Remarks:** 'Harbor View' is a spectacular corner Condo (#22) within the Western Way Condominiums, overlooking Southwest Harbor and the Outer islands of the Great Harbor. The home was completely renovated in 2016-2017 with top-of-the-line materials. Upgrades include sound proofing, all new electrical and plumbing, custom shelving, new flooring, hi-end kitchen and bathrooms, new ceilings, light fixtures. Additional upgrades recently are decorative accents and 5 heat pumps in all bedrooms & entertainment areas for added comfort throughout the year. At ground level enter through either the attached one car garage or via the stylish entryway. Off the entrance hallway is an ensuite Bedroom with a custom shower, laundry with utility room, and additional storage. Up one level to the main floor you'll find a showcase kitchen, dining and living room, along with a contemporary half bath. The kitchen features stainless steel high-end appliances, marble countertops, floor-to-ceiling glass door cabinetry and access to a back deck via sliding doors. The dining area and living room with a wood burning fireplace, with incredible views of the Great Harbor and access to a large deck via sliding doors. The next floor offers a Primary Bedroom with a waterview balcony, en-suite state-of-the-art bathroom with double sinks and glass enclosed shower. Down the hall is a second bedroom and custom high-quality shower. The Upper floor has a media room-bonus room with additional guest accommodations, skylights and cable railing. 'Harbor View' is close to the town center with restaurants, grocery stores, and shopping. Acadia National Park with its best of outdoor recreation is minutes away. With sublime and breathtaking ocean views, as well as mountain views of Acadia, shared use of a deep-water dock, in-ground swimming pool, sauna and exercise room add to this opportunity for your new home on Mount Desert Island.

**LO:** The Knowles Company

**Listing provided courtesy of:**

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

*info@knowlesco.com*

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PROPERTY LOCATED AT: 10 Robinson Lane, #22, Southwest Harbor, ME 04679

## PROPERTY DISCLOSURE

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

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

### SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal \_\_\_\_\_ ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the  
(public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown  
Quantity: ..... ☐ Yes ☒ No ☐ Unknown  
Quality: ..... ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☒ Yes ☐ No  
If Yes, Date of most recent test: 2023 Are test results available? .. ☒ Yes ☐ No  
To your knowledge, have any test results ever been reported as unsatisfactory  
or satisfactory with notation? ..... ☐ Yes ☒ No  
If Yes, are test results available? ..... ☐ Yes ☒ No  
What steps were taken to remedy the problem? \_\_\_\_\_

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

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

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

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

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

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

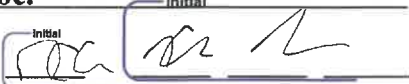
Comments: SWH Water District-Water Quality Test 2023 on file at office -No issue per report

Source of Section I information: Public record, Seller, contractors, Condo Assoc.

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

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Seller Initials

Initial 

PROPERTY LOCATED AT: 10 Robinson Lane, #22, Southwest Harbor, ME 04679

## SECTION II - WASTE WATER DISPOSAL

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

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

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

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

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

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

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

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

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

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

~~Location: \_\_\_\_\_ OR ☐ Unknown~~

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

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

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

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

~~Leach Field: \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown~~

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

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

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

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

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

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

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

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

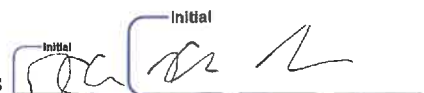
Comments: Town of SWH-Sewer Dept & HOA manage the sewer system- No issues to date 2025

Source of Section II information: Public record, Seller, contractors, Condo Assoc.

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

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Seller Initials



### 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	European Radiator-Electric	Heat pumps (5)	Fireplace -LR	
Age of system(s) or source(s)	2016-17+/-	2023	1986	
TYPE(S) of Fuel	Electric	Electric	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	\$300-450/mo	part of monthly use	seasonal use <1/4 cord	
Name of company that services system(s) or source(s)	Versant	Dave's world	Annual by HOA	
Date of most recent service call	-----	-----	-----	
Malfunctions per system(s) or source(s) within past 2 years	---		-----	
Other pertinent information	-----	2 condensers		

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: 2024 HOA

Date chimney(s) last cleaned: 2024 HOA

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

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

If Yes, date: -----

Comments: HOA manages chimney cleaning annually

Source of Section III information: Public record, Seller, contractors, Condo Assoc.

