

# ROCKWEED

8 Spring Lane  
Mount Desert

\$4,100,000



*Distinctive properties.  
Legendary service.*



- Keith Kroeger designed home.
- 4.9+/- private, wooded acres
- Charming Guest Cottage
- Year-round, shingle-style residence
- 270+/- feet of shore on Somes Sound



For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662

207.276.3322

[info@KnowlesCo.com](mailto:info@KnowlesCo.com)

[www.KnowlesCo.com](http://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.

Public Detail Report

MLS #: 1622793  
Status: Active  
Directions: off Route 198 take Spring Lane, stay left till the end of the Lane.

County: Hancock  
Property Type: Residential

Seasonal: No  
List Price: \$4,100,000  
Original List Price: \$4,100,000



8 Spring Lane  
Mount Desert, ME  
04660

List Price:  
\$4,100,000  
MLS#: 1622793



General Information

Sub-Type: Single Family Residence	Year Built: 2000	Rooms: 7	Sqft Fin Abv Grd+/-: 3,100
Style: Cottage; Shingle	Fireplaces Total: 2	Beds: 3	Sqft Fin Blw Grd+/-: 0
		Baths: 3/1	Sqft Fin Total+/-: 3,100
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 270	Zoning: SR5
Lot Size Acres +/-: 4.9	Src of Wtrfrt: Public Records	Waterfront Owned +/-: 270	Zoning Overlay: Unknown
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 0	
Surveyed: Yes		Water Body: Some Sound	
		Water Body Type: Bay; Ocean	

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:		
Full Baths Lvl 1: 1	Half Baths Lvl 1: 1			
Full Baths Lvl 2: 2	Half Baths Lvl 2: 0			
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0			
Full Baths Upper: 0	Half Baths Upper: 0			
Appliances: Cooktop; Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Washer				
<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen			First	
Dining Room			First	
Living Room			First	
Primary Bedroom			Second	
Bedroom 2			Second	
Bonus Room			Second	
Den			Second	

Property Features

Site: Level; Well Landscaped	Construction: Wood Frame
Driveway: Paved	Basement Info: Crawl Space; Full; Unfinished
Parking: 5 - 10 Spaces; On Site	Foundation Materials: Poured Concrete
Location: Near Town	Exterior: Shingle Siding; Wood Siding
Rec. Water: Waterfront Deep	Roof: Shingle
Roads: Dead End; Paved; Private Road; Right of Way	Heat System: Baseboard; Forced Air; Zoned
Electric: Circuit Breakers; Photovoltaics Seller Owned	Heat Fuel: Electric; Propane
Gas: Bottled	Water Heater: Electric
Sewer: Private Sewer	Cooling: None
Water: Private	Floors: Tile; Wood
Basement Entry: Interior	Veh. Storage: 1 Car; Attached; Auto Door Opener
	Garage: Yes
	Garage Spaces: 1
	Amenities: Laundry - 1st Floor; Pantry; Primary Bedroom w/Bath; Security System; Storage
	Patio and Porch Features: Deck; Patio
	View: Scenic

Tax/Deed Information

Book/Page 7062/207	Full Tax Amt/Yr: \$21,272/ 2025	Map/Block/Lot: 8/178
		Tax ID: MTDS-000008-000000-000078

Remarks

**Remarks:** A rare opportunity to own a Keith Kroeger designed custom waterfront home on the shores of Somes Sound. Built in 2000, this year-round, classic shingle-style residence boasts 3,100+/- square feet of gracious living space that combines timeless elegance with contemporary amenities. Breathtaking ocean views provide the ideal backdrop for gatherings both large and small. Savor the stunning sunsets from Rockweed's upper deck and lower stone patio or meander the winding woodland paths overlooking 270+/- of shorefront where you'll enjoy dramatic westerly views, pink outcroppings and a sandy beach. Beauty and privacy abound both inside and out of this charming Northeast Harbor gem nestled in one of the most scenic and tranquil settings Mount Desert Island has to offer. Two en-suite bedrooms in the main house and an adjacent guest house with sleeping loft, great room and fireplace ensures privacy for both family and guests alike.

