

ACADIA HAVEN

7 Greenway Court

Bar Harbor

\$1,650,000



*Distinctive properties.
Legendary service.*



- Year-round 3-bedroom, 3.5-bath home on 1.0+/- acre lot.
- 3-car detached garage & large loft; 30 solar panels and EV hookup.
- Improvements include: heat pumps, new deck, new boiler, water heater & washer and dryer.



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.

ACADIA HAVEN

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Bar Harbor



Living Room



Kitchen/Dine



Bedroom



Garage

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Public Detail Report

MLS #: 1625848

County: Hancock

Seasonal: No

List Price: \$1,650,000

Status: Active

Property Type: Residential

Original List Price: \$1,650,000

Directions: From Main St (Route 3) turn onto Old Farm Road. Turn right onto Sol Cliffs Rd, which is marked as Private) and continue until Greenway Court, destination on the right.



7 Greenway Court
Bar Harbor, ME
04609-1516

List Price:
\$1,650,000
MLS#: 1625848



General Information

Sub-Type: Single Family Residence	Year Built: 1994	Rooms: 6	Sqft Fin Abv Grd+/-: 2,166
Style: Victorian	Fireplaces Total: 2	Beds: 3	Sqft Fin Blw Grd+/-: 0
Levels: Multi-Level		Baths: 3/1	Sqft Fin Total+/-: 2,166
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: VR-1
Lot Size Acres +/-: 1.01	Water Views: No	Zoning Overlay: No
Source of Acreage: Public Records		
Surveyed: Unknown		

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: 2	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 1	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	
Appliances: Cooktop; Dishwasher; Dryer; Electric Range; Refrigerator; Washer		
Room Name	Length	Width
Primary Bedroom		Second
Bedroom 2		Second
Bedroom 3		Second
Living Room		First
Dining Room		First
Kitchen		First

Property Features

Site: Well Landscaped; Wooded	Construction: Wood Frame
Driveway: Other	Basement Info: Partial; Walk-Out Access
Parking: 5 - 10 Spaces; 11 - 20 Spaces; On Site; Paved	Foundation Materials: Poured Concrete
Location: Near Town; Neighborhood	Exterior: Wood Siding
Rec. Water: Nearby	Roof: Shingle
Roads: Dead End; Private Road	Heat System: Baseboard
Electric: Circuit Breakers	Heat Fuel: Oil
Gas: No Gas	Water Heater: Off Heating System
Sewer: Private Sewer	Cooling: None
Water: Private	Floors: Tile; Wood
Basement Entry: Interior	Veh. Storage: 2 Car; Auto Door Opener; Detached; Storage Above
	Garage: Yes
	Garage Spaces: 2
	Amenities: Pantry; Primary Bedroom w/Bath; Storage
	Patio and Porch Features: Deck
	View: Scenic; Trees/Woods

Tax/Deed Information

Book/Page 7091/513	Full Tax Amt/Yr: \$9,935/ 2024	Map/Block/Lot: 116//011
		Tax ID: BARH-000116-000000-000011

Remarks

Remarks: Tucked away in the sought after Sols Cliffs neighborhood, Acadia Haven is a beautiful homage to the bygone Rusticator era - combining spectacular architectural elements, and rich details throughout, with modern, innovative amenities and countless owner-improvements. The home, built in 1994 and later built up in 2003, features an open concept kitchen dining space, complete with a grand, stone fireplace, high-end Cafe appliances and honed, quartz countertops. Continue into the spacious living room, which welcomes you to pause and relax, with a second fireplace for complete comfort. A newer wrap-around ipe wood deck completes the lower level. Upstairs you'll find a spacious bedroom, with en-suite bath and a private balcony off the back of the house. There are two additional bedrooms with a shared full bath. A tidy washroom, close

round out the second floor for ultimate convenience. Continuing to the top level, you will find another room with stunning vaulted ceilings. Imagine this as an office, den, workout space, or guest room. This room has a separate shower and WC. The oversized, two-bay garage features 30 solar panels and an EV hook-up. With freshly-painted floors and a separate storage room which has been outfitted as a closet for extra storage space this space is highly functional. The upstairs unfinished, oversized loft offers endless possibilities for the next owner. A unique outdoor area with fire pit and thoughtfully-designed driveway adds finishing touches to this elevated property.

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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MAINE
Listings



PROPERTY LOCATED AT: 7 Greenway Ct, Bar Harbor, ME 04609

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

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

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

Pump (if any): _____ ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: _____ ☐ Yes ☒ No ☐ Unknown

Quality: _____ ☐ Yes ☒ No ☐ Unknown

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

WATER TEST: Have you had the water tested? _____ ☐ Yes ☒ No

~~If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No~~

~~To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? _____ ☐ Yes ☐ No~~

~~If Yes, are test results available? _____ ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: South of house

Installed by: John Gilbert

Date of Installation: 1994

USE: Number of persons currently using system: 2-6

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

Comments: JR Anderson flushed out blockage comprised of wipes in the pipe from the basement to the septic tank (Winter 2025).

