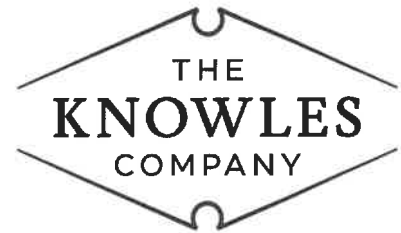


# FARAWAY

82 Common Lane  
Greening Island  
\$6,800,000



*Distinctive properties.  
Legendary service.*



- Elegant estate on 4.40+/-ft of acres on Greening Island with 1,360 +/-ft. of private shore frontage.
- Shared deed-water dock
- 7 bedrooms and 7 bathrooms
- Classic shingle-style cottage fully renovated to modern standards



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.



# FARAWAY

82 Common Lane  
Greening Island



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## Public Detail Report

MLS #: 1630770

County: Hancock

Seasonal: Yes

List Price: \$6,800,000

Status: Active

Property Type: Residential

Original List Price: \$6,800,000

Directions: Greening Island access is by boat from Manset, by appointment only.



**82 Common Lane  
(Greening Island)  
Southwest Harbor, ME  
04679**

**List Price: \$6,800,000  
MLS#: 1630770**



## General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 1905	<b>Rooms:</b> 15	<b>Sqft Fin Abv Grd+/-:</b> 7,100
<b>Style:</b> Cottage; Shingle	<b>Fireplaces Total:</b> 9	<b>Beds:</b> 7	<b>Sqft Fin Blw Grd+/-:</b> 0
	<b>Furniture:</b> Negotiable	<b>Baths:</b> 5/2	<b>Sqft Fin Total+/-:</b> 7,100
			<b>Source of Sqft:</b> Public Records

## Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> Yes	<b>Waterfront</b>	1,360	<b>Zoning:</b> Res. Shoreland
<b>Lot Size Acres +/-:</b> 4.4	<b>Src of Wtrfrt:</b> Public Records; Seller	<b>Amount:</b>		<b>Zoning Overlay:</b> Yes
<b>Source of Acreage:</b> Survey	<b>Water Views:</b> Yes	<b>Waterfront</b>	1,360	
<b>Surveyed:</b> Yes		<b>Owned +/-:</b>		
		<b>Waterfront</b>	0	
		<b>Shared +/-:</b>		
		<b>Water Body:</b>	Atlantic Ocean, Great Harbor, Somes Sound	
		<b>Water Body Type:</b>	Harbor; Ocean	

## Interior Information

<b>Full Baths Bsmnt:</b> 0				<b>Half Baths Bsmnt:</b> 0				<b>VA Certification:</b>				
<b>Full Baths Lvl 1:</b> 0				<b>Half Baths Lvl 1:</b> 2								
<b>Full Baths Lvl 2:</b> 5				<b>Half Baths Lvl 2:</b> 0								
<b>Full Baths Lvl 3:</b> 0				<b>Half Baths Lvl 3:</b> 0								
<b>Full Baths Upper:</b> 0				<b>Half Baths Upper:</b> 0								
<b>Appliances:</b> Cooktop; Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Wall Oven; Washer												
<b><u>Room Name</u></b>		<b><u>Length</u></b>	<b><u>Width</u></b>	<b><u>Level</u></b>	<b><u>Room Features</u></b>		<b><u>Room Name</u></b>		<b><u>Length</u></b>	<b><u>Width</u></b>	<b><u>Level</u></b>	<b><u>Room Features</u></b>
Bedroom 1				Second	Built-Ins,Closet,Full Bath,Gas Fireplace,Suite		Mud Room				First	Built-Ins
Bedroom 2				Second	Built-Ins,Closet,Full Bath,Gas Fireplace,Separate Shower		Sunroom				First	Unheated
							Bedroom 6				Second	Closet
Bedroom 3				Second	Closet,Full Bath,Gas Fireplace							
Bedroom 4				Second	Closet,Full Bath,Gas Fireplace							
Bedroom 5				Second	Closet,Full Bath							
Den				First	Built-Ins							
Dining Room				First	Built-Ins,Wood Burning Fireplace							
Family Room				First	Built-Ins,Wood Burning Fireplace							
Kitchen				First	Eat-in Kitchen,Kitchen Island,Pantry							
Laundry				First	Utility Sink							
Living Room				First	Wood Burning Fireplace							
Primary				Second	Built-Ins,Closet,Full Bath,Gas							
Bedroom					Fireplace,Separate Shower							