**LO:** The Knowles Company

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**Listing provided courtesy of:**

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

*info@knowlesco.com*

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MAINE  
Listings



## Recent Improvements to Rockweed

- New roof (2024)
- New heating system (2024)
- Solar electricity Revision Energy 5kW (2021) (this cuts electricity bills roughly in half for a year-round resident. Should cut them close to zero for summer resident).
- Fully graded lawn for badminton/croquet (east of guest house).
- "Indows" Storm windows for most of upstairs and some downstairs windows.
- Many rooms repainted (2022-2023).
- Drainage stream opened up and repaired (2022-2024).
- Extensive new gardening and landscaping north of house.
- Kayak stand installed, next to Somes Sound.
- Gutters added to Guest house (2022).
- Electric shades installed in living room and Dining room.
- New shelves added to garage.
- New mail box stand installed last summer in case someone would like to have a mailbox by the road. The mail box is in the garage, just bolt it down and you are ready to go.
- New oven installed in kitchen - 2021.

PROPERTY LOCATED AT: 8 Spring Lane, 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: 2020 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? filtration system instl

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Northeast of home.

Installed by: P.L. Jones

Date of Installation: 2000

USE:

Number of persons currently using system: 2

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

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

Source of Section I information: Seller and Broker.

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PROPERTY LOCATED AT: 8 Spring Lane, 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: Southeast of home. OR ☐ UnknownDate installed: 2000 Date last pumped: 2020 Name of pumping company: Royal FlushHave you experienced any malfunctions? ..... ☐ Yes ☒ No~~If Yes, give the date and describe the problem: .....~~Date of last servicing of tank: 2020 Name of company servicing tank: Royal FlushLeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Southeast of home.Date of installation of leach field: 2000 Installed by: Unknown.Date of last servicing of leach field: unknown Company servicing leach field: unknownHave 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 ☐ NoIf Yes, are they available? ..... ☒ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☒ Yes ☐ No ☐ Unknown

Comments: .....

Source of Section II information: Seller and Broker.

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PROPERTY LOCATED AT: **8 Spring Lane, Mount Desert, ME 04660**

### 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	<b>Forced Hot air</b>	<b>Electric BB</b>		
Age of system(s) or source(s)	<b>2024</b>	<b>2000</b>		
TYPE(S) of Fuel	<b>propane</b>	<b>electric</b>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>450</b>	<b>Varied due to Solar panels Data avail upon request</b>		
Name of company that services system(s) or source(s)	<b>Dead River</b>	<b>Versant/Revision</b>		
Date of most recent service call	<b>July 2024</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>None</b>	<b>None</b>		
Other pertinent information		<b>Photovoltaics installed</b>		

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: 2020

Date chimney(s) last cleaned: 2020

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

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

If Yes, date: \_\_\_\_\_

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

Source of Section III information: **Seller and Broker.**

### 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: \_\_\_\_\_

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Initial  
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PROPERTY LOCATED AT: 8 Spring Lane, Mount Desert, ME 04660

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

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

~~Comments:~~

Source of information: Seller and Broker.

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

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ Unknown  
 In the ceilings? ..... ☐ Yes ☒ No ☐ Unknown  
 In the siding? ..... ☐ Yes ☒ No ☐ Unknown  
 In the roofing shingles? ..... ☐ Yes ☒ No ☐ Unknown  
 In flooring tiles? ..... ☐ Yes ☒ No ☐ Unknown  
 Other: ..... ☐ Yes ☐ No ☒ Unknown

Comments: no know Asbestos to be in the residence.

Source of information: Seller and Broker.

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

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

If Yes: Date: 2020 By: Acadia Property Inspections.

Results: acceptable

If applicable, what remedial steps were taken? no remedial steps needed or recommended.

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

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

Results/Comments:

Source of information: Seller and Broker.

**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: Seller and Broker.

**E. METHAMPHETAMINE** - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments:

Source of information: Seller.

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Seller Initials

<sup>Initial</sup>  
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PROPERTY LOCATED AT: 8 Spring Lane, 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: \_\_\_\_\_

Source of information: Seller and Broker.

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: \_\_\_\_\_

Source of information: Seller and Broker.

**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: ROW over driveway

Source of information: Deed

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

If No, who is responsible for maintenance? shared with one neighbor

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

Source of information: Seller.