Source of Section I information: Seller & Town Office Records

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 7 Greenway Ct, Bar Harbor, ME 04609

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: North of house OR ☐ Unknown

Date installed: 1994 Date last pumped: 2022 Name of pumping company: unknown

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: 2025 Name of company servicing tank: JR Anderson

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: between main house and garage, by the outdoor area / fire pit

Date of installation of leach field: 1994 Installed by: unknown

Date of last servicing of leach field: unknown Company servicing leach field: unknown

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: _____

Source of Section II information: Seller & Town Office Records; HHE-200 form

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PROPERTY LOCATED AT: **7 Greenway Ct, Bar Harbor, ME 04609****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	Forced Hot Wtr/Oil	Heat Pumps		
Age of system(s) or source(s)	1994			
TYPE(S) of Fuel	Fuel oil	electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Offshore Oil Company	Versant		
Date of most recent service call	2024			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: New chimney 2/2023 Soule MasonryDirect/Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: **None**Source of Section III information: **Seller****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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Seller Initials JS

PROPERTY LOCATED AT: 7 Greenway Ct, Bar Harbor, ME 04609~~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**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ Unknown~~Comments:~~Source of information: Seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 6/2022 By: Northeast Laboratory (Charles @ Beale Home Inspections)Results: negative for radon; results are available upon request~~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**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 6/2022 By: Northeast Laboratory (Charles @ Beale Home Inspections)Results: Radon air levels below EPA Action Level (4.0 pCi/L); Radon water below Maine's Maximum Exposure Guidelines of 4,000 pCi/L)~~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: Results are available to be shared upon request.Source of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown~~Comments:~~Source of information: Seller

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PROPERTY LOCATED AT: 7 Greenway Ct, Bar Harbor, ME 04609

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

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

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: Road association and ROW

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? neighbors have plowed in the past

Road Association Name (if known): no formal association at this time

Source of information: Seller

Buyer Initials _____

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PROPERTY LOCATED AT: 7 Greenway Ct, Bar Harbor, ME 04609

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: 23009C1227D Year: 7/20/2016 (Attach a copy)

Comments: area of minimal flood hazard

Source of Section VI information: Seller and Fema.gov website

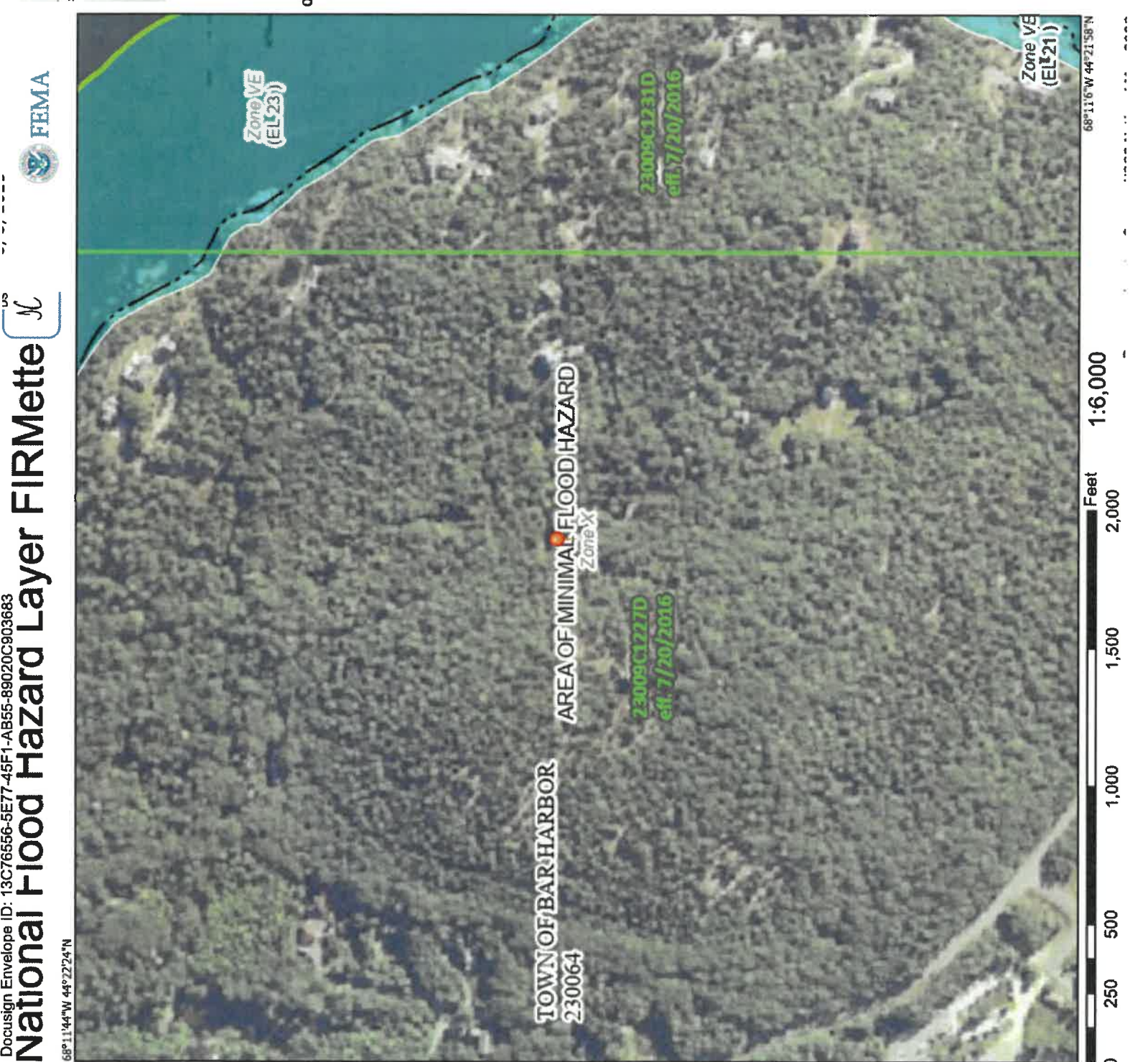
Buyer Initials _____

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National Flood Hazard Layer FIRMette



Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR

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 12/10/2024 at 2:09 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.

PROPERTY LOCATED AT: 7 Greenway Ct, Bar Harbor, ME 04609**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 ☐ UnknownIf Yes, explain: see tax recordsIs 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: _____Year Principal Structure Built: ^{1994; 2004: 2-story}_{addition} What year did Seller acquire property? 2020Roof: Year Shingles/Other Installed: unknown, likely 2003 when addition put onWater, moisture or leakage: roof repaired around new chimney during install 2/2023

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: spray foam in basement installed 6/2022Mold: Has the property ever been tested for mold? ☒ Yes ☐ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: tested for mold winter 2025 after leakElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: house powered with the help of 30 solar panels installed on the garageHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

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

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

..... ☐ Yes ☒ No ☐ UnknownComments: Seller and Town Office recordsKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: None known

Comments: _____

Source of Section VII information: SellerBuyer Initials _____ Seller Initials JS

PROPERTY LOCATED AT: 7 Greenway Ct, Bar Harbor, ME 04609

SECTION VIII - ADDITIONAL INFORMATION

Winter 2025 - leak originating from the 3rd floor shower pipe, which was not insulated caused damage to bedroom with en suite bath on 2nd floor and kitchen/dining room.

Eastern Mold Remediation tested for mold (negative). New sheetrock and flooring was installed.

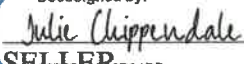
See attachment for all Additional Information, including improvements.

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.

<div>DocuSigned by:  SELLER 0075913886B64D7...</div>	6/8/2025		
	DATE	SELLER	DATE
Julie Chippendale			
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 Julie Chippendale (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 7 Greenway Ct, Bar Harbor, ME 04609

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.

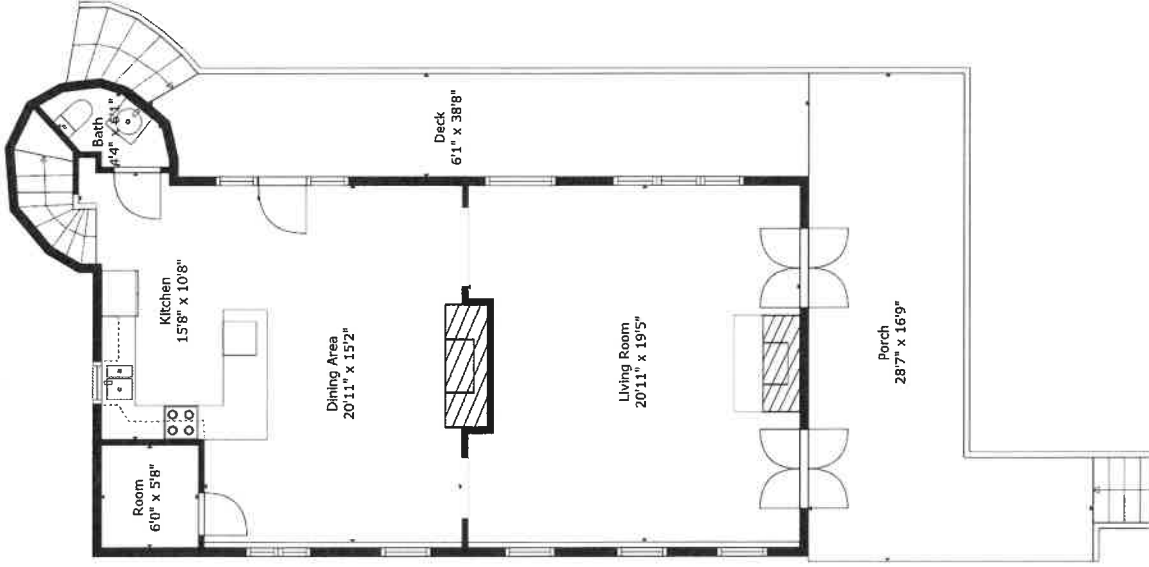
Certification of Accuracy

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	<div>DocuSigned by: <u>Julie Chippendale</u> Seller Julie Chippendale 0975B41886B64D7...</div>	6/8/2025
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<div>DocuSigned by: <u>Susan Ferrante Collier</u> Agent Susan Ferrante Collier 80727985DE284DF...</div>	6/7/2025

