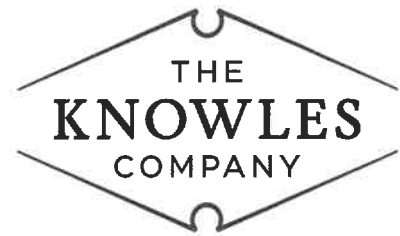


BLANCHARD COTTAGE

4 Cadillac Way

Mount Desert

\$825,000



Distinctive properties.

Legendary service.



- 3-bedroom, 3-bath home near Acadia National Park's Beech Hill Mountain trails and organic farm.
- This year-round home features an open eat-in kitchen & private deck.
- Attached 2-car garage with ample space for an office/studio.
- Improvements include whole house generator and heat pumps.

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.

Public Detail Report

MLS #: 1626357

County: Hancock

Association Fee: \$200/ Annually

List Price: \$825,000

Status: Active

Property Type: Residential

Seasonal: No

Original List Price: \$825,000

Directions: Beech Hill Rd to Blanchard Rd. Cadillac Way will be the first right a ways down Blanchard Rd.



**4 Cadillac Way
Mount Desert, ME
04660**

**List Price: \$825,000
MLS#: 1626357**



General Information

Sub-Type:	Single Family Residence	Year Built:	2002	Rooms:	6	Sqft Fin Abv Grd+/-:	2,366
		Fireplaces Total:	0	Beds:	3	Sqft Fin Blw Grd+/-:	0
Style:	New Englander			Baths:	3/0	Sqft Fin Total+/-:	2,366
Structure Type:	Modular					Source of Sqft:	Public Records

Land Information

Leased Land:	No	Waterfront:	No	Zoning:	R1
Lot Size Acres +/-:	1	Water Views:	No	Zoning Overlay:	No
Source of Acreage:	Survey				
Surveyed:	Yes				

Interior Information

Full Baths Bsmnt:	0	Half Baths Bsmnt:	0	VA Certification:	
Full Baths Lvl 1:	1	Half Baths Lvl 1:	0		
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: 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	Eat-in Kitchen, Kitchen Island
Living Room			First	
Bedroom 1			Second	Closet
Bedroom 2			Second	Closet
Primary Bedroom			Second	Closet, Full Bath
Den			First	

Property Features

Site: Level; Well Landscaped; Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: Bulkhead; Full
Parking: 1 - 4 Spaces; On Site	Foundation Materials: Poured Concrete
Location: Rural	Exterior: Vinyl Siding
Rec. Water: Lake/Fresh Water; Nearby; Oceanfront	Roof: Composition
Roads: Dead End; Private Road; Right of Way	Heat System: Baseboard; Direct Vent Furnace; Heat Pump; Hot Water
Electric: Circuit Breakers; Photovoltaics Third-Party Owned	Heat Fuel: Oil
Gas: Bottled	Water Heater: Electric; Heat Pump
Sewer: Private Sewer; Septic Tank	Cooling: Heat Pump
Water: Private; Well	Floors: Hardwood; Tile
Equipment: Generator; Internet Access Available	Veh. Storage: 2 Car; Attached; Auto Door Opener; Direct Entry to Living; Storage Above
Basement Entry: Bulkhead; Interior	Garage: Yes
Green Features: Air Exchanger	Garage Spaces: 2
	Amenities: Fence; Laundry - 1st Floor; Primary Bedroom w/Bath; Walk-in Closets
	Patio and Porch Features: Deck; Porch
	View: Scenic; Trees/Woods
	Energy Efficiency: Insulated Foundation; Water Heater

Tax/Deed Information

Book/Page 6986/709	Full Tax Amt/Yr: \$4,763/ 2025	Map/Block/Lot: 9//12-002
		Tax ID: 4CadillacWayMountDesertME04660

Remarks

Remarks: 3-bedroom 3-bath home in a quiet spot off Beech Hill Rd. with Beech Hill organic farm and Acadia National Park's Beech Hill Mountain Trails right down the road. This year-round home features lots of light and large, open, eat-in kitchen. Large windows and sliding glass doors, invites the outside in. Tile and hardwood floors throughout. Attached 2-car garage with ample potential above for finished studio, office, or bedroom with existing 4- bedroom septic. Many improvements include heat pumps throughout, newer appliances, heat pump hot water heater, composite deck, new sliding glass doors. Private back deck that enjoys afternoon and evening sun. The property offers opportunity for membership to Somesville Landing, offering ocean boat access. Situated on a peaceful, quiet road, this home is a true retreat in a prime location.