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PROPERTY LOCATED AT: 8 Spring Lane, Mount Desert, ME 04660

## 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?

**Zone VE and Zone X**

Relevant Panel Number: **23009C1206D** Year: **7.20.2016** (Attach a copy)

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

Source of Section VI information: **Seller and Broker.**

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

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PROPERTY LOCATED AT: 8 Spring Lane, 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: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownAre there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane tank/Dead RiverYear Principal Structure Built: 2000 What year did Seller acquire property? 2020Roof: Year Shingles/Other Installed: 2024Water, moisture or leakage: noneComments: Shingles replaced for cosmetic reasons

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

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

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

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

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

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

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

Manufactured Housing - Is the residence a:

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

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

☐ Yes ☒ No ☐ Unknown

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none aware of, home is in impeccable condition.

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

Source of Section VII information: Seller and Broker.

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PROPERTY LOCATED AT: 8 Spring Lane, Mount Desert, ME 04660

**SECTION VIII - ADDITIONAL INFORMATION**

Photovoltaic panel purchased in 2022, supplies 5KW through Revision Energy to Versant.  
Grounds are professionally designed by Burdick & Associates with a focus on pollinators, the plan  
conveys with the sale.

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:			
<u>Lawrence E. Larson 2016 Trust</u>		<u>5/7/2025</u>	
<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>
<b>Lawrence E. Larson 2016 Trust</b>			
<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>

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.

<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>

**LEAD PAINT DISCLOSURE/ADDENDUM**AGREEMENT BETWEEN Lawrence E. Larson 2016 Trust

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 8 Spring Lane, 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 \_\_\_\_\_

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

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

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

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

Signed by:

2/5/2025

Lawrence E. Larson 2016 Trust  
 Seller Lawrence E. Larson 2016 Trust  
 28E970A19309462...

Date

Seller \_\_\_\_\_

Date

Seller \_\_\_\_\_

Date

Signed by:

2/5/2025

Susan Ferrante-Collier  
 Seller \_\_\_\_\_

Date

Agent Susan Ferrante-Collier

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REALTOR®

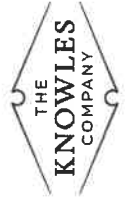
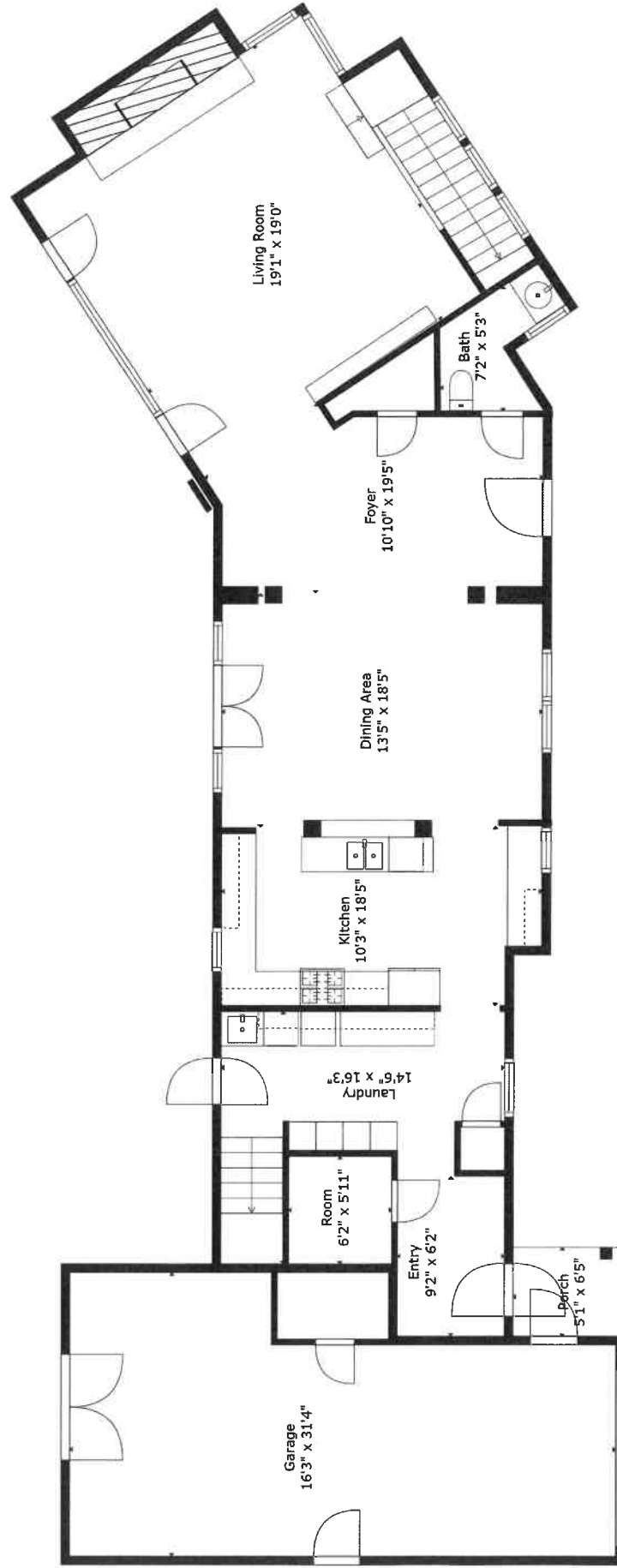
The Knowles Company, One Summit Rd Northeast Harbor ME 04662  
 Susan Ferrante-Collier