LIST OF IMPROVEMENTS: 7 GREENWAY COURT, BAR HARBOR, ME 04609

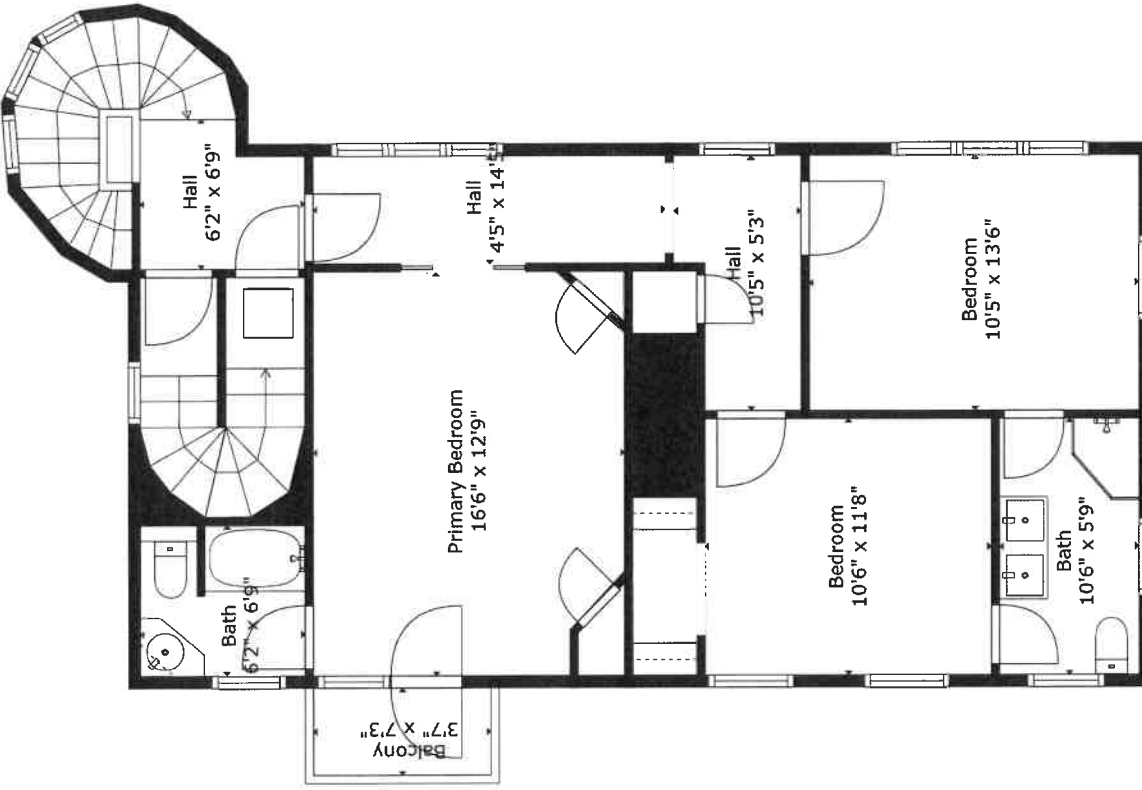
- New boiler 5/2023 by Ray's plumbing
- newer electric water heater [approximately 2021]; located in the 2nd basement with access under the deck.
- spray foam in basement and insulation in attic (there was none originally) 6/2022, both by Insulation of Maine
- all wood floors refinished 2021; kitchen/dining room and upstairs en-suite bedroom have new floors 2025
- all electric Café kitchen appliances 2022
- new washer dryer 2022
- heat pumps installed; 5 [approximately 2021]
- window coverings second floor bedrooms
- fans in living room and all bedrooms.
- entire exterior of house painted 2022
- kitchen/dining and upstairs en-suite bedroom painted 2025
- New Chimney 2023
- roof repaired around new chimney [2023]
- New gutters 5/2021 (there were none originally) by DC Gutter System
- all new ipe wood deck and stairs [approximately 2021]
- trees trimmed 2023
- wild blueberry sod in front
- additional closet and storage space created in garage
- 30 solar panels on garage
- 240v EV hook up in garage



TOTAL: 2166 sq. ft
FLOOR 1: 932 sq. ft, FLOOR 2: 932 sq. ft, FLOOR 3: 302 sq. ft
EXCLUDED AREAS: PORCH: 309 sq. ft, DECK: 226 sq. ft, BALCONY: 26 sq. ft
WALLS: 179 sq. ft

