

# DULCE DOMUM

62 Parker Farm Road

Mount Desert

\$775,000



*Distinctive properties.*

*Legendary service.*



Tucked off the beaten path, yet centrally located on the island, Dolce Domum, "Sweetly Homeward" is a unique sanctuary on this special island. Contemporary Geodesic Dome house with detached 2-car garage & separate octagonal studio/workshop. Open multi level design allows for a creative layout. No boxes here! Open floor plan, sunken living room with wood stove. Decks surround the house and step to gardens. Private 2+/- acres.

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.

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MLS #: 1625160  
Status: Active

County: Hancock  
Property Type: Residential

Public Detail Report  
Association Fee: \$200/ Annually  
Seasonal: No

List Price: \$775,000  
Original List Price: \$775,000



62 Parker Farm Road  
Mount Desert, ME  
04660-6432

List Price: \$775,000  
MLS#: 1625160



General Information			
Sub-Type: Single Family Residence	Year Built: 1972	Rooms: 7	Sqft Fin Abv Grd+/-: 2,454
Style: Other	Fireplaces Total: 1	Beds: 3	Sqft Fin Blw Grd+/-: 0
		Baths: 2/0	Sqft Fin Total+/-: 2,454
			Source of Sqft: Public Records

Land Information			
Leased Land: No	Waterfront: No	Zoning: RW2	
Lot Size Acres +/-: 1.97	Water Views: No	Zoning Overlay: No	
Source of Acreage: Deed			
Surveyed: Unknown			

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: 1		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; Refrigerator; Washer									
Room	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Kitchen			First	Eat-in Kitchen,Kitchen Island,Pantry	Office			Upper	Cathedral Ceiling(s)
Living Room			First	Built-Ins,Heat Stove,Sunken/Raised					
Family Room			First	Skylight,Sunken/Raised,Vaulted Ceiling(s)					
Bedroom 1			Second	Closet					
Bedroom 2			Third	Closet,Skylight,Vaulted Ceiling(s)					
Bedroom 3			Third						

Property Features			
Site: Level; Right of Way; Rolling/Sloping; Wooded	Construction: Wood Frame		
Driveway: Gravel	Basement Info: Crawl Space; Dirt Floor; Unfinished		
Parking: 1 - 4 Spaces; On Site	Exterior: Other		
Location: Rural	Roof: Fiberglass		
Rec. Water: Nearby; Oceanfront	Heat System: Forced Air; Wood Stove		
Roads: Association; Dead End; Right of Way	Heat Fuel: Oil; Wood		
Electric: Circuit Breakers	Water Heater: Electric		
Gas: Bottled	Cooling: None		
Sewer: Private Sewer	Floors: Carpet; Tile; Wood		
Water: Well Existing on Site	Veh. Storage: 2 Car; Auto Door Opener; Detached		
Basement Entry: Interior	Garage: Yes		
	Garage Spaces: 2		
	Amenities: Bathtub; Pantry		
	Patio and Porch Features: Deck		
	View: Scenic; Trees/Woods		

Tax/Deed Information			
Book/Page 7365/852	Full Tax Amt/Yr: \$5,095/ 2024	Map/Block/Lot: 8//114	
		Tax ID: MTDS-000008-000000-000114	

Remarks

Remarks: Tucked off the beaten path, yet centrally located on the island, Dulce Domum, "Sweetly Homeward", is a unique sanctuary on this special island. Contemporary Geodesic Dome house with detached two car garage and separate lovely octagonal studio or workshop. Open multi level design allows for your creative layout. Absolutely no "boxes" here, as all the first floor is open and surrounds the sunken living room with wood stove. Decks caress the house and step off to gardens to the south. A private 2+/- acre lot.

LO: The Knowles Company

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Northeast Harbor, ME 04662  
207-276-3322

*info@knowlesco.com*

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MAINE  
Listings



PROPERTY LOCATED AT: 62 Parker Farm Rd, 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:                      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: Along driveway towards the top on the street

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

Date of Installation: 1972 +/-

USE: Number of persons currently using system: 0

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

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

Source of Section I information: \_\_\_\_\_

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

Page 1 of 8

Seller Initials AK \_\_\_\_\_

PROPERTY LOCATED AT: 62 Parker Farm Rd, 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: south side of the house. Under deck. OR ☐ Unknown

Date installed: unk Date last pumped: 2017 Name of pumping company: \_\_\_\_\_

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

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

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

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

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

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

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

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

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

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

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

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

Comments: Could not locate any septic records.