LO: The Knowles Company

Listing provided courtesy of:

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

K *info@knowlesco*

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS. Broker Attribution: 207 276-3322

MAINE
Listings



Improvements

- Heat pumps: Acadia Refrigeration and Air Conditioning (original installation 2020); Dave's World for last head installation and service
- Heat pump hot water heater: Revision Energy, 2021
- Whole house generator installation and yearly maintenance: MCM Electric, 2020 Installation. Generac 22 kwh
- Composite deck (floor and stairs): John Murphy Carpentry, 2021
- Garage doors: Overhead Door Company, 2022
- Two sets of sliding glass doors: installed by Renewal by Anderson, 2023
- New appliances: fridge, stove/oven, microwave, dishwasher, washer/dryer: Brown's Appliance, 2020
- New air to air exchanger: Fresh Air Ventilation Systems, 2024
- Reverse osmosis water filter: Air and Water Quality, 2021
- Sealed cracks in foundation: Eastern Basements, 2021
- Extra insulation in basement; New door to the bulkhead: Evergreen Home Performance, 2021
- Yearly plumbing and heating inspection, with boiler cleaning as necessary: Ray's Plumbing

PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,**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: 10/05/2021 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? Slight high uranium. Reverse osmosis for kitchen tap.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front of house

Installed by: PL Jones

Date of Installation: 2001

USE:

Number of persons currently using system: 3

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

Comments: _____

Source of Section I information: Seller, Public Record

Buyer Initials _____

Page 1 of 8

Seller Initials

Initial Initial
CTA DWA

PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,

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: Rear of house -SW OR | Unknown

Date installed: 09/22/2001 Date last pumped: 05/27/2022 Name of pumping company: Royal Flush

Have you experienced any malfunctions? | Yes ☒ No

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

Date of last servicing of tank: 5/27/2022 Name of company servicing tank: Royal Flush

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Rear of house

Date of installation of leach field: 09/22/2001 Installed by: UnKnown

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

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? | Yes ☒ No ☐ Unknown

Comments: Designed for a 4 bedroom house.

Source of Section II information: Septic Plans, Seller, Broker observation

Buyer Initials _____

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Seller Initials

Initial CTO Initial DWA

PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,**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	HWBB (oil)	Heat Pumps		
Age of system(s) or source(s)	2002	2020 & 2023		
TYPE(S) of Fuel	Oil	electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	331 gals total for 2023,2024, 2025	Own into Community Solar.		
Name of company that services system(s) or source(s)	Acadia Fuel	_____		
Date of most recent service call	Annual service	_____		
Malfunctions per system(s) or source(s) within past 2 years	Sm. leak-Repaired	None		
Other pertinent information	No Worry Service Contract	Acadia Refrig. Dave's World		

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: _____

Direct/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: annual serviceComments: **No Worry Contract for Boiler (Ray's).**Source of Section III information: **Seller, Broker observation****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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

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

Location: _____

Buyer Initials _____

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Seller Initials

Initial
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DWA

PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,

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

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: **No Known Underground Tanks**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 ☐ UnknownComments: **No Known Asbestos**Source of information: **Seller, Broker Observation****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2011 By: unknown

Results: _____

If applicable, what remedial steps were taken? **Radon air mitigation installed**Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **Air and Water Quality Services**

Source of information: _____

D. RADON/WATER - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: December 31, 2010 By: unknown

Results: _____

If applicable, what remedial steps were taken? **Radon water mitigation system, Ultra violet light**Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: **Air and Water Quality Services**Source of information: **Seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **No Known Methamphetamines**Source of information: **Seller, Broker**

Buyer Initials _____

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Seller Initials

Initial <u>CTA</u>	Initial <u>DWA</u>
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PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,

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: No Known Lead based paint

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: No Known Hazardous Materials

Source of information: Seller, Public Record

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, ROW

Source of information: Deed, Survey

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? Residents on Road

Road Association Name (if known): Blanchard Rd \$200 Road Maintenance, Plowing \$360 (2025)

Source of information: Seller

Buyer Initials _____

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Seller Initials

Initial Initial
CTC DWA

PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,

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 X (Minimal Flood Hazard)

Relevant Panel Number: **r23009C1205D,** Year: **7/20/2016** (Attach a copy)

Comments: _____

Source of Section VI information: **FEMA Flood Maps, Seller**

Buyer Initials _____

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Seller Initials

Initial
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PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,**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

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 tanks Acadia Fuel

Year Principal Structure Built: 2002 What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 10/2016

Water, moisture or leakage: none

Comments: _____

Foundation/Basement:

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

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

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

Comments: _____

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

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

Comments: Never tested for mold

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: Shower door bracket (1st floor) broken still operational. Fogged
window front bedroom, Drywall access cut to access plumbing in closet upstairs bath (No leaks).

