

NOWHERE SPECIAL

20 Giant Slide Road

Mount Desert

\$2,100,000



*Distinctive properties.
Legendary service.*



- Built in 1984 offers 4-bedrooms, 3.5 baths with 3,859+/- square feet.
- Newly renovated kitchen
- 11+/- acres (7+/- acres in conservation with trail access).
- Sun room, gazebo, observation deck with lovely natural landscape.



For more information, please contact: THE KNOWLES COMPANY

One Summit Road

Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

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

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Public Detail Report
Seasonal: No

MLS #: 1623354
Status: Active
Directions: From Bar Harbor: Rt. 3 & Rt. 198, take Rt. 198 towards Northeast Harbor. Giant Slide Rd (private road) is on the left. Follow for 0.1+/- miles. #20 is on the left. OR take Rt. 198 from Northeast Harbor. Giant Slide Road is 3.9+/- miles on the right.

County: Hancock
Property Type: Residential

List Price: \$2,100,000
Original List Price: \$2,100,000



20 Giant Slide Road
Mount Desert, ME
04660-6623

List Price:
\$2,100,000
MLS#: 1623354



General Information

Sub-Type:	Single Family Residence	Year Built:	1983	Rooms:	10	Sqft Fin Abv	3,895
Style:	Contemporary; Cottage; Farmhouse; Other	Fireplaces Total:	1	Beds:	4	Grd+/-:	
Levels:	Multi-Level	Furniture:	Unfurnished	Baths:	3/1	Sqft Fin Blw	0
Color:	Grey					Grd+/-:	
						Sqft Fin	3,895
						Total+/-:	
						Source of	Other
						Sqft:	
						Sqft Other	PROFESSIONAL
						Source:	FLOOR PLAN

Land Information

Leased Land:	No	Waterfront:	No	Road Frontage +/-:	414
Lot Size Acres +/-:	11	Water Views:	No	Source of Rd Front:	Survey
Source of Acreage:	Survey			Zoning:	RW2
Surveyed:	Yes			Zoning Overlay:	No
				Bank Owned REO:	No

Interior Information

Full Baths Bsmnt:	0	Half Baths Bsmnt:	0	VA Certification:	
Full Baths Lvl 1:	0	Half Baths Lvl 1:	1		
Full Baths Lvl 2:	3	Half Baths Lvl 2:	0		
Full Baths Lvl 3:	0	Half Baths Lvl 3:	0		
Full Baths Upper:	0	Half Baths Upper:	0		

Fixtures Exclusions: WOOD STOVE in kitchen does not convey
Appliances: Cooktop; Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Tankless Water Heater; Wall Oven; Washer

Room	Length	Width	Level	Room Features
Living Room	202	216	First	Built-Ins,Heat Stove,Informal
Family Room	182	2,311	First	Built-Ins,Wood Burning Fireplace
Den	178	188	First	Built-Ins
Dining Room	163	97	First	Dining Area
Bedroom 1	182	2,911	Second	Balcony/Deck,Closet,Full Bath,Suite
Bedroom 2	104	136	Second	Closet
Bedroom 3	151	163	Second	Closet
Bedroom 4	73	106	Second	Above Garage,Balcony/Deck,Closet,Full Bath,Suite
Kitchen	167	90	First	
Loft	177	292	Second	Built-Ins,Sleeping

Property Features

Utilities On: Yes	2 Dtchd Houses on 1 Lot: No
Site: Other Site; Rolling/Sloping; Well Landscaped; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Partial; Sump Pump; Unfinished; Walk-Out Access
Parking: 5 - 10 Spaces; On Site; Paved	Foundation Materials: Other
Location: Abuts Conservation; Rural	Exterior: Shingle Siding; Wood Siding
Restrictions: Other Restrictions	Roof: Composition; Pitched; Shingle
Rec. Water: Nearby	Heat System: Baseboard; Heat Pump; Pellet Stove; Wood Stove
Roads: Private Road	Heat Fuel: Electric; Pellets; Wood
Transportation: Near Airport	Water Heater: Gas; On Demand; Tankless
Electric: Circuit Breakers; On Site	Cooling: Heat Pump

Gas: Bottled
Sewer: Private Sewer; Septic Design Available; Septic Tank
Water: Private; Well Existing on Site
Equipment: Air Radon Mitigation System; Cable; Internet Access Available;
Water Radon Mitigation System
Basement Entry: Exterior Only; Interior

Floors: Carpet; Tile; Wood
Window Features: Double Pane Windows
Other Structures: Out Building
Veh. Storage: 4+ Car; Attached; Auto Door Opener; Detached; Direct Entry
to Living; Storage Above
Garage: Yes
Garage Spaces: 2
Amenities: Bathtub; Laundry - 2nd Floor; Other Amenities; Primary Bedroom
w/Bath; Shower; Storage
Patio and Porch Features: Deck; Patio; Porch; Porch-Screened
View: Mountain(s); Scenic; Trees/Woods