### 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 -----

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Seller Initials

Initial ROC Initial SR



PROPERTY LOCATED AT: 10 Robinson Lane, #22, Southwest Harbor, ME 04679

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

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

Comments: **Seller is not aware of any underground storage tanks**

Source of information: **Public record, Seller, contractors, Condo Assoc.**

**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: **Public record, Seller, contractors, Condo Assoc.**

**C. RADON/AIR** - Current or previously existing:

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

If Yes: Date: **May 12, 2025** By: **Affordable Home Inspection**

Results: **1.9 pCi/L**

If applicable, what remedial steps were taken? **no actions required**

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

~~Are test results available? ..... ☐ Yes ☐ No~~

Results/Comments: \_\_\_\_\_

Source of information: **Public record, Seller, contractors, Condo Assoc.**

**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: \_\_\_\_\_

Source of information: **Public record, Seller, contractors, Condo Assoc.**

**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

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

Source of information: **Public records**

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

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Seller Initials





PROPERTY LOCATED AT: 10 Robinson Lane, #22, Southwest Harbor, ME 04679

**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: Condos built in 1986

Source of information: Public record, Seller, contractors, Condo Assoc.

**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: Public record, Seller, contractors, Condo Assoc.

**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: Western Way Condo Association Covenants

Source of information: Public record, Seller, contractors, Condo Assoc.

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? \_\_\_\_\_

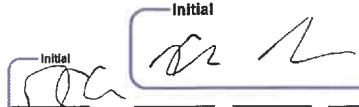
Road Association Name (if known): \_\_\_\_\_

Source of information: Public Records, Seller, Condo Assoc.

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

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Seller Initials

Initial  
Initial  


**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: 23009C1214D Year: 2016 (Attach a copy)


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

Source of Section VI information: **Public Records (FEMA), Seller, Condo Assoc**

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

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Seller Initials

Initial 

PROPERTY LOCATED AT: 10 Robinson Lane, #22, Southwest Harbor, ME 04679

## 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: **1986** What year did Seller acquire property? **2022**

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2018 (by HOA-Condo Assoc)

**2018 (by HOA-Condo Assoc)**

Water, moisture or leakage: -----

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

Foundation/Basement:

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

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

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

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

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

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

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

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

Unknown

Comments: **2016 re-wiring of condo during renovation (past Seller)**

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ Unknown

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may

have an adverse impact on health/safety:-----

Comments: -----

Source of Section VII information: **Public record, Seller, contractors, Condo Assoc.**

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials \_\_\_\_\_

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Seller Initials

PROPERTY LOCATED AT: 10 Robinson Lane, #22, Southwest Harbor, ME 04679

**SECTION VIII - ADDITIONAL INFORMATION**

**List of Improvements from 2016 (past Owner) and current owner-on file at office. High Speed internet**

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: \_\_\_\_\_  
5/13/2025  
SELLER  
JCA Faraway LLC and or assigns -JA Member

Signed by: \_\_\_\_\_  
5/13/2025  
SELLER  
JCA Faraway LLC and or assigns -GA Member

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_





**LEAD PAINT DISCLOSURE/ADDENDUM**

AGREEMENT BETWEEN JCA Faraway LLC and or assigns -JA Member, JCA Faraway LLC and or assigns -GA Member (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 10 Robinson Lane, #22, Southwest Harbor, ME 04679

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

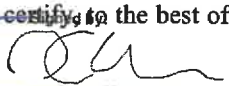
\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**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		5/13/2025
Buyer	Date	Seller JCA Faraway LLC and or assigns -JA Member	5/13/2025
Buyer	Date	Seller JCA Faraway LLC and or assigns -GA Member	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent Lili Pew	Date