## Property Features

<b>Utilities On:</b> No	<b>Construction:</b> Wood Frame
<b>Site:</b> Open; Pasture/Field; Rolling/Sloping; Well Landscaped; Wooded	<b>Basement Info:</b> Bulkhead; Full; Unfinished; Walk-Out Access
<b>Driveway:</b> Gravel	<b>Foundation Materials:</b> Poured Concrete
<b>Parking:</b> Off Site; On Site	<b>Exterior:</b> Shingle Siding
<b>Location:</b> Rural	<b>Roof:</b> Fiberglass; Pitched; Shingle
<b>Rec. Water:</b> Beach Rights; Boat Mooring; Deeded; Dock; Oceanfront; ROW to Water; Waterfront Deep; Waterfront Tidal	<b>Heat System:</b> Baseboard; Forced Air; Hot Water; Zoned
<b>Island:</b> Yes	<b>Heat Fuel:</b> Gas Bottled; Multi-Fuel System; Oil; Solar; Wood
<b>Roads:</b> Dirt; Gravel; Private Road	<b>Water Heater:</b> Gas; Off Heating System; Solar; Tank
<b>Transportation:</b> Deep Water Access; Near Airport	<b>Cooling:</b> None
<b>Electric:</b> Circuit Breakers; Energy Storage Device; Generator Hookup; On Island; Underground	<b>Floors:</b> Wood
	<b>Other Structures:</b> Outbuilding
	<b>Veh. Storage:</b> No Vehicle Storage

**Gas:** Underground  
**Sewer:** Private Sewer; Septic Design Available; Septic Tank  
**Water:** Public; Seasonal  
**Equipment:**Generator; Internet Access Available; Other Equipment; Satellite Dish  
**Basement Entry:** Bulkhead; Interior

**Garage:** No  
**Garage Spaces:** 0  
**Amenities:** Attic; Bathtub; Laundry - 1st Floor; Pantry; Primary Bedroom w/ Bath  
**Patio and Porch Features:** Deck; Glassed-in Porch; Porch  
**View:** Fields; Mountain(s); Scenic; Trees/Woods

**Tax/Deed Information**

<b>Book/Page/Deed:</b>	7153/450/All	<b>Full Tax Amt/Yr:</b> \$32,881.51/ 2025	<b>Map/Block/Lot:</b>	10//10
<b>Deed/Conveyance Type</b>	Quit Claim w/		<b>Tax</b>	
<b>Offered:</b>	Covenant		<b>ID:</b> 82CommonLaneGreeningIslandSouthwestHarbor04679	

**Remarks**

**Remarks:** Faraway, on 4.4+/- acres with 1,360+/- feet of waterfront, a deep-water dock, 7 bedrooms & 7 baths, located on the Eastern peninsula of Greening Island, overlooking the Great Harbor and Mount Desert Island with the mountains of Acadia. A Classic shingle style cottage of 7,100+/-sft, fully renovated to modern standards while keeping the graceful elegance of a 1900's estate. Nearly every room brings water views, and a symbiotic connection to the natural landscaping. Cypress floors and many-beamed ceilings set the stage for a wealth of locally sourced fieldstone fireplaces, no fewer than eleven windows seats, and in one sitting room, a mural of ships at sea above a fireplace surrounded by built-in seating. The kitchen was broadened and modernized with a Sub- Zero fridge, an elegant French Lacanche range, and rainforest green serpentine countertops on top of the kitchen island. In 2005 after the renovations, fine arts painter Dean Barger painted the dining room, walls with vintage scenes of the Great Harbor islands and ships, to compliment the historic ambiance of the house. Modern living fueled by solar power, two diesel generators as backup power with vast battery panels, allows for off the grid lifestyle choices. Just off the main house is the Writers Cabin, with an office, sitting room, half bath and waterviews to the south to inspire creativity. Fields of flowering bushes and trees bring beauty and native sustainability for the environment. A quick 5-minute boat ride from the deep water dock is the mainland of Southwest Harbor. Expansive south-facing water views out the Western Way. Enjoy the summer breezes, sailboats racing by, in the comfort and elegance of this special place, so close, yet so Faraway.

