

341 Seawall Road
Southwest Harbor
\$1,100,000



*Distinctive properties.
Legendary service.*



This unique property blends coastal living with commercial potential, making it ideal for creatives, entrepreneurs, or anyone seeking a lifestyle rooted in both inspiration and income. The main residence is a beautifully maintained 3-bedroom, 2-bathroom home featuring high ceilings, exposed beams, abundant natural light, and warm hardwood floors. It's truly a turn-key property, offering immediate comfort and livability. Adjacent to the home is a well-established commercial garden center, a staple in the community for over 40 years. With more than 5,000 square feet of outdoor commercial space and a loyal customer base, it presents an incredible business opportunity. Whether you're seeking a personal retreat, a business venture, or both, 341 Seawall Road is a rare find with boundless potential. Topping it all off is a rare 18' deeded right-of-way to the ocean.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

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

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Public Detail Report

MLS #: 1632049

County: Hancock

Seasonal: No

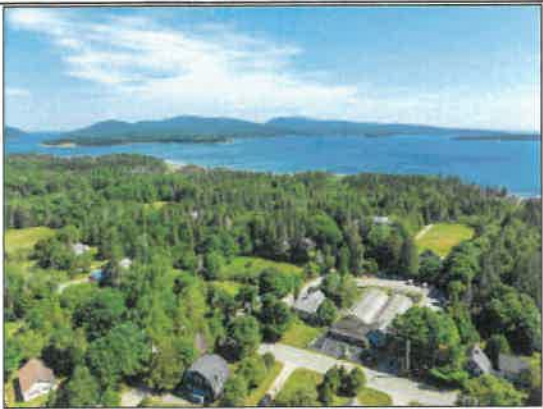
List Price: \$1,100,000

Status: Active

Property Type: Residential

Original List Price: \$1,100,000

Directions: From Main Street in Southwest Harbor, turn left onto the Seawall Road. The property is 1.6 +/- miles down on the left. GPS workable.



341 Seawall Road
Southwest Harbor, ME
04679-4046

List Price: \$1,100,000
MLS#: 1632049



General Information

Sub-Type: Single Family Residence	Year Built: 1986	Rooms: 8	Sqft Fin Abv Grd+/-: 1,960
Style: New Englander; Saltbox	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 0
Furniture: Negotiable		Baths: 2/0	Sqft Fin Total+/-: 1,960
			Source of Sqft: Appraiser

Land Information

Leased Land: No	Waterfront: No	Water Body: Gulf of Maine	Road Frontage +/-: 200
Lot Size Acres +/-: 1	Water Views: Yes	Water Body Type: Harbor; Ocean	Source of Rd Front: Seller
Source of Acreage: Seller			Zoning: B
Surveyed: Yes			Zoning Overlay: 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: Cooktop; Dishwasher; Dryer; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Bedroom 1			First	
Bedroom 2			Second	
Bedroom 3			Second	
Bonus Room			Second	
Laundry			First	
Kitchen			First	
Living Room			First	
Dining Room			First	

Property Features

Site: Level; Open; Well Landscaped	Construction: Wood Frame
Driveway: Gravel	Basement Info: None
Parking: 21+ Spaces	Foundation Materials: Slab
Location: Neighborhood	Exterior: Vinyl Siding
Rec. Water: Deeded; ROW to Water	Roof: Shingle
Roads: Paved; Public	Heat System: Baseboard; Other; Wood Stove
Electric: Circuit Breakers	Heat Fuel: Propane
Gas: Other Gas	Water Heater: Off Heating System
Sewer: Private Sewer	Cooling: None
Water: Private; Public; Well	Floors: Tile; Wood
Equipment: Generator	Other Structures: Outbuilding; Shed(s)
Basement Entry: Not Applicable	Veh. Storage: No Vehicle Storage
	Garage: No
	Amenities: 1st Floor Bedroom; Laundry - 1st Floor
	Patio and Porch Features: Porch
	View: Mountain(s); Scenic

Tax/Deed Information

Book/Page 3556/198-199	Full Tax Amt/Yr: \$5,833/ 2024	Map/Block/Lot: 18//83
		Tax ID: SOUR-000018-000000-000083