Comments: _____

Source of Section VII information: Seller, Broker Observation

Buyer Initials _____ Page 7 of 8 Seller Initials CTO DWA

PROPERTY LOCATED AT: 4 Cadillac Way, Mount Desert,

SECTION VIII - ADDITIONAL INFORMATION

Heat pumps 2020&2023, Heat pump hot water heater 2021, Whole house generator installation MCM Electric 2020 Generac 22 kwh Composite deck 2021, Garage doors 2022, Two sets sliding glass doors 2023, New fridge, stove/oven, microwave, dishwasher, washer/dryer 2020, New air to air exchanger 2024, Reverse osmosis water filter 2021, Sealed cracks in foundation 2021, Extra insulation in basement; New door to the bulkhead, 2021.

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: David William Oehmke 6/12/2025
FEEDCBA37548A
 SELLER DATE
David William Oehmke

Signed by: Cathy Tower Oehmke 6/12/2025
E20134D9656341F ..
 SELLER DATE
Cathy Tower Oehmke

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

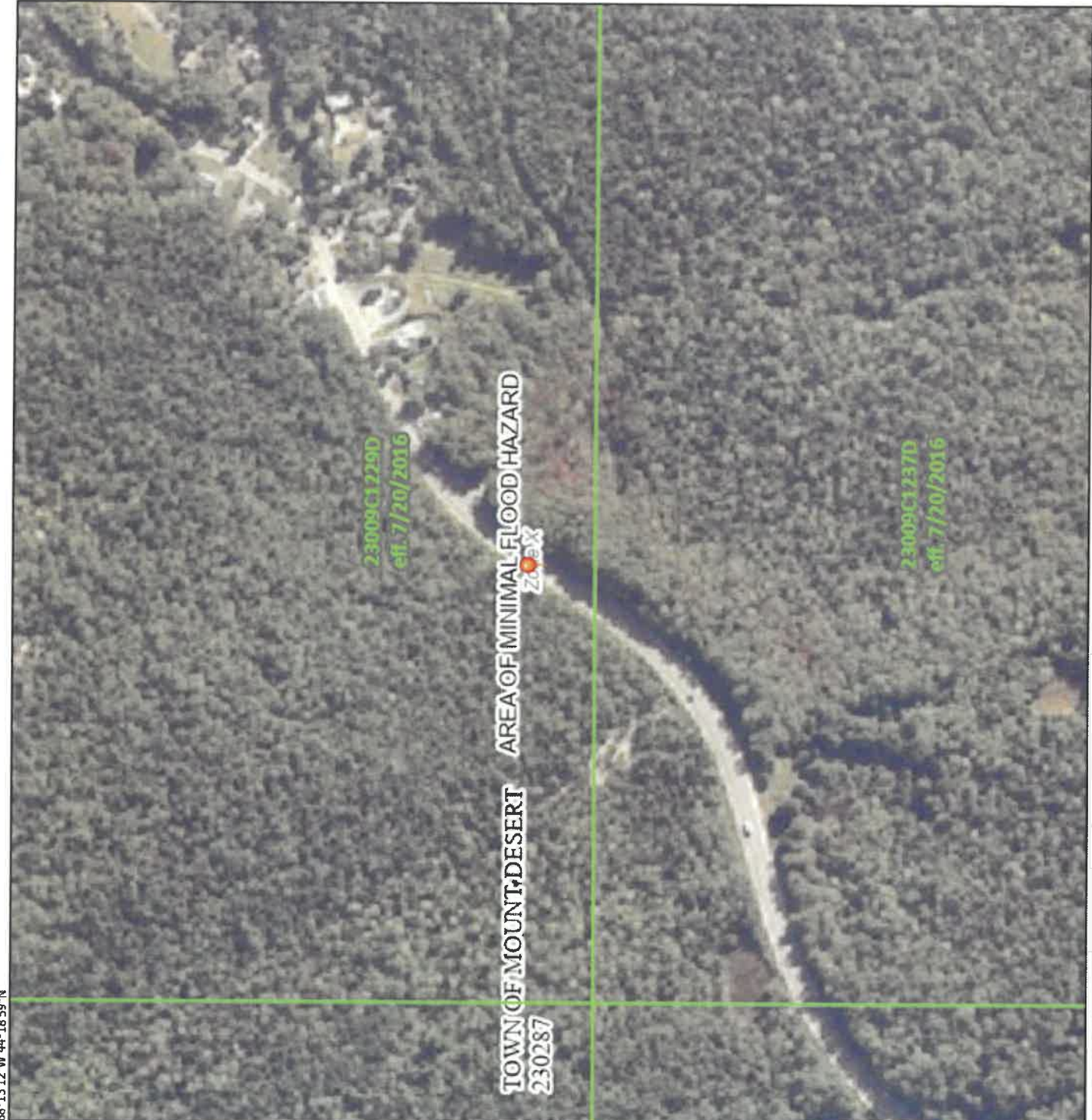
BUYER DATE



National Flood Hazard Layer FIRMette



68°13'12"W 44°18'59"N



68°12'34"W 44°18'33"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



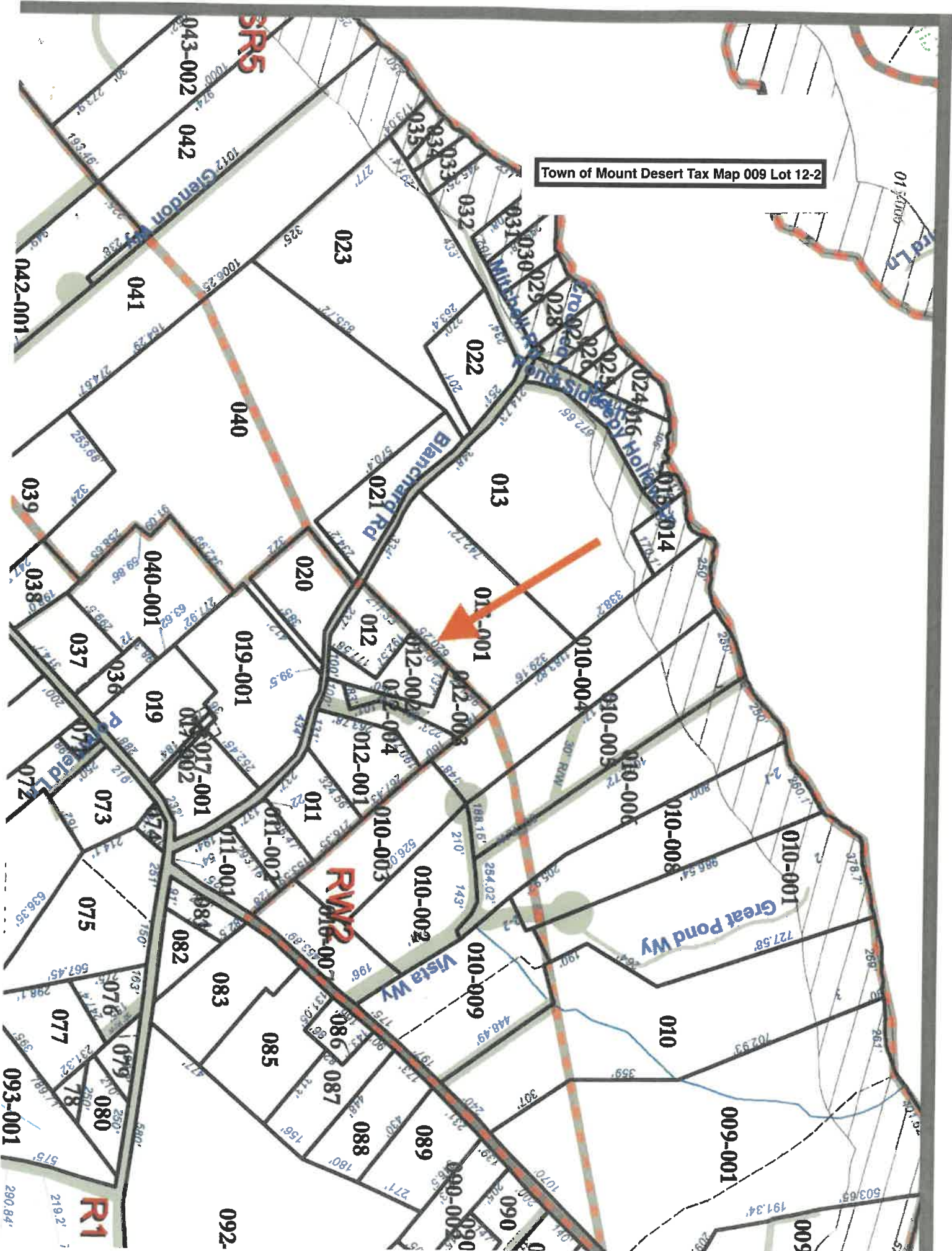
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