Tax/Deed Information

Book/Page/Deed:	6515/0129/All	Full Tax Amt/Yr: \$8,590/ 2024	Map/Block/Lot: 008//029
Deed/Conveyance Type	Quit Claim w/ Covenant		Tax ID: MTDS-000008-000000-000029
Offered:	Yes		
Deed Restrictions:	Yes		

Remarks

Remarks: "Where you headed, cowboy?" "Nowhere special". "Nowhere special...I always wanted to go there." "Come on, then." And here you are. Built in 1984 and located in a beautiful, private setting with 11+/- acres abutting Acadia National Park (7+/- acres in conservation), "Nowhere Special" offers a 4-bedroom (1 with a study/office/studio), 3.5-bath, 3859+/- square foot residence with living room, family room, den, sunroom, gazebo and a wonderful star-gazing deck. The owners have installed a completely new, redesigned kitchen with high end appliances opening up the kitchen, den, dining area as a great living space. Note many other features. Add a direct entry 2-car garage. Also offering a fabulous, detached 3-bay garage/barn/workshop with multitude of uses (maybe you could install solar on that roof?). A great plus is the separate guest suite with its own entrance for the overflow of visitors - who will come. Natural landscaping with granite outcroppings, blueberry bushes, mature plantings everywhere, especially surrounding the serene rear paved patio and garden area. If, when perched up high on the star-gazing platform gaze at the clear night sky with its kaleidoscopic view of the universe cluttered by stars and planets appeals. If watching the wildlife from the sunroom, the gazebo, the front deck, and the patio checks all the boxes, it's here. Try forest walking in Acadia NP by joining the Giant Slide Trail from your own 11+/- acres (7+/- acres in conservation with the Park) and see if it takes you where you always wanted to go...Nowhere Special? Or sit by a fire and listen to the night sounds, spot the fireflies in early July, listen to bird calls, hummingbirds galore (get those feeders out) "Nowhere Special" is here. Peace and tranquility and close to everything the island has to offer.....and the Park. After all, it is just next door.

LO: The Knowles Company

Listing provided courtesy of:

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

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MAINE
Listings



PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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? Shocked well

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Under floor in screened in area

Installed by: Unknown

Date of Installation: approx 1983

USE: Number of persons currently using system: 3

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

Comments: None

Source of Section I information: Sellers and previous property disclosure

Buyer Initials _____

Page 1 of 8

Seller Initials _____

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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: West of home OR | Unknown

Date installed: 5/2011 Date last pumped: 2025 Name of pumping company: MDI Porto-Pots

Have you experienced any malfunctions? | Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: Unknown Name of company servicing tank: _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: West side of home

Date of installation of leach field: c.2014 Installed by: BCM Construction

Date of last servicing of leach field: Unknown 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: Root infiltration in pipe between tank and house. Resolved by J. R. Anderson, 3/2025.

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: 4-bedroom HHE-200; septic chambers replacements c.2014

Source of Section II information: HHE-200 Town Office

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	Electric Baseboard	Heat pumps x 3	Wood stove	Pellet stove
Age of system(s) or source(s)	1983	2017	2021	2017
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)		Dunns Plumbing & Heating		
Date of most recent service call		12/2024		
Malfunctions per system(s) or source(s) within past 2 years		1 heat pumped replaced		
Other pertinent information	Some disconnected or turned off	Living room, kitchen & primary bedroom	Does not convey	In family room

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: 2/2025

Date chimney(s) last cleaned: Fall 2024

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

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

If Yes, date: _____

Comments: Chimney above kitchen re-flashed 2025

Source of Section III information: Sellers

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 _____

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

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

Comments: No known underground storage tanks.

Source of information: Sellers and previous property disclosure

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: House built c.1983

Source of information: Previous Property Disclosure

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 9/16/2015 By: A & L Labs

Results: 4.7 pCi/L and 4.0 pCi/L.

If applicable, what remedial steps were taken? Plastic membrane installed over granite in basement; remediation system installed by Norlen's

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: Seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: 9/10/2015 By: A & L Labs

Results: 19,307 pCi/L

If applicable, what remedial steps were taken? Bubble up aeration system installed by Norlen's

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Prior test results available

Source of information: Sellers

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: No known existing methamphetamine

Source of information: Sellers

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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: Some exterior cracking, peeling or flaking paint noted

Source of information: Sellers

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 material

Source of information: Sellers

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: Conservation easement

Source of information: Deed and conservation easement

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? Property owners

Road Association Name (if known): No road association

Source of information: Sellers

Buyer Initials _____

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Seller Initials _____

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: **23009C1206D** Year: **7/20/2016** (Attach a copy)

Comments: **See attached**

Source of Section VI information: **FEMA Flood Plan Service Center**

Buyer Initials _____ Page 6 of 8 Seller Initials _____

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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: Homestead Exemption; Conservation Easement; ROW.

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: Propane tank for garage owned by R. H. Foster

Year Principal Structure Built: 1983 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: Unknown. Present owners resingled 2 main roofs

Water, moisture or leakage: No

Comments: None

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: None

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

Comments: _____

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: No known material defects.