Remarks

Remarks: Welcome to 341 Seawall Road—where charm meets opportunity on the beloved "Quietside" of Mount Desert Island. This unique property blends coastal living with commercial potential, making it ideal for creatives, entrepreneurs, or anyone seeking a lifestyle rooted in both inspiration and income. The main residence is a beautifully maintained 3-bedroom, 2-bathroom home featuring high ceilings, exposed beams, abundant natural light, and warm hardwood floors. It's truly turn-key, offering immediate comfort and livability. Adjacent to the home is a well-established commercial garden center, a staple in the community for over 40 years. With more than 5,000 square feet of outdoor commercial space and a 70x125x80 ft

base, it presents an incredible business opportunity. Also on the property is a charming, movable 2-level 16x16 tiny house. The first level is currently leased by a third-party retailer, while the second level awaits completion with plans for a kitchenette, bathroom, and sleeping space—perfect as a guest space, rental unit, or creative studio. Topping it all off is a rare 18' deeded right-of-way to the ocean—ideal for launching kayaks, seaside picnics, or simply soaking in the stunning Maine coastline. Whether you're seeking a personal retreat, a business venture, or both, 341 Seawall Road is a rare find with boundless potential.

LO: The Knowles Company

Listing provided courtesy of:

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

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MAINE
Listings



PROPERTY LOCATED AT: 341 SEAWALL ROAD, SOUTHWEST HARBOR, MAINE 04679

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: UNKNOWN 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: SOUTHWEST CORNER OF PROPERTY

Installed by: P.L. JONES

Date of Installation: 1986

USE: Number of persons currently using system: 2 PPL + GARDEN CENTER

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

Comments: WELL SUPPLIES WATER FOR THE HOME + GARDEN CENTER, 100 GPM

Source of Section I information: SELLER

Buyer Initials _____

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Seller Initials PM

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: NORTHWEST CORNER OF PROPERTY OR ☐ Unknown

Date installed: 1986 Date last pumped: 6/2021 Name of pumping company: HASLEM

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: PUMP ISSUE RESOLVED WITH NEW PUMP

APPROX. 5 YEARS AGO

Date of last servicing of tank: 2021 Name of company servicing tank: HASLEM

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: DIRECTLY IN FRONT OF HOUSE BEFORE SEAWALL ROAD

Date of installation of leach field: 1986 Installed by: DOUG GOTT

Date of last servicing of leach field: N/A Company servicing leach field: N/A

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: LEACH FIELD HAS NOT EXPERIENCED ISSUES AND THEREFOR NOT BEEN SERVICED

Source of Section II information: SELLER

Buyer Initials _____

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Seller Initials ja _____

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	RINNAI	WOODSTOVE	ELECTRIC BASEBOARD	
Age of system(s) or source(s)	~ 10 YRSO	C. 1986	1986, 1993	
TYPE(S) of Fuel	PROPANE	BIOBRICKS	ELECTRICITY	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	~ \$1,500 IN FUEL ANNUALLY	1/2 CORD ANNUALLY	LESS THAN \$100/YEAR	
Name of company that services system(s) or source(s)	NORTHEAST PLUMBING			
Date of most recent service call	SELF-MAINTAINED			
Malfunctions per system(s) or source(s) within past 2 years	NONE	NONE	NONE	
Other pertinent information	DEAD RIVER SUPP. FUEL	THIS IS A KENT WOODSTOVE	RARELY USED AT ALL	

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 ☐ UnknownIf Yes, date: ~ 10 YRS AGODate chimney(s) last cleaned: ~ 10 YRS AGODirect/Power Vent(s): ☐ Yes ☐ No ☒ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Comments: CHIMNEY CLEANED & INSPECTED IN 2015 (ROUGHLY)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: _____~~

Buyer Initials _____

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Seller Initials PM _____

PROPERTY LOCATED AT: 341 SEAWALL ROAD, SOUTHWEST HARBOR, MAINE 04679

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

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

Comments: SELLER HAS OWNED PROPERTY SINCE IT WAS RAW LAND, NO 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 ASBESTOS ON PROPERTY