(207) 276-3322

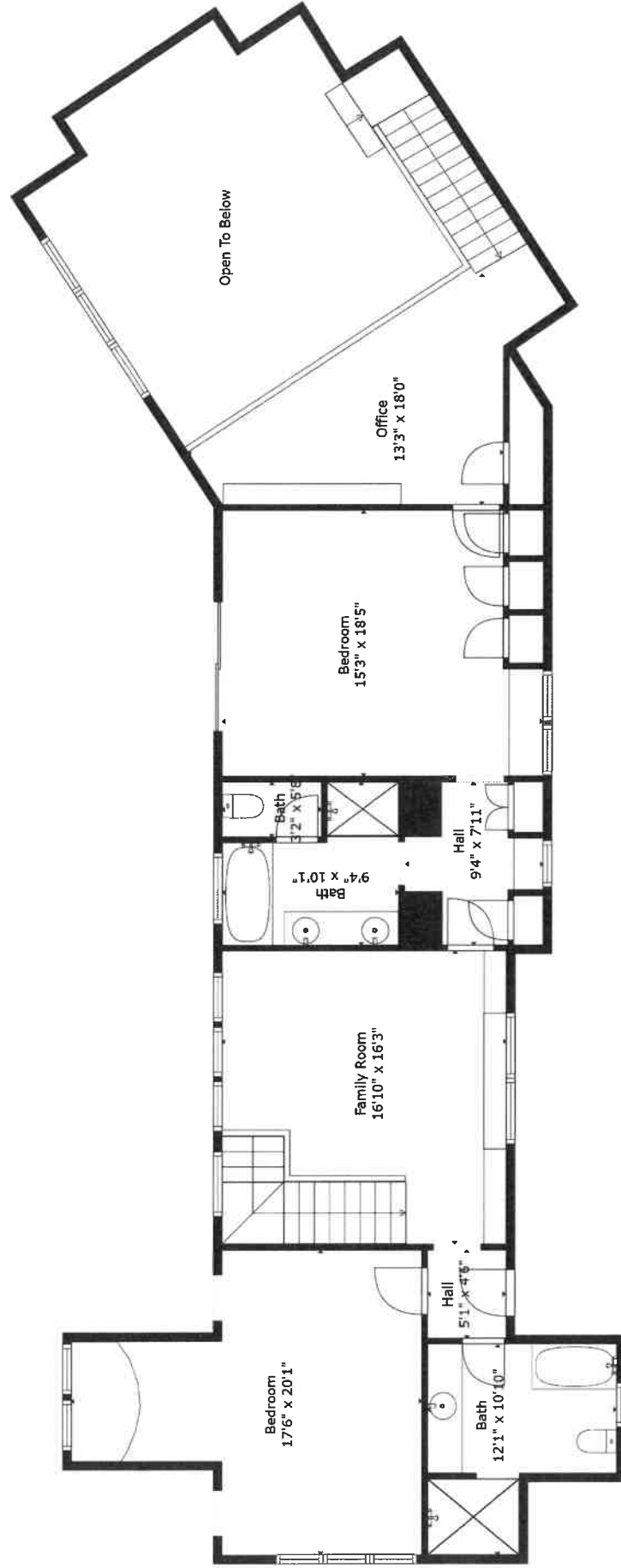
(207) 276-4114

8 Spring Lane



**TOTAL: 2769 sq. ft.**  
 FLOOR 1: 1404 sq. ft., FLOOR 2: 1365 sq. ft.  
 EXCLUDED AREAS: GARAGE: 428 sq. ft., PORCH: 33 sq. ft., OPEN TO BELOW: 373 sq. ft.  
 Sizes And Dimensions Are Approximates. Actual May Vary.