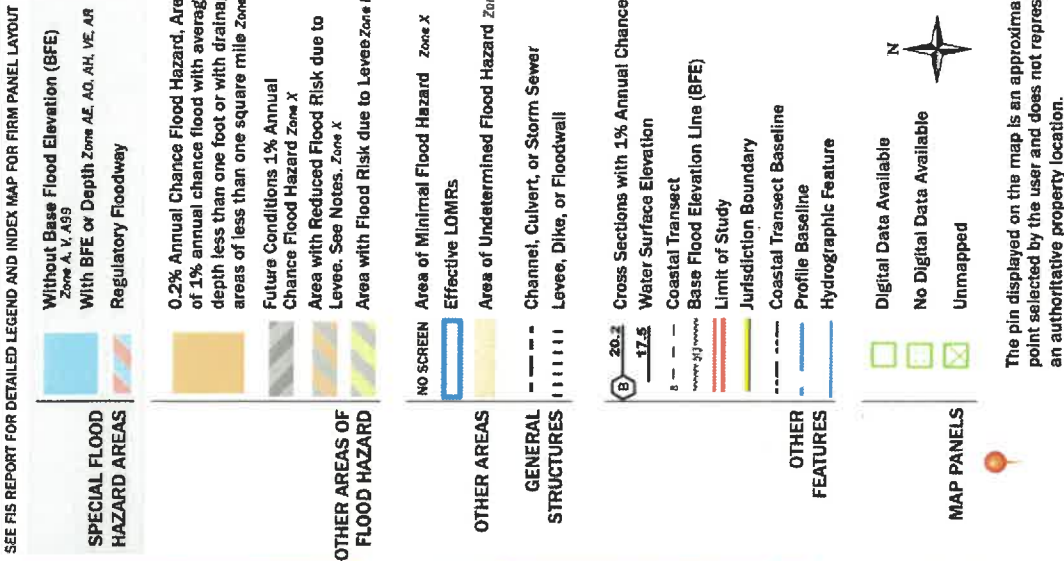
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# National Flood Hazard Layer FIRMette