Source of information: SELLER

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 1994 By: AIR CHEK, INC

Results: 0.5 PCI/L

If applicable, what remedial steps were taken? NOT APPLICABLE

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

Are test results available? ☒ Yes ☐ No

Results/Comments: TEST RESULTS AVAILABLE

Source of information: SELLER

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: ~1985/1986 By: UNKNOWN

Results: ACCEPTABLE

If applicable, what remedial steps were taken? NOT APPLICABLE

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

Are test results available? ☐ Yes ☒ No

Results/Comments: PROPERTY TESTED BEFORE CONSTRUCTION OF HOME & CENTER

Source of information: SELLER

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: NO METHAMPHETAMINE CURRENT OR PREVIOUSLY EXISTING

Source of information: SELLER

Buyer Initials _____

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PROPERTY LOCATED AT: 341 SEAWALL ROAD, SOUTHWEST HARBOR, MAINE 04679

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: NONE

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: NONE

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: PROPERTY HAS THE BENEFIT OF 18' ROW TO SHORE

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? _____

Road Association Name (if known): THERE IS NO ROAD ASSOC.

Source of information: SELLER

Buyer Initials _____

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Seller Initials 

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☐ No ☐ Unknown

~~If Yes, explain:~~ _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, indicate the dates of each claim:~~ _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: **23009C1218D** Year: **2016** (Attach a copy)
 Comments: **NONE**

Source of Section VI information: **SELLER, FEMA FLOOD MAP SERVICE CENTER**

Buyer Initials _____ Page 6 of 8 Seller Initials 

National Flood Hazard Layer FIRMette



09°18'15"N 44°15'42"W



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

Basemap Imagery Sources: USGS National Map 2023

Legend

SEE FIRM 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 of Depth Zone AE, AD, AH, VE, AR
 Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas
 of 0.2% Annual Chance Flood with average
 depths less than 1.5 feet and with average
 areas of less than one square mile Zone A

Return Conditions 1% Annual
 Chance Flood Hazard Zone X
 Areas with Reduced Flood Risk due to
 Levees, See Notes, Zone X
 Area with Flood Risk due to Levees Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X
 Effective LOMR

OTHER AREAS
 Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES
 Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall

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

MAP PANELS
 Digital Data Available
 No Digital Data Available
 Unmapped

The pin displayed on this 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 valid 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 7/24/2025 at 7:23 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 valid if the one or more of the following map
 elements do not appear: Imagery, red cone labels,
 legend, scale bar, map creation date, and FIRM number.
 FIRM panel number and BFE effective date. Map images for
 unmapped and unmapped areas cannot be used for
 regulatory purposes.

PROPERTY LOCATED AT: 341 SEAWALL ROAD, SOUTHWEST HARBOR, MAINE 04679

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: DEAD RIVER OWNS PROPANE TANK

Year Principal Structure Built: 1985-1986 What year did Seller acquire property? 1985

Roof: Year Shingles/Other Installed: ~2000

Water, moisture or leakage: NONE OBSERVED

Comments: NONE

Foundation/Basement:

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

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

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

Comments: THE PROPERTY DOES NOT HAVE A BASEMENT

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

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

Comments: NONE

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

Comments: NONE

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: NONE

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLER

Buyer Initials _____

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Seller Initials PM

PROPERTY LOCATED AT: 341 SEAWALL ROAD, SOUTHWEST HARBOR, MAINE 04679

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.

SELLER

JOSEPH F. DUTRA III

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE



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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN JOSEPH F. DUTRA III

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 341 SEAWALL ROAD, SOUTHWEST HARBOR, MAINE 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).

X 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).

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller JOSEPH F. DUTRA III 7/24/25

Date

Buyer _____ Date _____

Seller _____

Date

Buyer _____ Date _____

Seller _____

Date

Buyer _____ Date _____

Seller Megan Moore 7/23/25

Date

Agent _____ Date _____

Agent MEGAN ADLER MOORE

Date



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The Knowles Company, PO Box 367 Northeast Harbor ME 04662
Megan Moore

2072665645



341 SEAWALL

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 341 SEAWALL ROAD , SOUTHWEST HARBOR, MAINE 04679

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- ☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.
- ☐ ~~An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No _____ The underground facility ☐ has ☐ has not been abandoned in place.~~