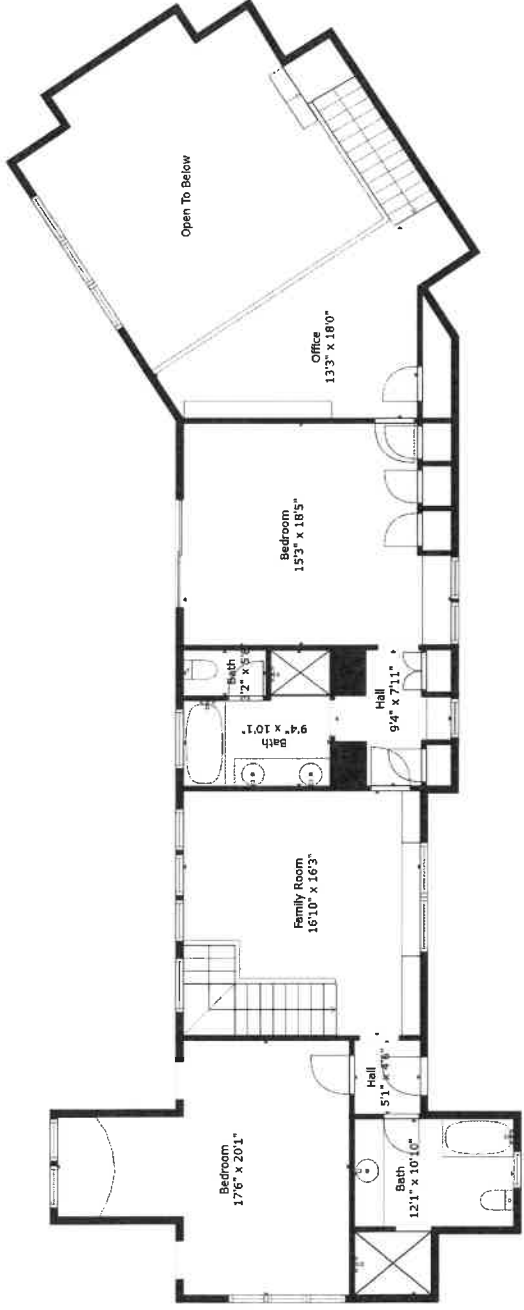




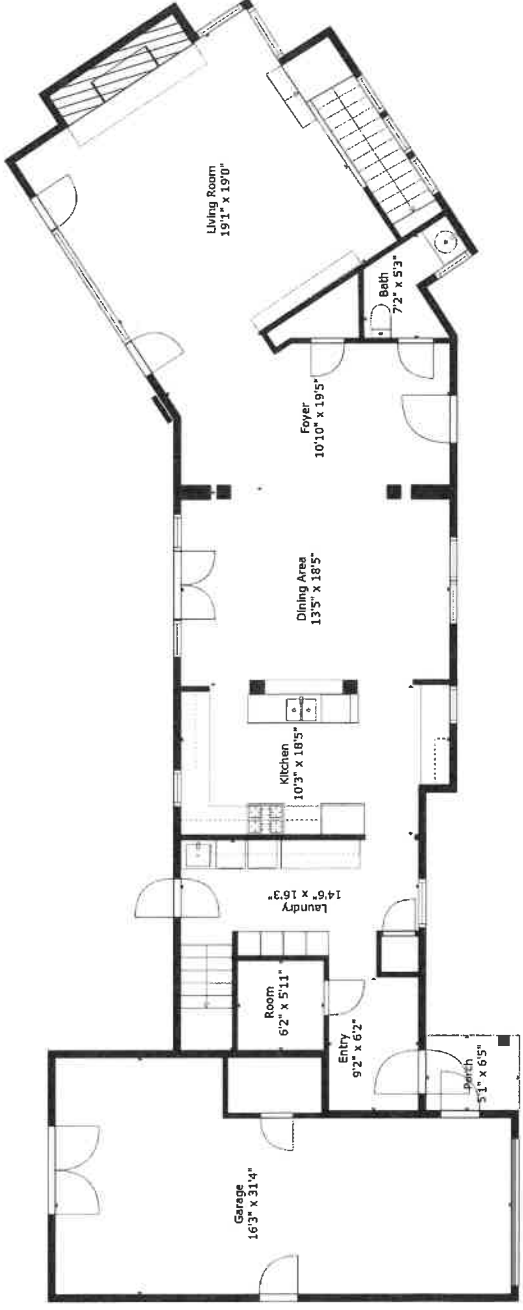
**TOTAL: 2769 sq. ft**  
 FLOOR 1: 1404 sq. ft, FLOOR 2: 1365 sq. ft  
 EXCLUDED AREAS: GARAGE: 428 sq. ft, PORCH: 33 sq. ft, OPEN TO BELOW: 373 sq. ft  
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Floor 2



Floor 1

# National Flood Hazard Layer FIRMette

68°18'41"W 44°21'31"N



## Legend

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

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 draining 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 Transsect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transsect 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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

68°18'41"W 44°21'31"N

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 4/7/2025 at 4:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

## ◆ AI Overview

In a FEMA flood zone map, "VE" designates a high-risk coastal area with a 1-percent-annual-chance flood event and additional hazards from storm-induced waves, with the "EL 10" indicating a base flood elevation (BFE) of 10 feet. [🔗](#)

Here's a more detailed explanation:

### "VE" Zone:

This zone indicates a high-risk area along coasts subject to inundation by the 1-percent-annual-chance flood event, with additional hazards from storm-induced waves and velocity. [🔗](#)

### "EL 10":

This signifies that the base flood elevation (BFE) in this area is 10 feet. The BFE is the elevation to which floodwaters are expected to rise during the 1-percent-annual-chance flood event. [🔗](#)

### Mandatory Flood Insurance:

In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is mandatory for federally backed mortgages in zones like VE. [🔗](#)

### Base Flood Elevation (BFE):

BFEs, derived from detailed hydraulic analyses, are shown for areas like VE. [🔗](#)