Comments: No known material defects.

Source of Section VII information: Sellers

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

SECTION VIII - ADDITIONAL INFORMATION

Conservation Easement for back 7+/- acres held by Acadia National Park which includes part of the public Giant Slide Hiking Trail.

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.

SELLER
Edward D Thayer

DATE

SELLER
Tracy L Keller

DATE

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



5/1/2025

Improvement List:

- Sellers redesigned and installed new kitchen area (permit in place with Town):
 - New cabinetry, counter tops, flooring, doors, windows, and sink.
 - New appliances:
 - microwave,
 - oven,
 - Jenn-air gas range,
 - Fridge,
 - Dishwasher.
- Sellers constructed new 3-bay garage/workshop on slab (36" x 30") c2017. Permit in place with Town:
 - Heated (propane) workshop area,
 - Automatic door openers for each bay,
 - Skylights do not open,
 - Attic storage,
 - Electricity available on first floor garage, not on second floor, (storage),
 - Electricity for entire property is on the same meter.
- Radon air and radon water mitigation systems installed (see Property Disclosure),
- Well: cleaned and new pump installed,
- Roofing repairs/replaced 2016,
- Rinnai water heater for house installed,
- Tree removal: cleared around the house to let in more light on purchase,
- On demand tankless water heater installed,
- Basement access from 1. under stairs (pull up) and 2. exterior,
- Gazebo: furniture stays,
- Guest suite stove is not to code and has not been used.

Other information:

- R. H. Foster owns propane tank for garage/barn,
- Sellers own propane tank for main house (under the gazebo),
- Woodstove in first floor kitchen/dining area does NOT convey,
- Internet and cable TV available.

Edward D. Thayer

Date

Tracy L. Keller

Date

National Flood Hazard Layer FIRMette



68°18'10"W 44°21'15"N

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

Legend

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

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

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone X

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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 **4/22/2025 at 4:48 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, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

68°17'33"W 44°20'49"N

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Edward D Thayer, Tracy L Keller

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 20 Giant Slide Road, Mount Desert, ME 04660

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 _____

Seller Edward D Thayer

4/29/25

Date

Buyer _____ Date _____

Seller Tracy L Keller

Date

Buyer _____ Date _____

Seller _____

Date

Buyer _____ Date _____

Seller _____

Date

Agent _____ Date _____

Agent Tricia Blythe, The Knowles Company

Date



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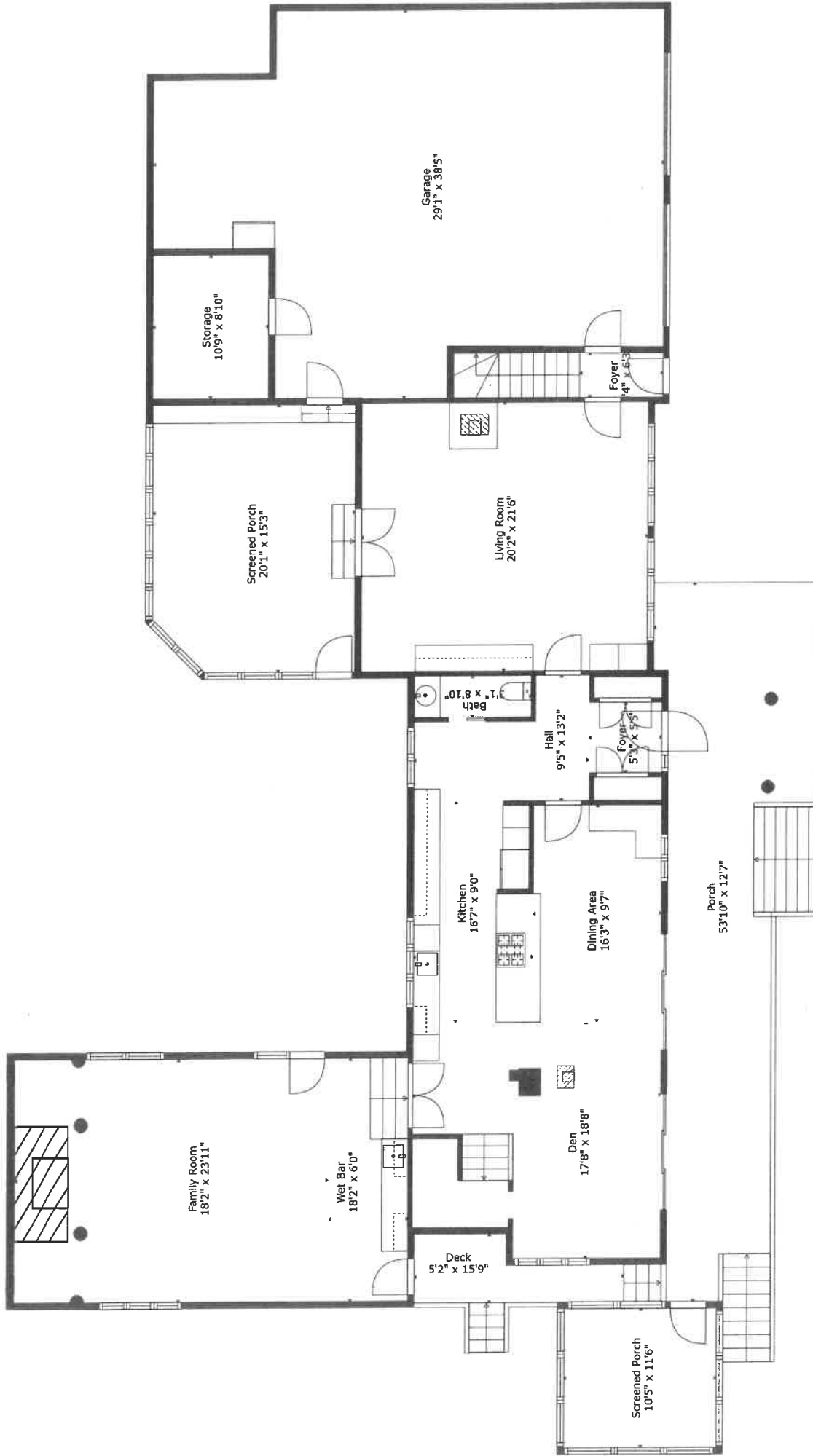
The Knowles Company, One Summit Rd Northeast Harbor ME 04662
Tricia Blythe