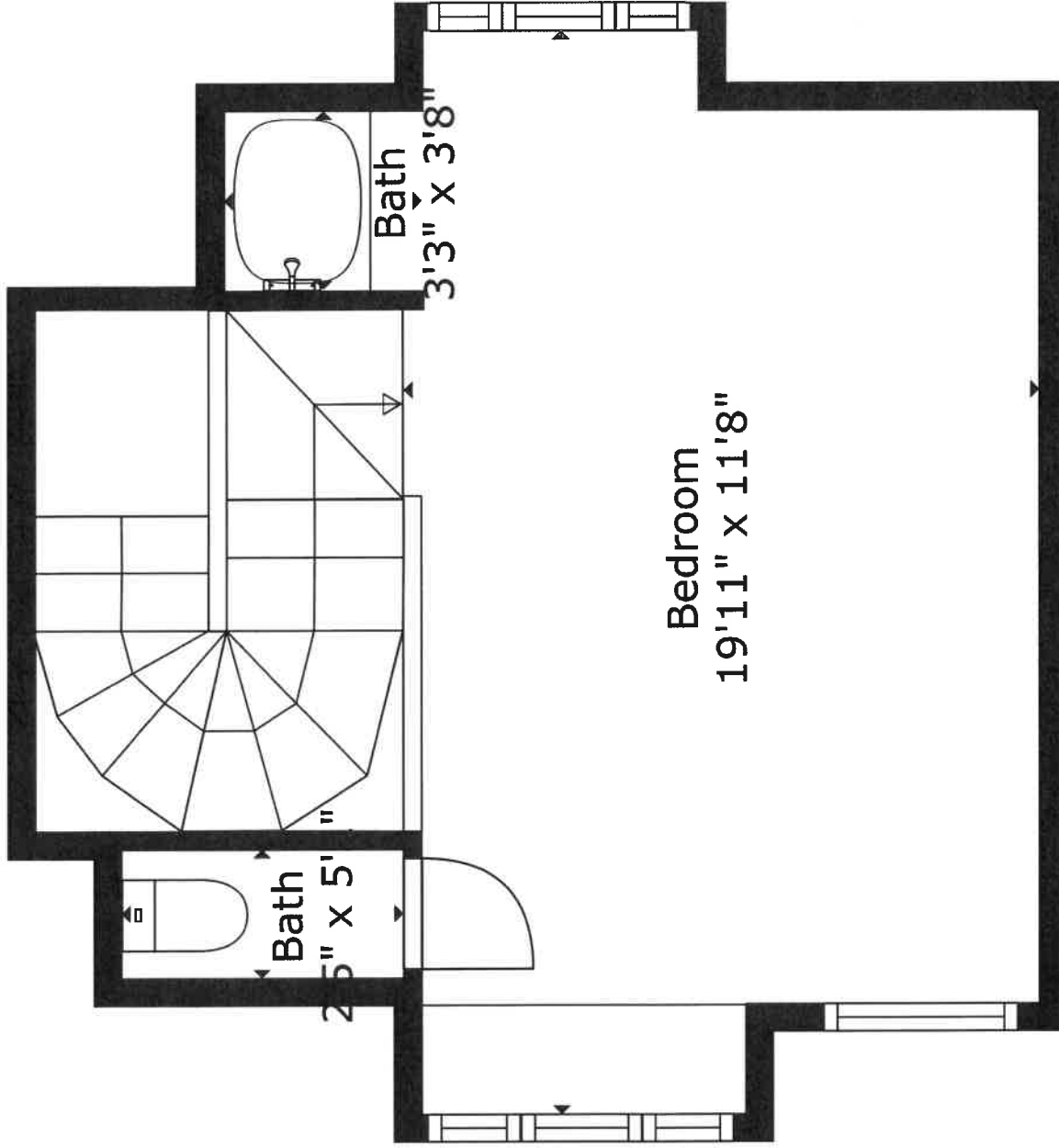
Sizes And Dimensions Are Approximates. Actual May Vary.





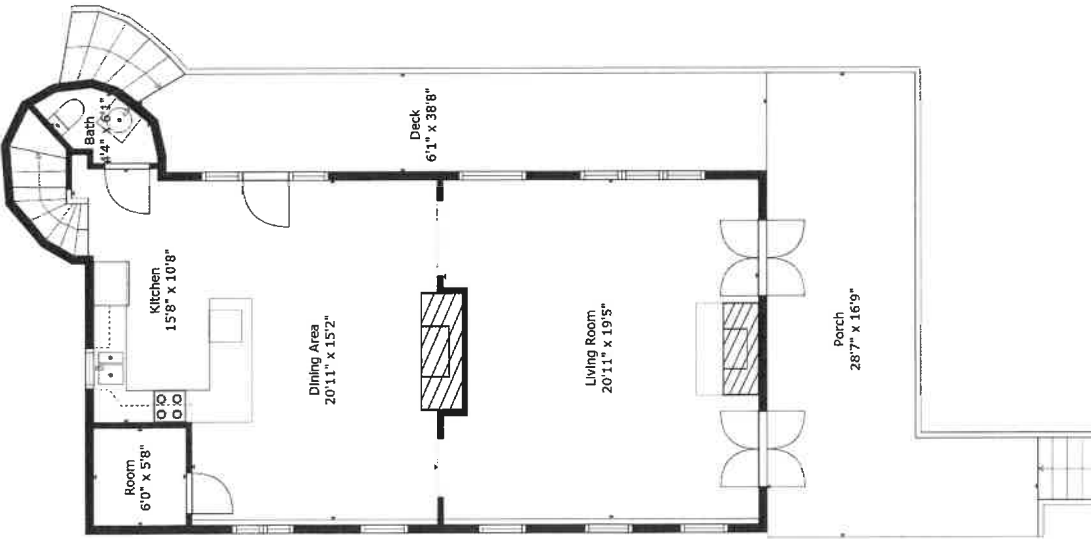
TOTAL: 2166 sq. ft
 FLOOR 1: 932 sq. ft, FLOOR 2: 932 sq. ft, FLOOR 3: 302 sq. ft
 EXCLUDED AREAS: PORCH: 309 sq. ft, DECK: 226 sq. ft, BALCONY: 26 sq. ft
 WALLS: 179 sq. ft
 Sizes And Dimensions Are Approximates. Actual May Vary.