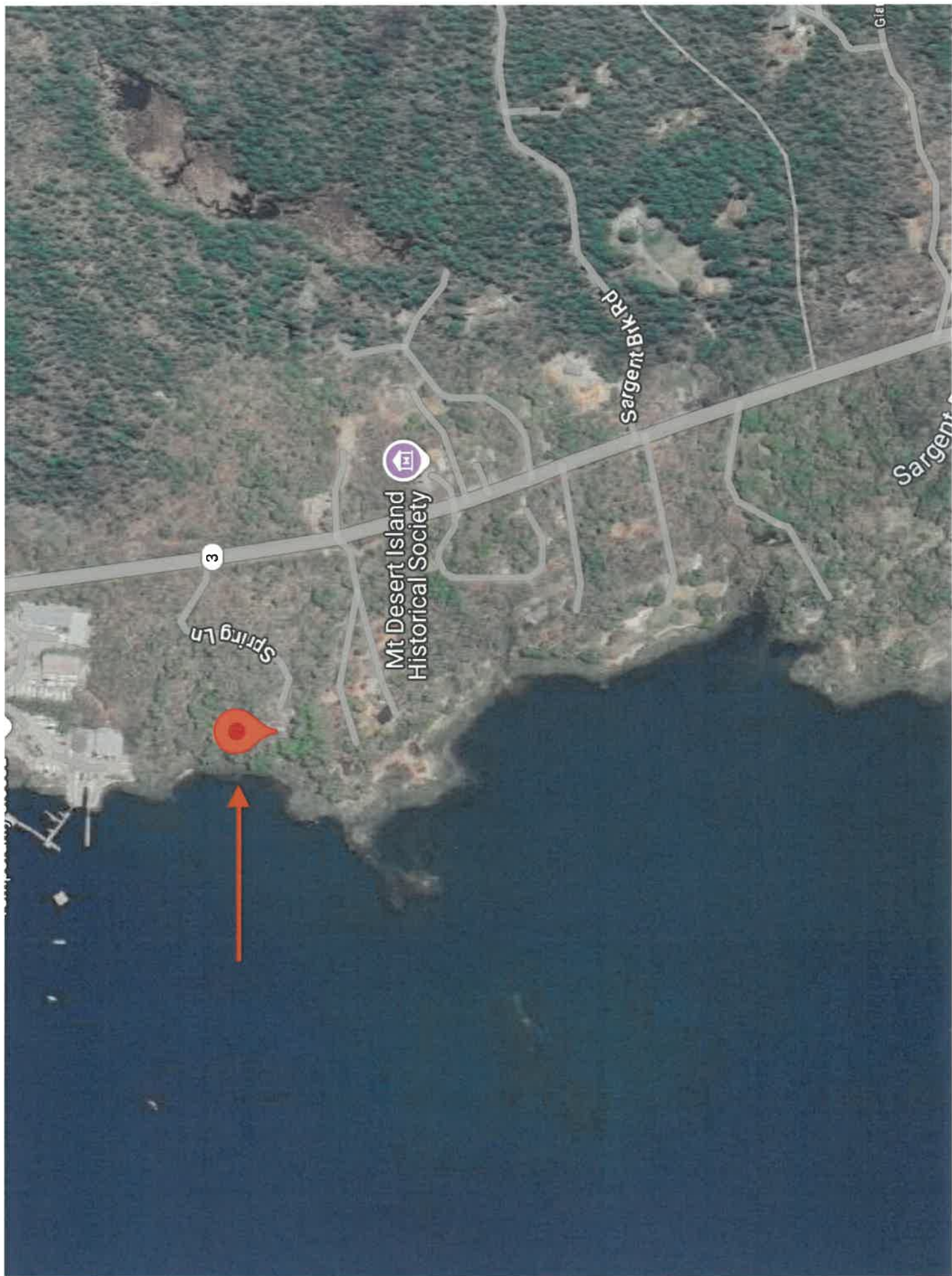
### Other Flood Zones:

Other flood zones include "A" zones (areas subject to inundation by the 1-percent-annual-chance flood event), "B" zones (moderate flood hazard), and "C" zones (minimal flood hazard). [🔗](#)