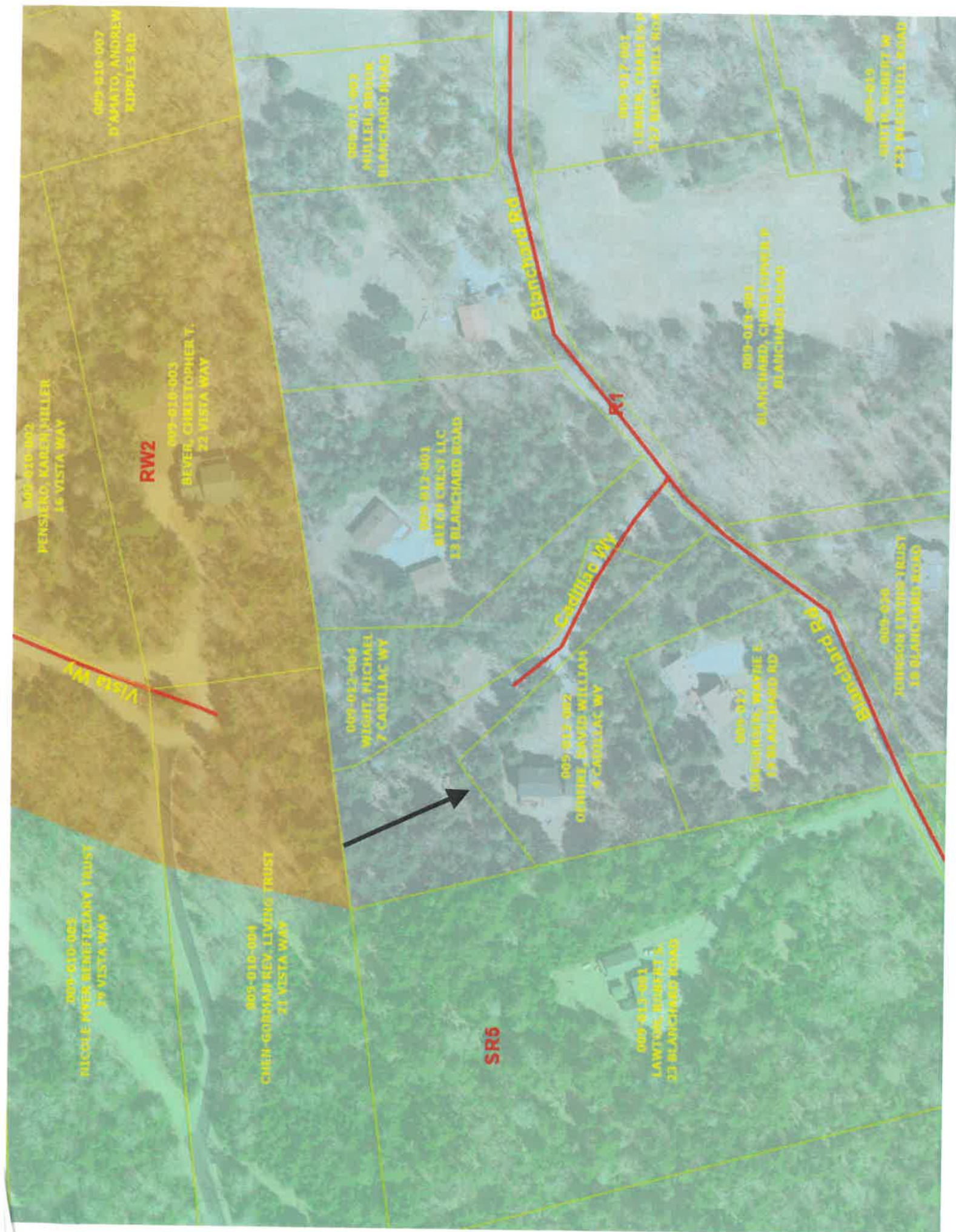
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/12/2025 at 2:35 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.

Town of Mount Desert Tax Map 009 Lot 12-2





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

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

Continued...

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
Division of Environmental Health
100 State Street, Suite 200
Portland, ME 04101
207-287-4311
www.maine.gov/dhhs/mcpc

SP0003



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

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

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

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

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