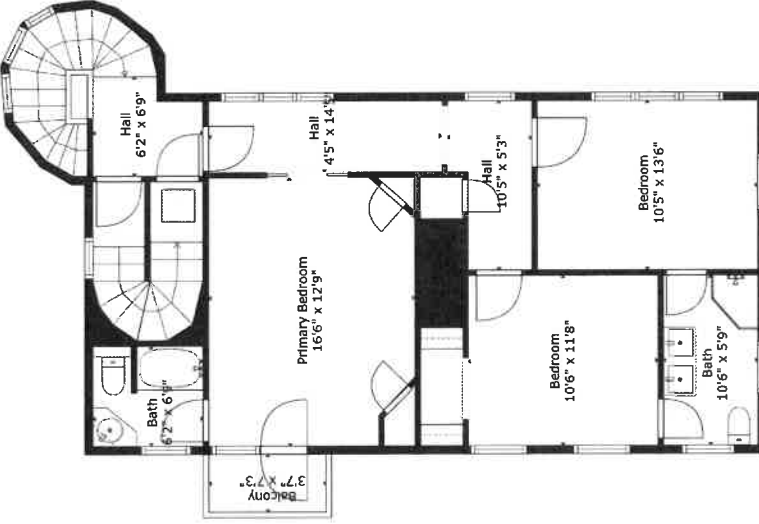


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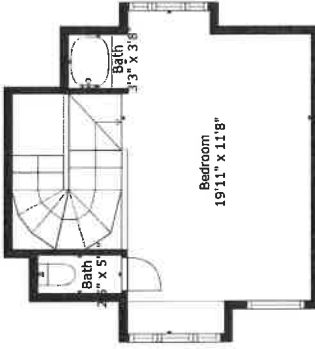
Sizes And Dimensions Are Approximates. Actual May Vary.