**LO:** The Knowles Company

**Listing provided courtesy of:**

**G. Keating Pepper Jane McCombs-Beaman**  
The Knowles Company  
One Summit Road  
Northeast Harbor, ME 04662  
207-276-3322  
207-276-3322  
[kj@knowlesco.com](mailto:kj@knowlesco.com)

Prepared by G. Keating Pepper Jane McCombs-Beaman on Thursday, July 17, 2025 9:36 AM.

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Main House& Writers Cabin

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor , ME 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 SWH Water District ☐ 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: 2021&2023 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: \_\_\_\_\_~~

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

~~Date of Installation: \_\_\_\_\_~~

USE: ~~Number of persons currently using system: \_\_\_\_\_~~

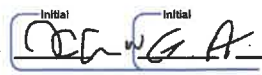
~~Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

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

Source of Section I information: SWH Water District 2021 & 2023 Reports

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

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PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor , ME 04679

## 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: 2 x 1000 g

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: plastic tanks

Location: NW of House @52' feet OR ☐ Unknown

Date installed: 2004 Date last pumped: 2025+/- 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: 2025+/- Name of company servicing tank: Royal Flush

Leach Field: \_\_\_\_\_ ☒ Yes ☐ No ☐ Unknown

If Yes, Location: NW of House @60' feet

Date of installation of leach field: 2004 Installed by: Gott+/-

Date of last servicing of leach field: 2004 Company servicing leach field: Royal Flush

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: HHE-200 On file at office. 05/26/2021- JR Anderson-H. Fred Bishop #796

Source of Section II information: Public Records, Service Contractors, Owner

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

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Seller Initials

Initial Initial  
CE G.A.

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor, ME 04679

### 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	Hydronic Hot Air	Ideal On Demand HW	Fireplaces-Wood	Fireplaces-Propane
Age of system(s) or source(s)	2004+/-	2024	2004+/-	2005+/-
TYPE(S) of Fuel	Electric (Solar)	Electric (Solar)	Wood	prpoane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal	Seasonal	Seasonal use	seasonal use
Name of company that services system(s) or source(s)	NE plumbing -CMD	NE plumbing-CMD	Abel Chimney	Evergreen-Abel
Date of most recent service call	2024 Annual Service	2024 Annual Service	2024Annual Service	2023 Annual Service
Malfunctions per system(s) or source(s) within past 2 years	-----	-----	-----	-----
Other pertinent information			Liv Rm, Din Rm, Den Sitting Room	4 bedrooms Upper sitting room

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: 2021 & 2024

Date chimney(s) last cleaned: 2024-Abel

Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown  
 Has vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown  
     If Yes, date: -----

Comments: Chimneys rebuilt 2005-Harkins Masonary, Cleaned-Inspected by Abel Chimney

Source of Section III information: Seller, Public records, Service Contractors, Caretaker

### 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): 2007 Size of tank(s): 1500g

Location: Off writer Cabin -West of Main House

Buyer Initials -----

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Seller Initials

Initial Initial  
DEH G.A.

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor, ME 04679

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

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

Comments: -----

Source of information: Seller, Public records, Service Contractors, Caretaker

**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: House was gutted and fully renovated by previous owner in 2003-2005

Source of information: Seller, Public records, Service Contractors, Caretaker

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

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

If Yes: Date: June 5, 2021 By: A&L Laboratory-Affordable Home Inspections

Results: 1.8 pCi/L, 2.1 pCi/L, 2.3 pCi/L - all basement areas -not actions required

If applicable, what remedial steps were taken? -----

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

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

Results/Comments: -----

Source of information: Seller, Service Contractors, Caretaker

**D. RADON/WATER** - Current or previously existing:

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

If Yes: Date: ----- By: -----

Results: -----

If applicable, what remedial steps were taken? -----

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

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

Results/Comments: -----

Source of information: Seller, Service Contractors, Caretaker

**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: -----

Source of information: Seller, Public Records

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Seller Initials

Initial Initial  
DFW GA



PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor , ME 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: Seasonal Painting on-going annually