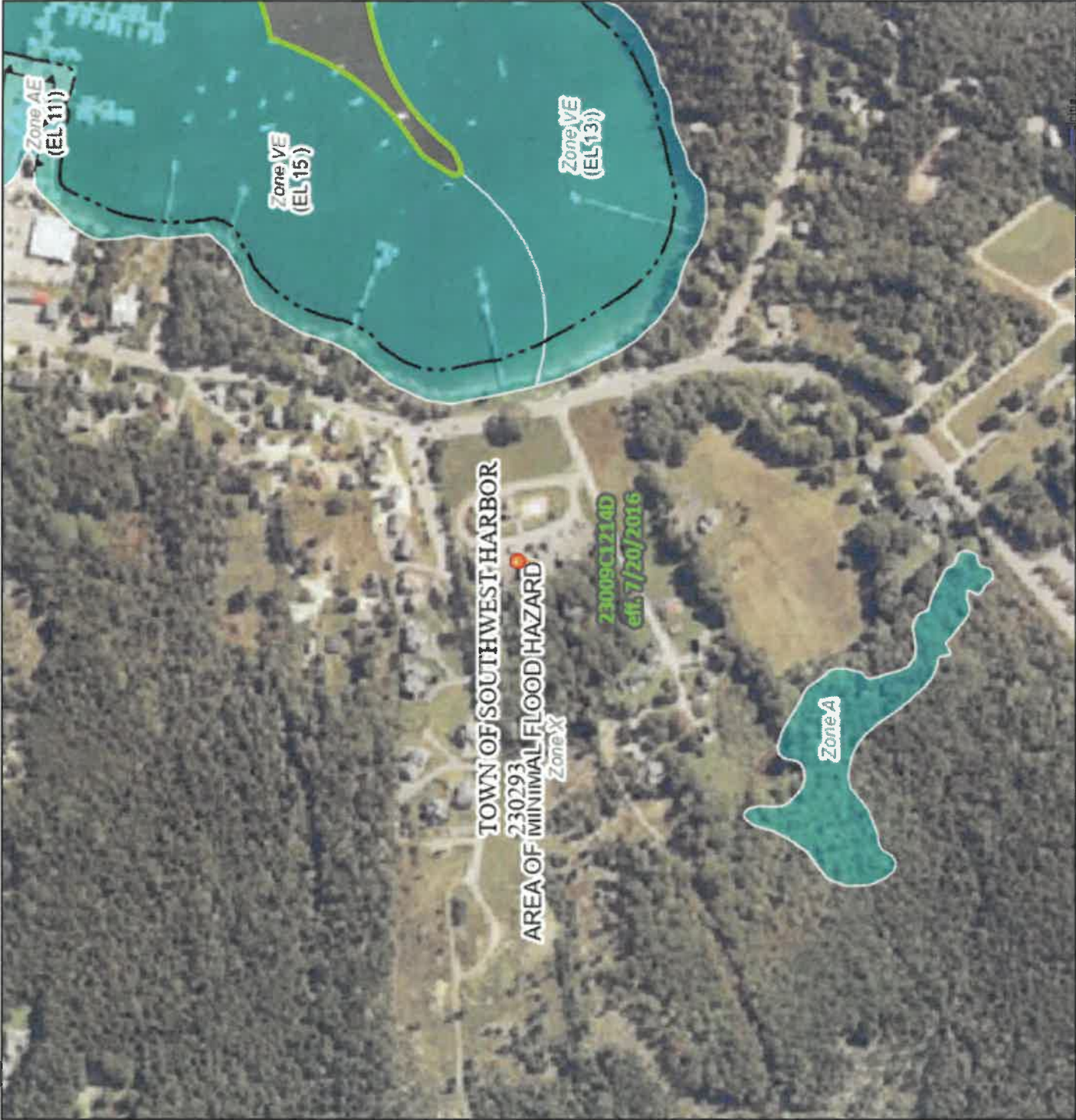
## Legend



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.

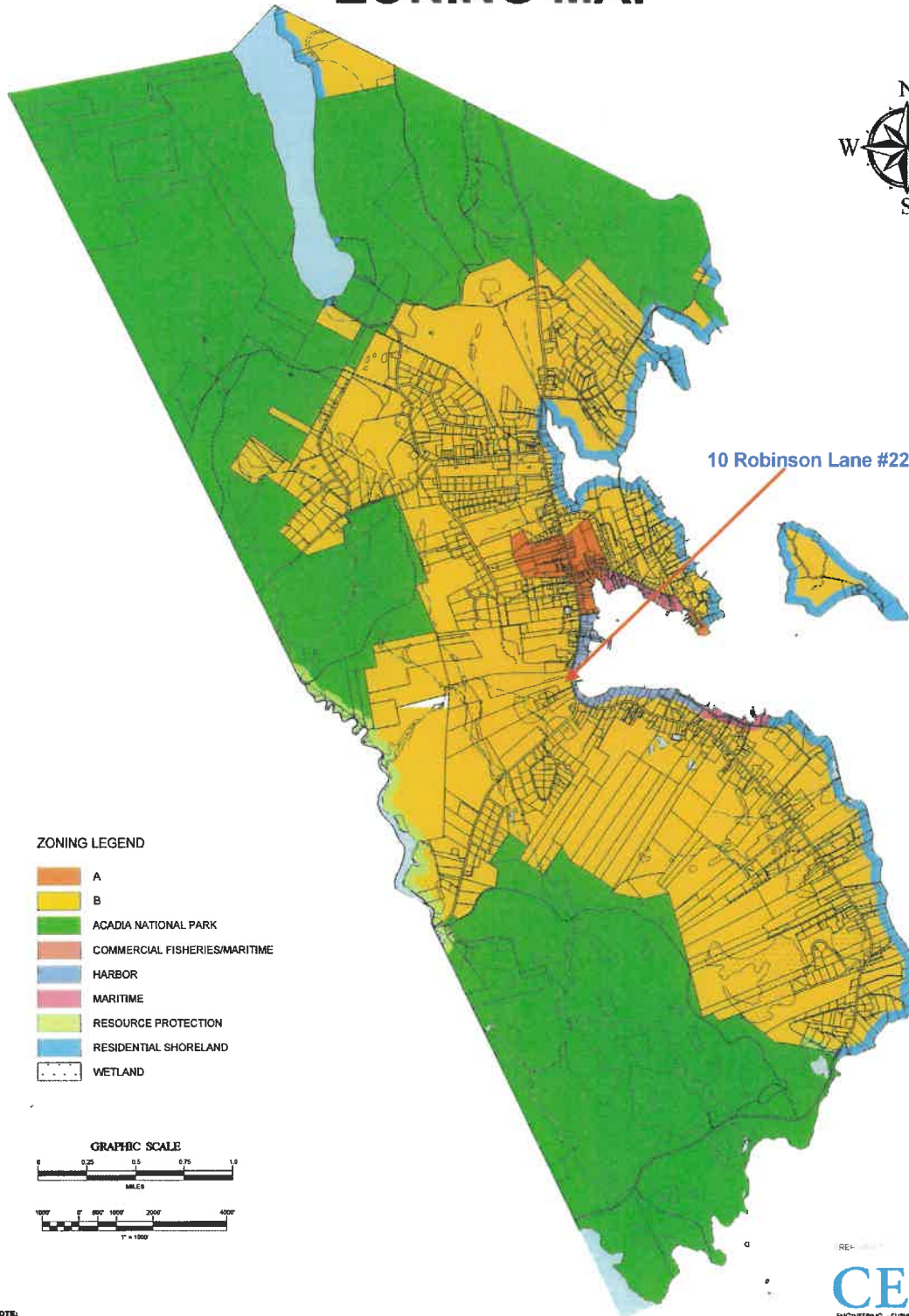
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/13/2026 at 3:07 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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