Floor 1



Floor 2



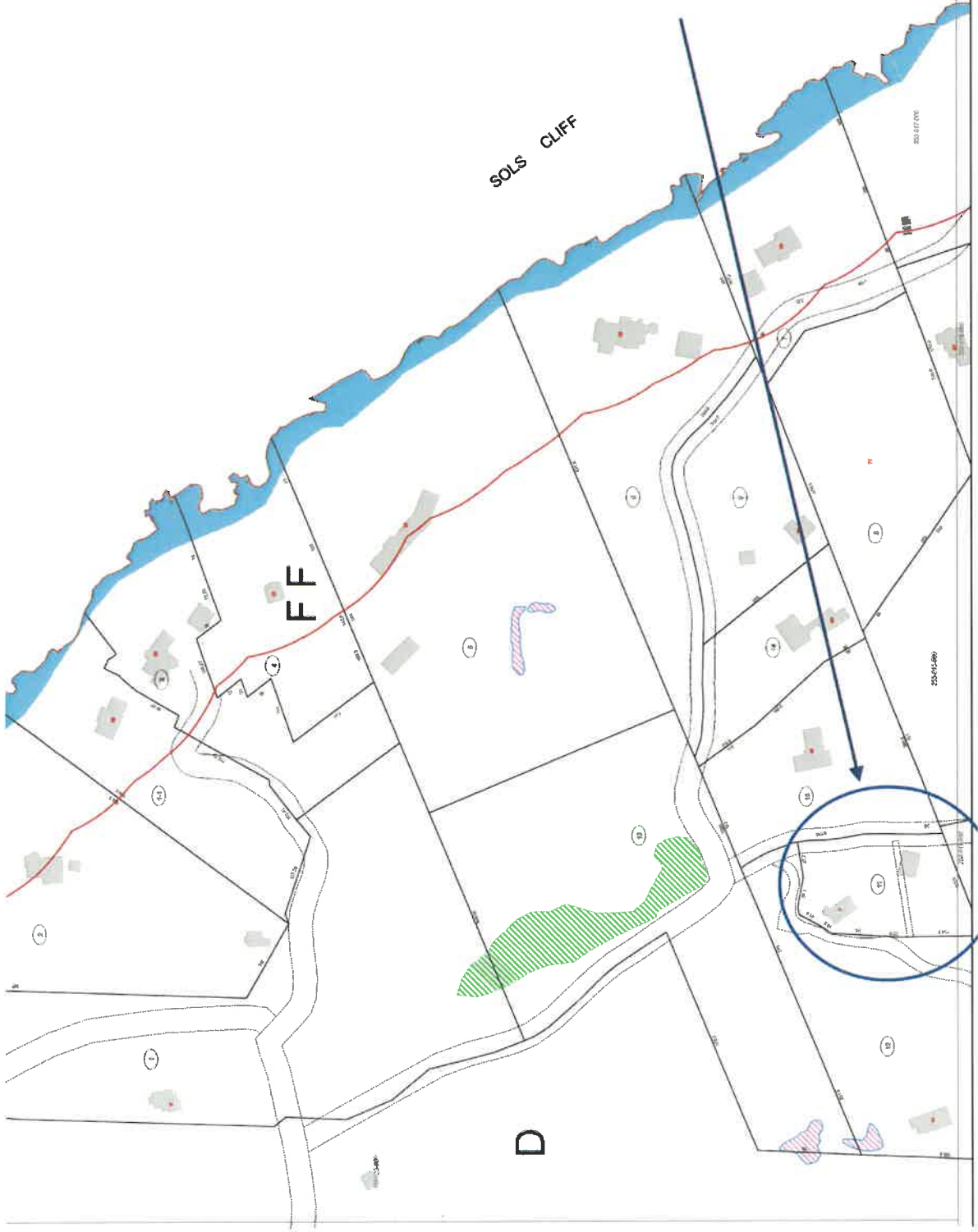
Floor 3



TOTAL: 2166 sq. ft
 FLOOR 1: 932 sq. ft, FLOOR 2: 932 sq. ft, FLOOR 3: 302 sq. ft
 EXCLUDED AREAS: PORCH: 309 sq. ft, DECK: 226 sq. ft, BALCONY: 26 sq. ft
 WALLS: 179 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.

7 Greenway Court
Bar Harbor
Map 116, Lot 11



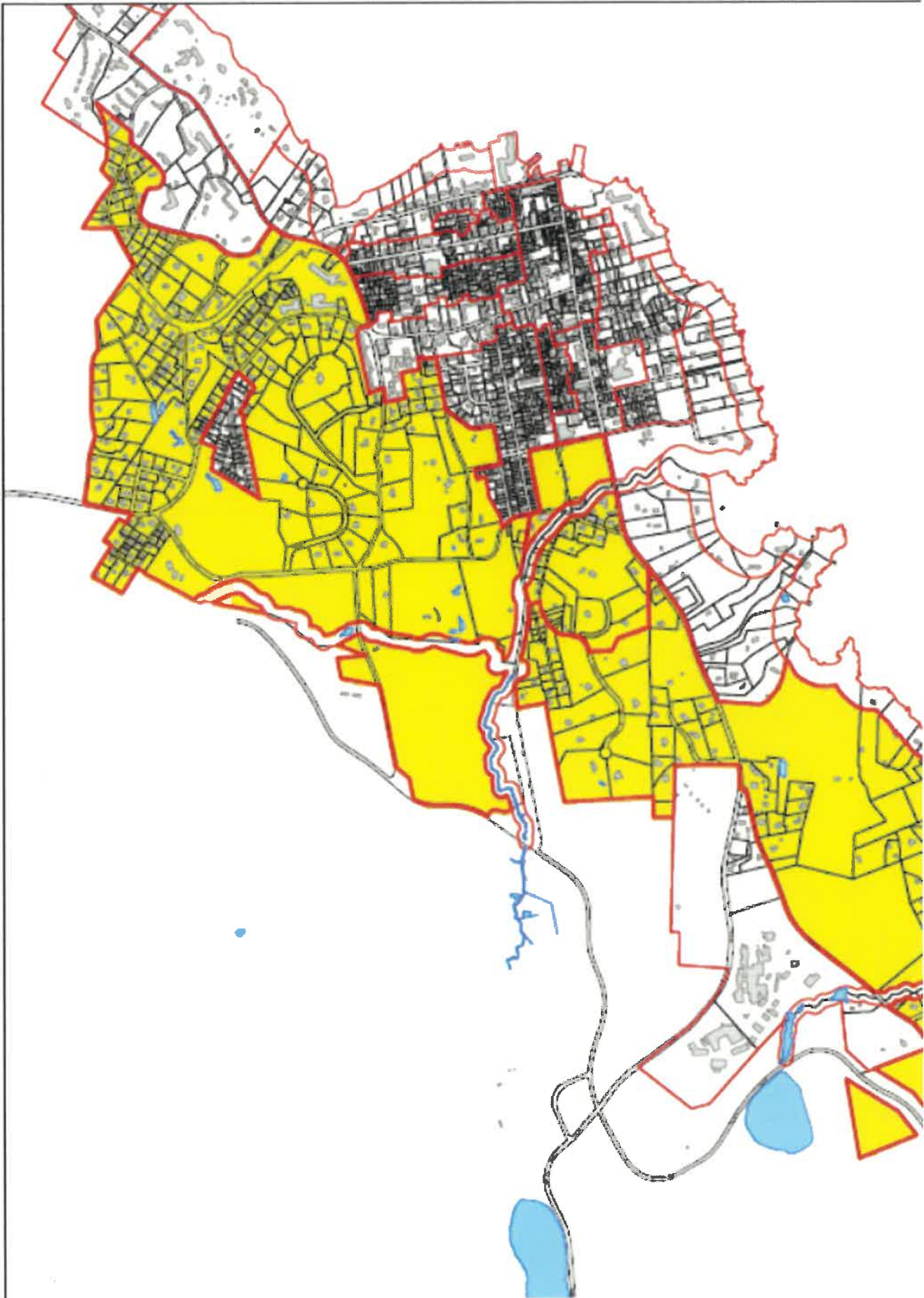
*Town of Bar Harbor, ME
Monday, June 9, 2025*