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

NONE KNOWN

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

NONE KNOWN

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials YFD

PROPERTY LOCATED AT: **341 SEAWALL ROAD , SOUTHWEST HARBOR, MAINE 04679**

SECTION IV. ACCESS TO THE PROPERTY

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? _____

Road Association Name (if known): _____

Source of information: **SELLER**

SECTION V. 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: _____

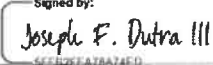
PROPERTY LOCATED AT: 341 SEAWALL ROAD , SOUTHWEST HARBOR, MAINE 04679

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: 23009C1218D Year: 2016 (Attach a copy)
Comments: NONE

Source of Section V information: SELLER, FEMA FLOOD MAP SERVICE CENTER

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

<div><div>Signed by:</div><div><div>7/24/2025</div></div></div>			
Seller	Date	Seller	Date
JOSEPH F. DUTRA III			
Seller	Date	Seller	Date

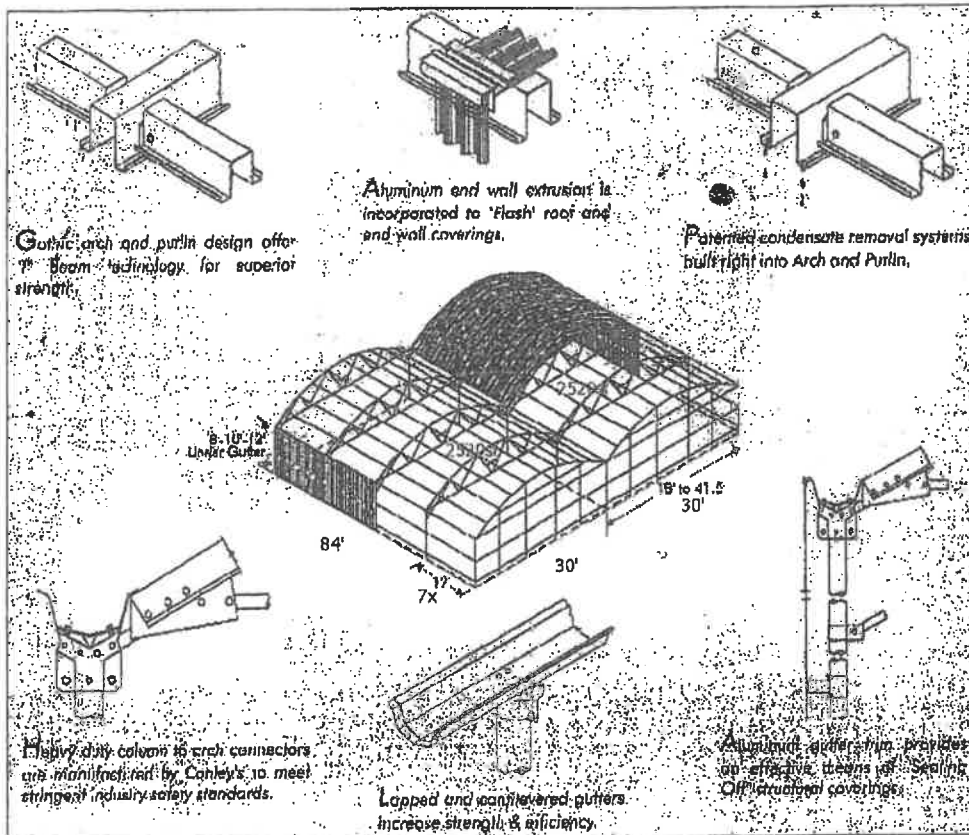
The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer	Date	Buyer	Date
Buyer	Date	Buyer	Date



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

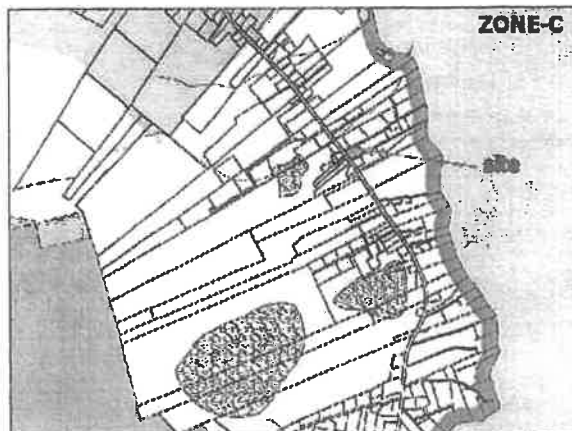
- [illegible]