2072763322

2072764114

Thayer and Keller

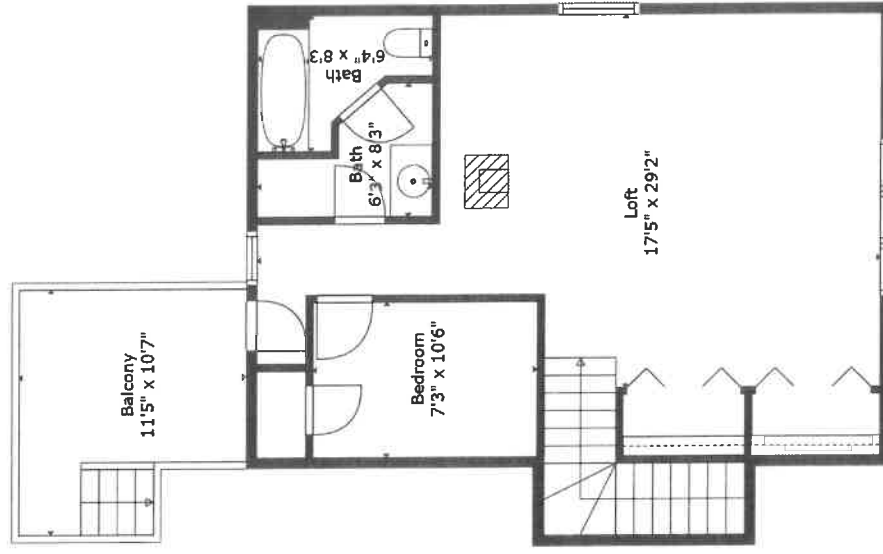
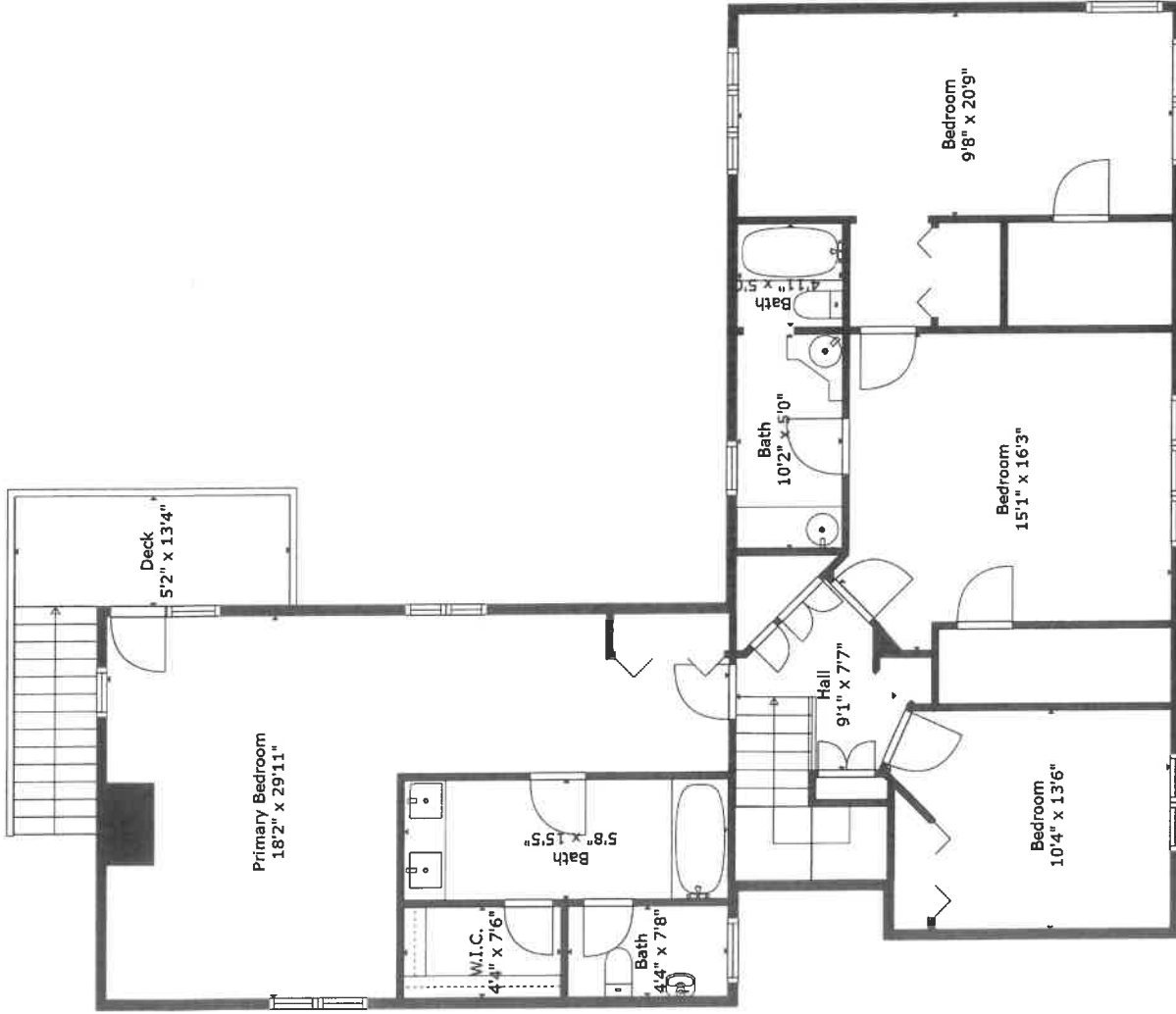