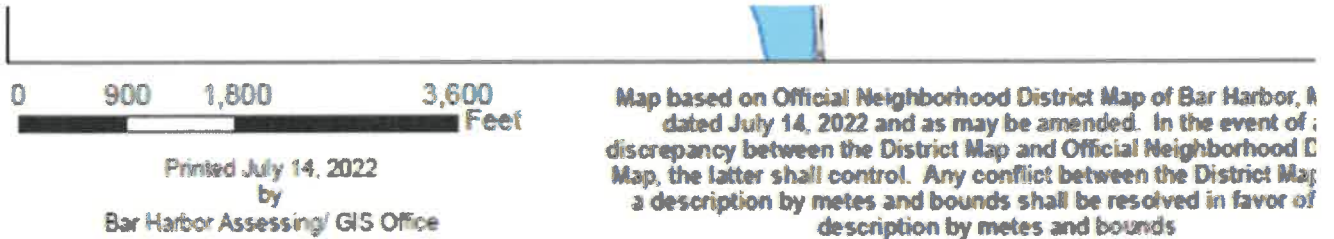
Chapter 125. Land Use

Article III. Land Use Activities and Standards

§ 125-20. Village Residential.

[Added 6-8-2010; amended 11-2-2010; ^[1] 6-14-2011; 6-13-2017; 6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022]





- A. Purpose. The Village Residential District encompasses the well-established residential neighborhoods that surround the traditional downtown area of Bar Harbor. It consists mostly of single-family homes, but also includes condominium, multifamily, and nonintensive commercial uses. New development, redevelopment, and infill development shall respect and reflect standards to assure the uses are compatible with any nearby properties.
- B. Dimensional standards.
- (1) Minimum lot size: 10,000 square feet with sewers; 40,000 square feet without sewers.
 - (2) Minimum road frontage and lot width: 100 feet.
 - (3) Minimum front setback for structures: 20 feet.
 - (4) Minimum side setback for principal structures: 10 feet.
 - (5) Minimum side setback for accessory, nonresidential structures: five feet.
 - (6) Minimum rear setback for principal structures: 10 feet.
 - (7) Minimum rear setback for accessory, nonresidential structures: five feet.
 - (8) Maximum lot coverage: 50% with sewers; 25% without sewers.
 - (9) Maximum height: 40 feet.
 - (10) Minimum area per family: 10,000 square feet with sewers; or 20,000 square feet without sewers.
- C. Allowed uses.
- (1) Principal uses allowed by building permit or a change of use permit from the Code Enforcement Officer: government facility with road frontage on Route 3 or Eagle Lake Road; home occupation; municipal school; public or private park; single- and two-family dwelling; multifamily dwelling I; roadside stand.
[Amended 6-11-2024 ATM by Art. 4]
 - (2) Accessory uses that are usual and normal to a principal use are allowed if they are typically permitted by the Code Enforcement Officer or site plan review for the district in which the use is proposed. Accessory uses are allowed by review of the same permitting authority that approved the principal use.
 - (3) Accessory uses that are usual and normal to a principal use are allowed if they are typically permitted by the Code Enforcement Officer or site plan review for the district in which the use is proposed. Accessory uses are allowed by review of the same permitting authority that approved the principal use.
- D. Uses allowed by site plan.
- (1) The following uses shall be permitted by site plan review in any part of this district: nursing/ convalescent home in a building constructed before June 8, 2010, road construction.
 - (2) Uses allowed by conditional use permit:

- (a) For properties with road frontage on or access to Route 3 or 233: art gallery; farmers' market; lodging II; lodging IV; museum; private school; professional office building; take-out restaurant; undertaking establishment; veterinary clinic or hospital.

[Amended 11-5-2024 ATM by Art. 3]

- (b) Employee living quarters-1.

[Amended 6-11-2024 ATM by Art. 2]

E. Uses allowed by planned use development.

- (1) Multifamily II.

F. Allowed activities.

- (1) Activities allowed without a permit, provided that it complies with all provisions of Chapter **125**: activities necessary for managing/protecting land; filling/earthmoving activity of less than 16 cubic yards; nonintensive recreation uses not requiring structures; public utility installation; and vacation rental-1 and vacation rental-2 provided that it be registered per Chapter **174**. Short-Term Rental Registration.
- (2) Activities allowed by building permit and requiring approval of the Code Enforcement Officer: driveway construction; filling/earthmoving activity of 16 cubic yards or more; noncommercial greenhouse; and wind turbine.

G. Other requirements.

- (1) Accessory structures shall be located in the side and rear yard of the property. Employee living quarters-1 are exempt from this requirement.

[Amended 6-11-2024 ATM by Art. 2]

- (2) The Planning Board shall ensure that parking lots are shielded from the view of neighboring properties by requiring parking lots to provide buffering and vegetative screening. [Also see parking requirements found in § **125-67B(4)**.]^[2]

[2] *Editor's Note: Former Subsection G(3), regarding bonus dwelling units, which immediately followed, was repealed 6-11-2024 ATM by Art. 4.*

- [1] *Editor's Note: This ordinance also repealed former § 125-20, Bar Harbor Residential, as amended, and renumbered former § 125-20.1, Village Residential, as § **125-20**.*



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



Maine Center for Disease Control and Prevention
Department of Health and Human Services

Spring 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 _____
on behalf of _____
Licensee's Name
The Knowles Company
Company/Agency

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

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