4 Gutter Greenhouse Example
1.0 Approx Scale: NTS

PROPOSED SCOPE OF PROJECT:

1. Dis-assemble existing greenhouses at Garden Center.
2. Relocate existing greenhouses to Cobb Lane property.
3. Install new 60' x 84' Gutter Greenhouse system with rainwater capture and storage system.
(Greenhouse Lot coverage reduction of -720 sf.)
4. Relocate non-conforming front parking area to back of property to alleviate dangerous back-out onto state road.
5. Install new gravel one-way drive, exit onto Meadow Lane.
6. Reconfigure Perennial and Shrub retail display areas.
7. Install new 6' height wood stockade fence around property boundary, and post and rail fence along road front.



General Notes

Site Property is located in the Town of Southwest Harbor and is within Zone "C".
Tax Map 18, Lot 10.

Sketch Plan base information derived from Aerial Photo, Southwest Harbor Tax Maps, Denson Survey, and Owner's Field Observations.

Vertical datum Assumed.
Horizontal datum Assumed.

This is a Sketch Plan for design and planning purposes only. This drawing is not to be used for construction purposes, permitting or for the conveyance of property.

Set new elevation Benchmark, as needed outside of construction envelope prior to disturbance.

Additional survey information needed to verify existing site conditions and sheet elevations to determine existing grades and set boundary pins as needed.



Proposed Garden Center Improvements

Graphic Scale (1"=20')



No.	Revision / Item	Date
1.	Sketch Plan	10/31/09
2.	Preliminary Plan	11/03/09
3.	Permitting Plan	
4.	Construction Documents	
5.	Revisions	

Site Name:

Acadia Design Studio
PO Box 222
Bar Harbor, ME 04609

phone: (207) 460-3654
email: mika@acadiasdesign.net

www.acadiasdesign.net



Project Name and Address:

Garden Center Improvements

Islandscaping Garden Center
& Landscape Construction
341 Seawall Road
Southwest Harbor, Maine

Drawing No:

Prelim Plan

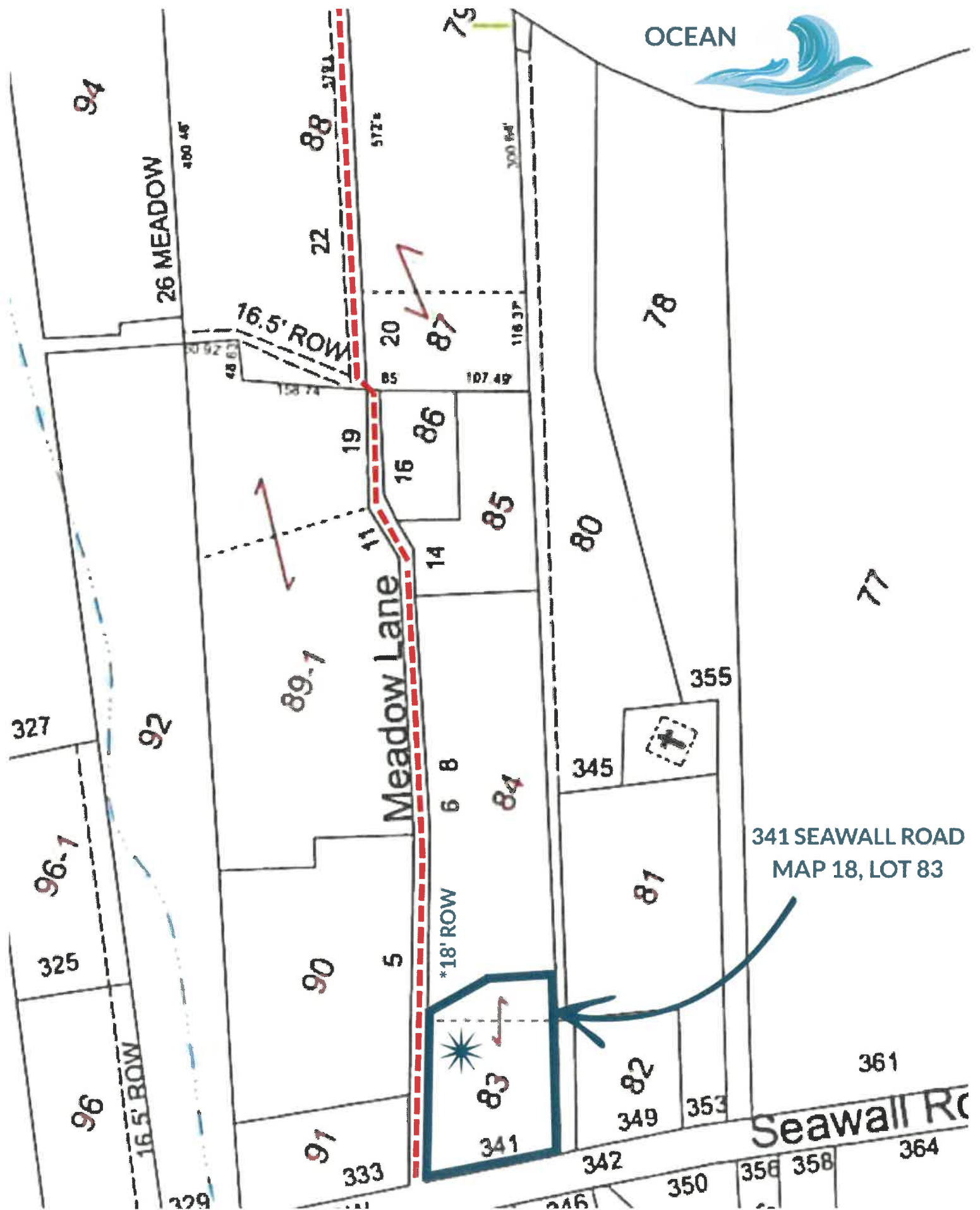
Date:

11/05/09

Approx Scale:

1"=20'

SP
1.0



2. **BUILT LOTS**
A non-conforming lot of record that was built upon prior to the enactment or subsequent amendment of this Ordinance is subject to the following restrictions:
- a. The structure may be maintained or repaired, and may be enlarged in conformity with the standards of this Ordinance.
 - b. If the proposed enlargement cannot meet the dimensional requirements of this Ordinance, relief from the denial may be sought from the Board of Appeals (see SECTION IX).
 - c. If the primary use of a non-conforming lot is residential, and the residential lot is non-conforming because of its size, the CEO may issue a permit for one and only one accessory structure within three (3) feet of the lot line if all other LUO Performance Standards are met in addition to the following standards:
 - 1) The accessory structure may be used for storage only and the use of the structure may not be changed.
 - 2) The accessory structure shall be no greater than eighty (80) square feet in footprint area.
 - 3) The height of the building shall be no greater than ten (10) feet and there shall be no utilities in the structure.
 - 4) No noise shall be allowed to emanate from the accessory structure other than what would be considered residential in nature.
 - 5) It shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations in the shoreland zone. In no case shall the structure be located closer to the shoreline or tributary stream than the principle structure or required setback, whichever is closer.
3. **CONTIGUOUS BUILT LOTS**
a. If 2 or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this Ordinance, if all or part of the lots do not meet the dimensional requirements of this Ordinance, and if a principal use or structure exists on each lot, the non-conforming lots may be conveyed separately or together, provided that the State Minimum Lot-size Law (12 M.R.S.A. sections 4807-A through 4807-D) and the State of Maine Subsurface Wastewater Disposal Rules are complied with.
- b. If two (2) or more principal uses or structures exist on a single lot of record, the lot shall not be divided in a manner that creates a non-conforming lot(s) or causes a non-conforming lot to become more non-conforming.
4. **CONTIGUOUS LOTS – VACANT OR PARTIALLY BUILT**
If 2 or more contiguous lots or parcels are in single or joint ownership of record at the time of or since adoption or amendment of this Ordinance and if all or part of the lots do not meet the dimensional requirements of this Ordinance or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure, the lands involved shall be considered to be a single parcel for the purposes of this Ordinance and no portion of such parcel shall be built upon which does not meet dimensional requirements of this chapter. This subsection shall not apply to any subdivision approved by the planning board for which an approved plan was recorded in the county registry of deeds prior to the adoption of the ordinance from which this chapter is derived.
5. **BOUNDARY ADJUSTMENT**
Boundaries may be adjusted provided that the resulting lots are not more non-conforming.



Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

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

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

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



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

TO LEARN MORE

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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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

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 Department of Health and Human Services
2010



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.