TOTAL: 3859 sq. ft
 FLOOR 1: 1840 sq. ft, FLOOR 2: 2019 sq. ft
 EXCLUDED AREAS: SCREENED PORCH: 419 sq. ft, PORCH: 532 sq. ft, DECK: 191 sq. ft,
 GARAGE: 903 sq. ft, STORAGE: 94 sq. ft, BALCONY: 106 sq. ft,
 LOW CEILING: 48 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.





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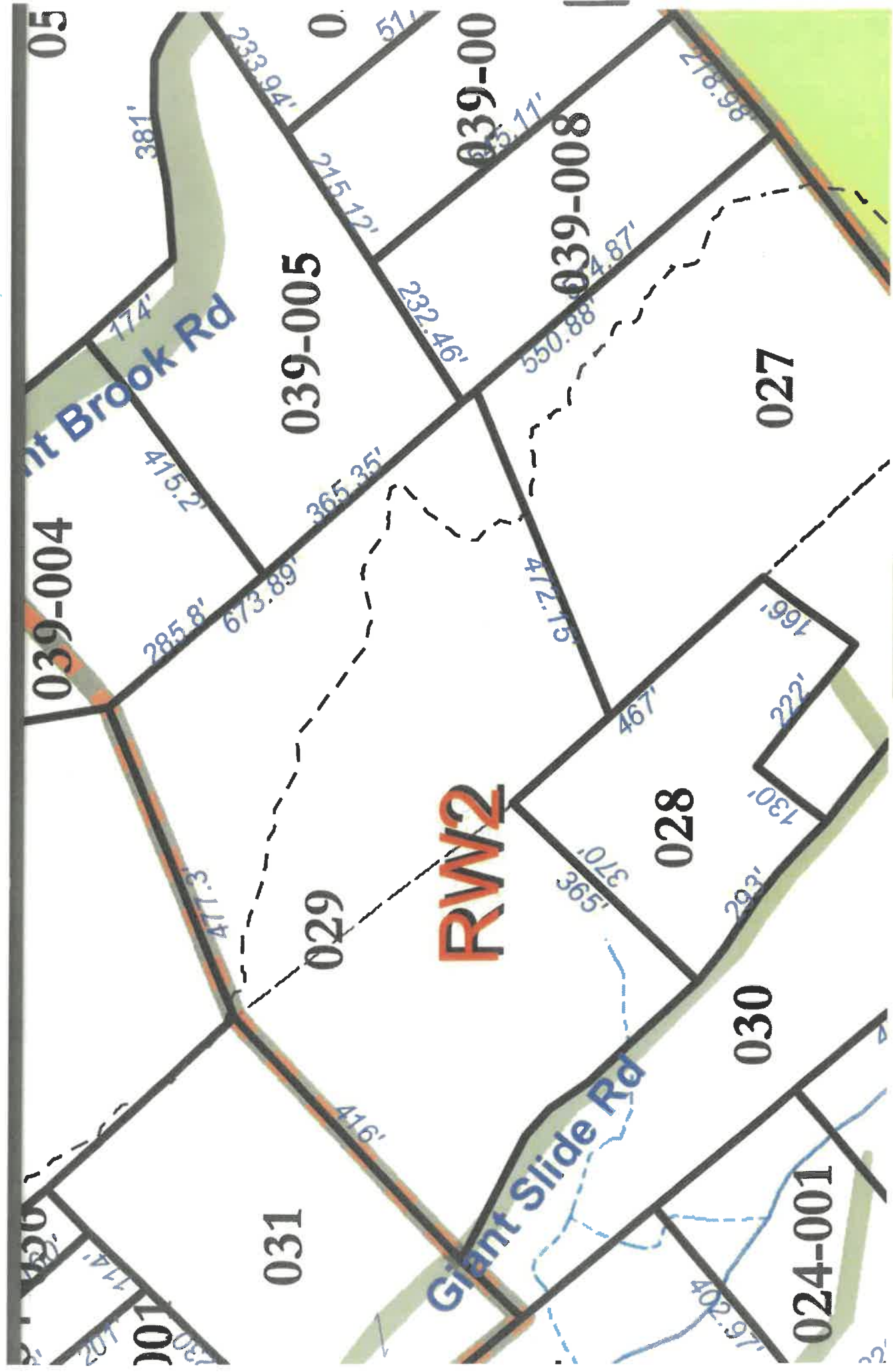
Sizes And Dimensions Are Approximates. Actual May Vary.