### FEMA Flood Zones:

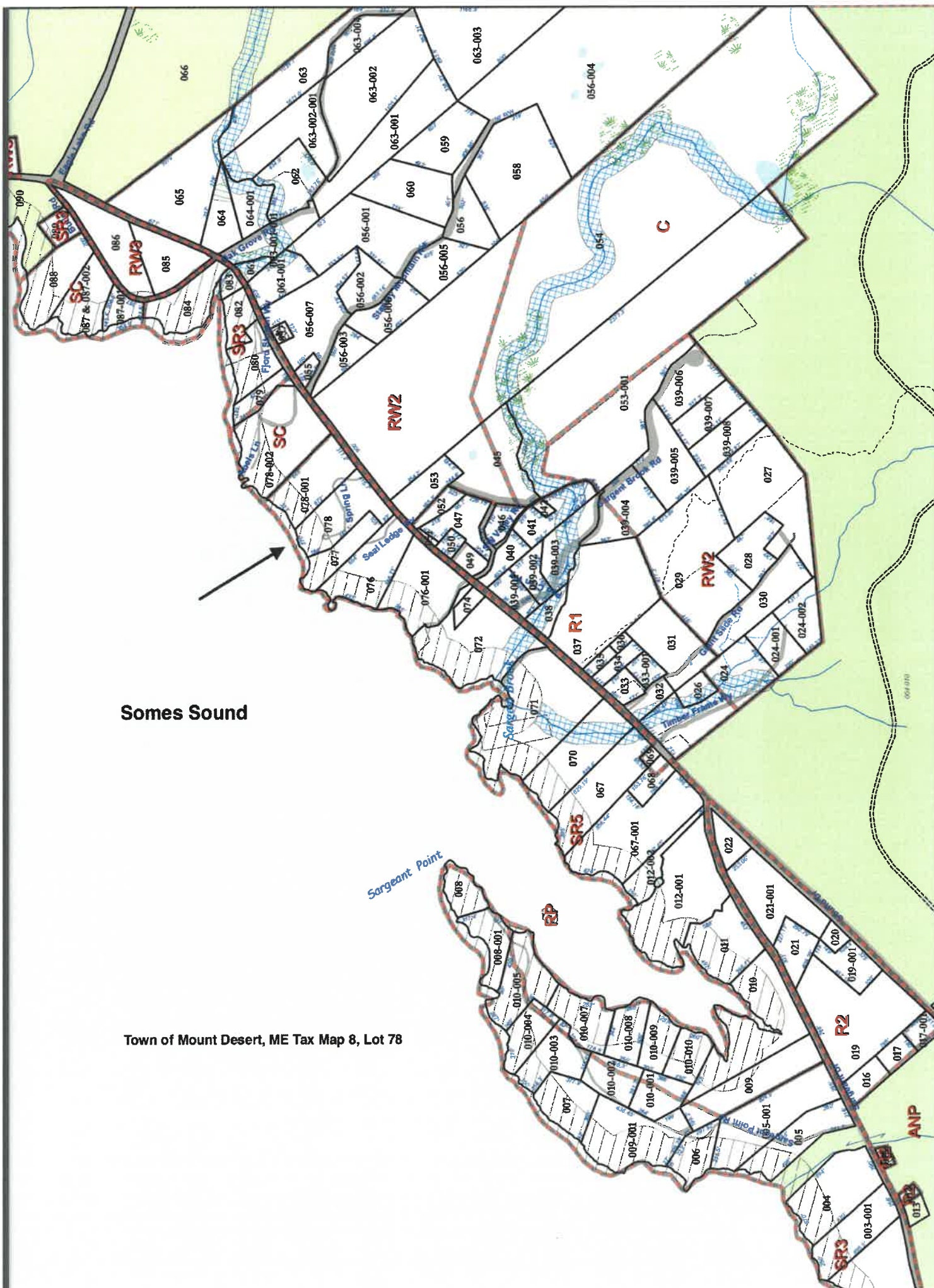
FEMA flood zones are used to determine the flood risk of an area and are used in the NFIP. [🔗](#)







Sargeant Point





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

DISTRICTS	SR1 see Note (f)	SR2 see Note (f)	SR3 see Note (f)	SR5 see Note (f)
<b>DIMENSIONS see Notes (b) (h<sup>2</sup>)</b>				
MINIMUM LOT AREA: with public sewer	1 acre	2 acres	3 acres	5 acres
	N/A	2 acres	3 acres	5 acres
MINIMUM WIDTH OF LOTS: Shore Frontage	200 ft	200 ft	200 ft	200 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
	100 ft (n)	100 ft (n)	100 ft (n)	100 ft (n)
	50 ft	50 ft	50 ft	50 ft
	25 ft	25 ft	25 ft	25 ft
* see Note (c) ** see Note (d)				
MAXIMUM LOT COVERAGE	20%	20%	20%	20%
MINIMUM DISTANCE BETWEEN PRINCIPAL	30 ft	30 ft	30 ft	30 ft

(f) Within the shoreland zone: No new lot shall be created except in conformity with all of the requirements of this Ordinance for the district in which it is located. In addition to shore frontage, refer to Section 6B.11.4.3 for the required minimum lot width. For the required measurements, refer to shore frontage and minimum lot width in Section 8. When a legally existing parcel does not contain any shore frontage, the lot may be divided such that the newly created lots do not contain any shore frontage as otherwise required in Sections 3.5 and 6B.11.4.3, provided that all other minimum lot dimensional standards are met, including but not limited to lot area and minimum lot width.

# 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  
Department of Health and Human Services  
Maine

April 2015



# 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

## 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.

## 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)

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

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

### Second: If so, reduce contact with the arsenic.

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

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

## Common Questions

### What is CCA wood?

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

### What is Arsenic?

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



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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

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

### You May Become A Client

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

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

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

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

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

### WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

### THIS IS NOT A CONTRACT

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

#### To Be Completed By Licensee

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

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

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing).  
Inactive licensees may not practice real estate brokerage.