Source of Section II information: Town File, State File, Seller

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

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Seller Initials AGC

PROPERTY LOCATED AT: 62 Parker Farm Rd, 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	Forced Hot Air(oil)			
Age of system(s) or source(s)				
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Stanley Electric			
Date of most recent service call	05/17/2025			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information				

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: April 2025

Date chimney(s) last cleaned: April 2025

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

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

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

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

Source of Section III information: \_\_\_\_\_

**SECTION IV - HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? \_\_\_\_\_

If tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? ..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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

Page 3 of 8

Seller Initials DE

PROPERTY LOCATED AT: 62 Parker Farm Rd, Mount Desert,

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

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

Comments: **No Known Underground 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 ☐ 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 Known Asbestos**

Source of information: **Seller, Broker Observation**

**C. RADON/AIR** - 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: **No Known testing for Radon Air**

Source of information: **Seller**

**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: **No Known testing Radon water**

Source of information: \_\_\_\_\_

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

☐ Yes ☒ No ☐ Unknown

Comments: **No Known methamphetamine.**

Source of information: **Seller**

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

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Seller Initials  \_\_\_\_\_



PROPERTY LOCATED AT: 62 Parker Farm Rd. 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 paint.

Source of information: Seller, Broker observation

**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: No Known Hazardous materials.

**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 for Road. Road maintenance fee \$200/annually. ROW for neighbor.

Source of information: Seller, 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? Parker Farm Road Association

Road Association Name (if known): Parker Farm Road Association

Source of information: Seller, Broker

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

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Seller Initials AG

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: 23009C1202D Year: 7/20/2016 (Attach a copy)

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

Source of Section VI information: Seller, Fema Flood Maps

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

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Seller Initials 

PROPERTY LOCATED AT: 62 Parker Farm Rd, 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: \_\_\_\_\_

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 (DEAD RIVER)

Year Principal Structure Built: 1972 What year did Seller acquire property? 2003

Roof: Year Shingles/Other Installed: 22+/- years

Water, moisture or leakage: None with exception of a bit of flashing at the furnace chimney in driving rain.

Comments: Seller, Broker observation

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: Plastic vapor barrier in part of the basement.

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

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

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

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

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: Some rot in decking to be replaced by Seller.

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

Source of Section VII information: Seller, Broker Observation

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

Seller Initials Ag

PROPERTY LOCATED AT: 62 Parker Farm Rd, Mount Desert,

SECTION VIII - ADDITIONAL INFORMATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Anthony E Cumberworth 5/22/25  
SELLER DATE SELLER DATE  
Anthony E Cumberworth

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 Anthony E Cumberworth

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 62 Parker Farm Rd, Mount Desert,

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	<u>Anthony E Cumberworth</u>	Date <u>5/28/25</u>
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Elizabeth Ingebritson</u>	Date <u>5/26/25</u>



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(207)266-7225

(207)276-4114



Cumberworth



# National Flood Hazard Layer FIRMette



Legend

68°19'59"W 44°21'21"N



SEE FIS REP

SPECIAL  
HAZARD

OTHER ARI  
FLOOD H

OTHER  
GE  
STRUC

FEA

MAP F

This n  
diga  
The b  
accr.  
The fl  
autho  
was e  
reflec  
time.  
becor

This n  
elem  
legen  
FIRM  
unma  
regula

Basemap Imagery Source: USGS National Map 2023

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

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

The map displays a series of land parcels, each identified by a unique lot number. The parcels are bounded by lines representing property boundaries, with dimensions provided for many of these boundaries. The map is divided into three main sections: RP (top left), RW2 (bottom left), and SR3 (bottom right). The street 62 Parker Farm RD runs horizontally across the middle of the map. Other streets shown include Osprey Ln and Broad Cove. The map is oriented with North at the top.



# 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 flouride, 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 State Seal  
Department of Health & Human Services  
Division of Environmental Health

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# 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

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