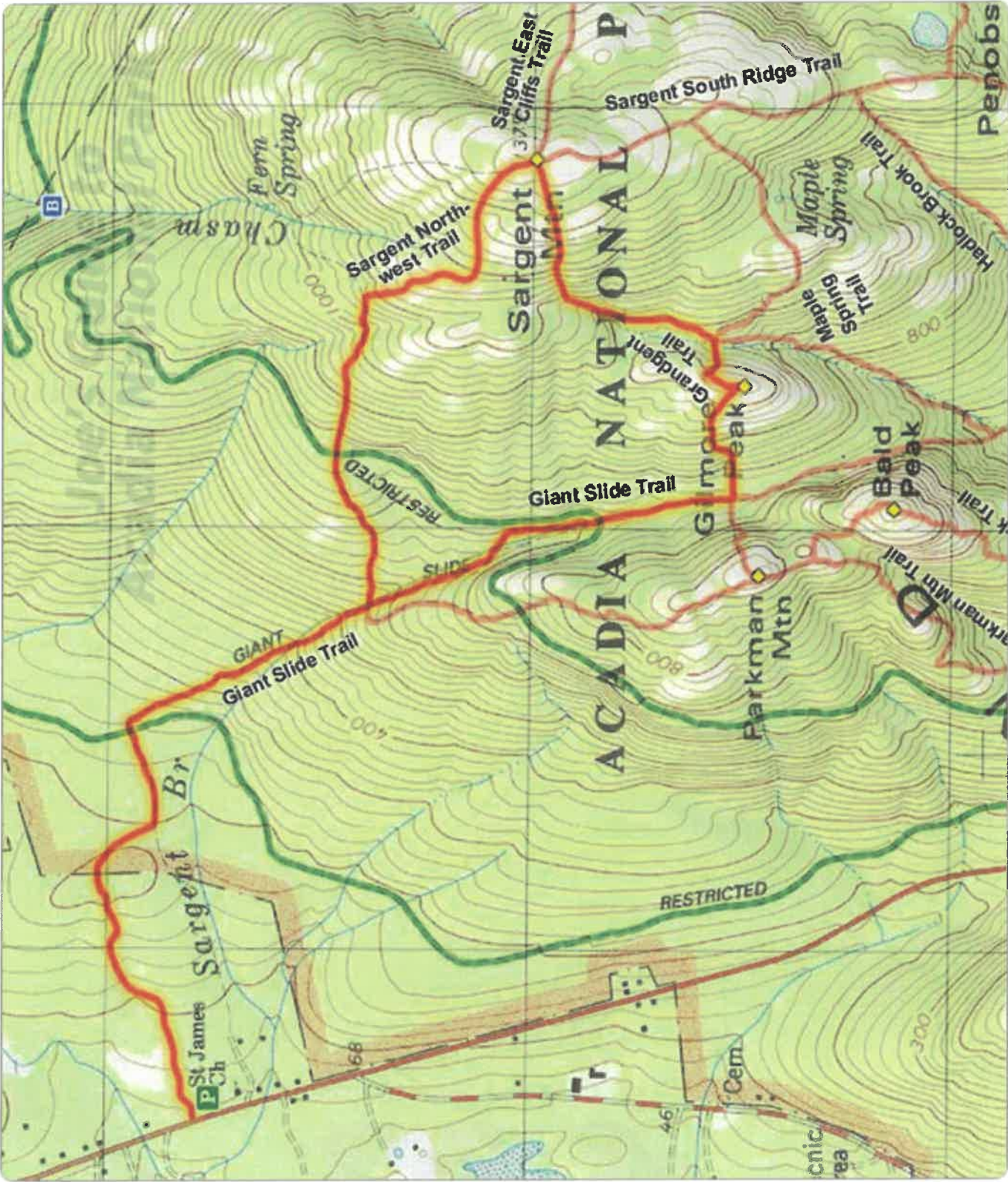


Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	RW2	RW3	VC	SC see Note (e), (f) and (g)	C see Note (f) for those properties that are within the shoreland zone
DIMENSIONS (b) (h')					
MINIMUM LOT AREA:					
A. with public sewer	2 acres	3 acres	5,000 sq. ft.**	1 acre	3 acres
B. without public sewer	2 acres	3 acres	1 acre	1 acre	3 acres
C. Cluster Subdivision w/sewer*	1 acre	1.5 acres	5,000 sq. ft.	N/A	N/A
D. Cluster Subdivision w/o sewer*	1 acre	1.5 acres	State Minimum	N/A	N/A
E. Workforce Subdivision*	State Minimum	State Minimum	5,000 sq. ft.	N/A	N/A