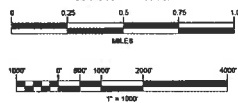
# TOWN OF SOUTHWEST HARBOR ZONING MAP



## ZONING LEGEND

- A
- B
- ACADIA NATIONAL PARK
- COMMERCIAL FISHERIES/MARITIME
- HARBOR
- MARITIME
- RESOURCE PROTECTION
- RESIDENTIAL SHORELAND
- WETLAND

## GRAPHIC SCALE



NOTE:  
FOR ASSESSMENT PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCES

RE+   
**CES INC**  
ENGINEERING - SURVEYING - PLANNING - SCIENCES

05/15/2018 10:00 AM

## **SECTION V: STANDARDS FOR THE ZONES**

### **ZONE A (See applicable General Regulations and Standards)**

#### **A. LAND USE STANDARDS**

1. The following uses are not permitted:
  - a) Commercial boat storage within structures (structures existing on the lot at the time of the adoption of this Ordinance may be used but not expanded)
  - b) Non-maritime industry
2. All other uses are permitted subject to lot, structure and performance standards.

#### **B. LOT STANDARDS**

1. Lot area minimum: 6500 square feet.

#### **C. STRUCTURE STANDARDS**

1. Set-backs (minimum):
  - a) 10' from edge of paved roadway; sidewalks must be provided (standards in Southwest Harbor Road Ordinance)
  - b) 10' from lot lines  
EXCEPTION: Construction permitted either on the lot line as an agreed common firewall, or set back at least 5' from the lot line, provided a firewall is used.
2. Height:
  - a) 40' maximum
3. Lot coverage:
  - a) no limit

### **ZONE B (See applicable General Regulations and Standards)**

#### **A. LAND USE STANDARDS**

All uses are permitted.

#### **B. MINIMUM LOT STANDARDS AREA**

Note: Minimum lot area requirements based on availability of utilities to the site

1. Minimum lot size:
  - a. 40,000 sq. ft. (If Structures are serviced by Private Well and Private Septic System)
  - b. 30,000 sq. ft. (If Structures are service by Public Water and Private Septic System)
  - c. 20,000 sq. ft. (If Structures are serviced by Private Water and Public Sewerage)
  - d. 15,000 sq. ft (If Structures are serviced by Public Water and Public Sewerage)



**C. STRUCTURE STANDARDS**

1. Minimum set-backs for all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks and signs:
  - a) Lot lines – 15'
  - b) State road – 55' from the centerline
  - c) Town road – 20' from the edge of the right-of-way but not less than 35' from the centerline
  - d) Private road – same as Town road if service to three or more lots

EXCEPTION: A 6' minimum setback from the edge of a vehicular way on a driveway.

2. Height:
  - a) 40' maximum
3. Individual Lot coverage: Includes structures only
  - a. 10% if structures are serviced by private well and private septic system
  - b. 12% if structures are serviced by public water and private septic system
  - c. 15% if structures are serviced by private water and public sewerage
  - d. 3,000 sq ft or 20%, whichever is greater, if structures are serviced by public water and public sewerage

EXCEPTION:

- a. 40% lot coverage by structures for commercial uses
  1. May include multi-family structures in excess of three dwelling units.
  2. Seasonal cottages with occupancy less than six months.
  3. Property to be in common ownership
  4. No condos or condo associations allowed
    1. All performance standards must apply

**SECTION VI: PERFORMANCE STANDARDS**

**A. BUFFERING**

**1. PURPOSE**

The Ordinance allows a mixture of land uses to occur in all zones. For this reason, a buffer is required to protect residential properties from adjoining unlike uses or activities. The buffer is required to minimize the impact of buildings and/or activities that could cause a nuisance; to block or soften lights (including car lights or reflections of the sun); to reduce noise; to preserve privacy; and to reduce smells and dust. The depth of the screen and the nature of the planting required will depend upon the potential impact of a development on its neighbors. Activities which may cause a nuisance include but are not limited to the movement and parking of heavy equipment, trucks, dumpsters, and cars; loading and off-loading; exterior bulk storage such as lumber or gravel; and the sheer size of very large buildings, such as storage sheds.





# 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  
207-287-4311

April 2015





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](http://www.maine.gov/professionallicensing).  
Inactive licensees may not practice real estate brokerage.