* See Note (k)			** See Note (p)		
MINIMUM WIDTH OF LOTS:					
Shore Frontage	NA	NA	N/A	100 ft	250 ft
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	75 ft
Great Ponds (n)	N/A	N/A	N/A	N/A	100 ft (n)
public road*	60 ft	60 ft	10 ft or -0- ft from edge of public sidewalk	25 ft	50 ft
* see Note (c)	25 ft	25 ft	5 ft(o)	5 ft	25 ft
** see Note (c) and Note (d)					
MAXIMUM LOT COVERAGE	15%	15%	75%	70%	15%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	N/A	10 ft	30 ft

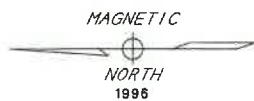
TOWN OF MOUNT DESERT





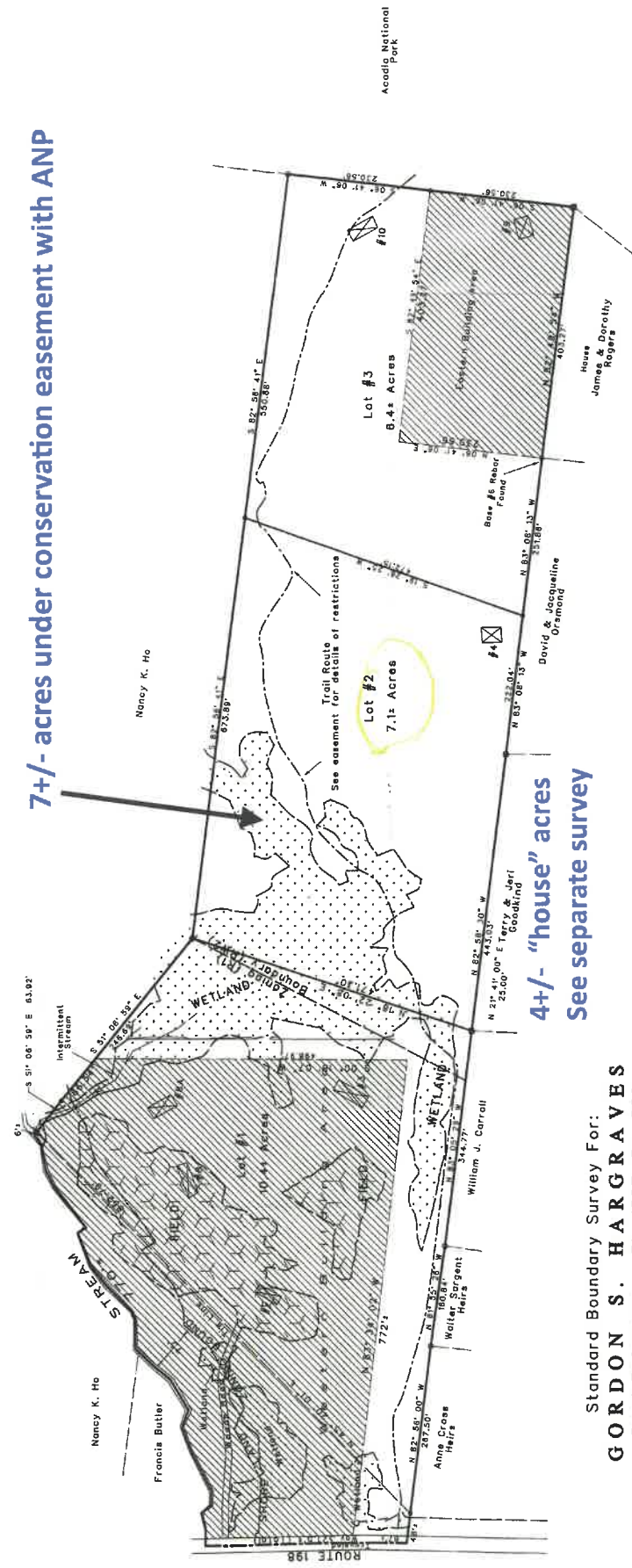
NOTE:

- 1) This survey conforms to the Standards of the Maine State Board of Professional Land Surveyors, Category III, with the following exceptions:
 - a) All documents and maps referenced not listed herein.
 - b) The survey was conducted by David Macdonald and survey discrepancies not listed herein.
 - c) The survey was conducted by David Macdonald and survey discrepancies not listed herein.
- 2) Identification and delineation of wetlands in the subject area is based on the subject area's wetlands as shown on this plan are for informational purposes only and shall be used in conjunction with the Maine Department of Environmental Protection and Characterization Report for Sargent Macdonald, dated May 28, 1998.
- 3) The perimeter of subject premises based on survey map by Robert Royce titled, "PLAN SHOWING PROPERTY AT MOUNT DESERT, MAINE FOR EUDON S. HARGRAVES", dated 1999.
- 4) Trail Route location shown herein not measured on the "face of the earth". The location is based on a sketch prepared by David Macdonald at Maine Coast Heritage Trust.



- LEGEND
- ☒ Staked septic fluid site (numbers shown referenced to Site Evolution Soils Report)
 - # 5 rebar set unless otherwise noted
 - Iron pipe found
 - Granite monument found

7+/- acres under conservation easement with ANP



4+/- "house" acres See separate survey

Standard Boundary Survey For:
GORDON S. HARGRAVES
 Deed Reference - Bk. 1527, Pg. 582
 Mount Desert, Maine
 September, 1999 - 1" = 80'
 Revised: 12/23/99

Eastern Surveying Co., Inc. Hancock, Maine

4+/- "house" Acres

TRUXTON HARE
JULY 1981 SCALE 1"=100'

BY-Checklist, 1981 SCALE 1-100
1981-1982, 1983-1984, 1985-1986, 1987-1988, 1989-1990, 1991-1992, 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2423-2424, 2425-2426, 2427-2428, 2429-2430, 2431-2432, 2433-2434, 2435-2436, 2437-2438, 2439-2440, 2441-2442, 2443-2444, 2445-2446, 2447-2448, 2449-2450, 2451-2452, 2453-2454, 2455-2456, 2457-2458, 2459-2460, 2461-2462, 2463-2464, 2465-2466, 2467-2468, 2469-2470, 2471-2472, 2473-2474, 2475-2476, 2477-2478, 2479-2480, 2481-2482, 2483-2484, 2485-2486, 2487-2488, 2489-2490, 2491-2492, 2493-2494, 2495-2496, 2497-2498, 2499-2500, 2501-2502, 2503-2504, 2505-2506, 2507-2508, 2509-2510, 2511-2512, 2513-2514, 2515-2516, 2517-2518, 2519-2520, 2521-2522, 2523-2524, 2525-2526, 2527-2528, 2529-2530, 2531-2532, 2533-2534, 2535-2536, 2537-2538, 2539-2540, 2541-2542, 2543-2544, 2545-2546, 2547-2548, 2549-2550, 2551-2552, 2553-2554, 2555-2556, 2557-2558, 2559-2560, 2561-2562, 2563-2564, 2565-2566, 2567-2568, 2569-2570, 2571-2572, 2573-2574, 2575-2576, 2577-2578, 2579-2580, 2581-2582, 2583-2584, 2585-2586, 2587-2588, 2589-2590, 2591-2592, 2593-2594, 2595-2596, 2597-2598, 2599-2600, 2601-2602, 2603-2604, 2605-2606, 2607-2608, 2609-2610, 2611-2612, 2613-2614, 2615-2616, 2617-2618, 2619-2620, 2621-2622, 2623-2624, 2625-2626, 2627-2628, 2629-2630, 2631-2632, 2633-2634, 2635-2636, 2637-2638, 2639-2640, 2641-2642, 2643-2644, 2645-2646, 2647-2648, 2649-2650, 2651-2652, 2653-2654, 2655-2656, 2657-2658, 2659-2660, 2661-2662, 2663-2664, 2665-2666, 2667-2668, 2669-2670, 2671-2672, 2673-2674, 2675-2676, 2677-2678, 2679-2680, 2681-2682, 2683-2684, 2685-2686, 2687-2688, 2689-2690, 2691-2692, 2693-2694, 2695-2696, 2697-2698, 2699-2700, 2701-2702, 2703-2704, 2705-2706, 2707-2708, 2709-2710, 2711-2712, 2713-2714, 2715-2716, 2717-2718, 2719-2720, 2721-

David A. & William J. Carroll
SOUTHWEST HILL

USED for Public Pack
to the National Trail

Walter Sargent
to
J.D.R. J.P.
(U.S.A)
National Park

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Virginia Phillips
Barry
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David Carroll, et al.

W. E. G. ?
F. A. Jones
591 2801 Chicago, Ill.

St James
P.C. Church

Store 22 198



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. 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



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.
Inactive licensees may not practice real estate brokerage.