Source of information: Seller , Service Contractors, Caretaker

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

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

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

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

Other: Seller is not aware of any other hazardoud materials

Source of information: Seller , Public records,Service Contractors, Caretaker

**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: Deed-ROW, Survey, Land Use Zoning

Source of information: Public Records

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? Owners on Greening Island

Road Association Name (if known): -----

Source of information: Seller, Public records, Caretaker

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

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Seller Initials

Initial Initial  
DF GA

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor, ME 04679**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: Flood elevation certificate on file at town officeSource of Section VI information: FEMA-Firmette (230293, 23009C1218D 07/20/2016)

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

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Seller Initials

CEW GA

PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor, ME 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: no violations under current owner. No violation records at town office.

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: 1903 (2003-2005) What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2024

Water, moisture or leakage: none

Comments: 2024-IKO Architectural Shingles -50 year-with Ice Water Shield

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: \_\_\_\_\_

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Solar& Generator ☐ Unknown

Comments: Sol Ark (Wessler Electric) & CMD Power Services

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: \_\_\_\_\_

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

Source of Section VII information: Seller, Public records, Service Contractors

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

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Seller Initials

Initial Initial  
CEA A

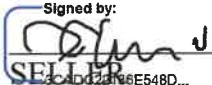


PROPERTY LOCATED AT: 82 Common Lane-Greening Island, Southwest Harbor , ME 04679**SECTION VIII - ADDITIONAL INFORMATION****List of Improvements on file at office. Previous owner -whole house renovation 2003-2005.**ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY 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: \_\_\_\_\_ 6/30/2025  
  
SELLER \_\_\_\_\_ DATE  
8c40d022f96E548D...  
**JCA Faraway LLC, Jamie Alban-Member**

Signed by: \_\_\_\_\_ 6/30/2025  
  
SELLER \_\_\_\_\_ DATE  
8c300570802DF44A...  
**JCA Faraway LLC, Garland Alban-Member**

\_\_\_\_\_  
 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



# Main & Writers-82 Common

## LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN JCA Faraway LLC, Jamie Alban-Member, JCA Faraway LLC, Garland Alban-Member  
 (hereinafter "Seller")  
 AND \_\_\_\_\_  
 (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 82 Common Lane-Greening Island, Southwest Harbor, ME 04679

Said contract is further subject to the following terms:

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
 \_\_\_\_\_

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
 \_\_\_\_\_

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

### Buyer's Acknowledgment

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

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

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

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

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

### Agent's Acknowledgment

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

### Certification of Accuracy

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

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

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

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

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

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

Signed by: \_\_\_\_\_ Date: 6/30/2025  
 Seller JCA Faraway LLC, Jamie Alban-Member Date  
 30ADC22136F548D...

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Seller JCA Faraway LLC, Garland Alban-Member Date  
 E3C0E7C6D2DF44A...

Seller \_\_\_\_\_ Date \_\_\_\_\_

Signed by: \_\_\_\_\_ Date: 6/30/2025  
 Seller \_\_\_\_\_ Date  
 AA23329E6C84D0...

Signed by: \_\_\_\_\_ Date: 6/30/2025  
 Agent Lili Pew



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 All Rights Reserved. Revised 2023.

The Knowles Company, One Summit Rd Northeast Harbor ME 04662  
 Lili Pew

Signed by:

Bonnie Rag 6/30/2025  
 18F21286533A416...

DocuSigned by:

Beth Ingebritson

7068E27D843D494...

2072763322

2072764114



Alban-Faraway-82

# National Flood Hazard Layer FIRMette



68°17'53"W 44°16'48"N

## Legend

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

Without Base Flood Elevation (BFE)  
*Zone A, V, X, S9*

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile *Zone*

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 OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

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

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/13/2025 at 12:24 AM** 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.



68°17'15"W 44°16'23"N



## **RESIDENTIAL SHORELAND ZONE (See applicable General Regulations and Standards)**

### **A. LAND USE STANDARDS**

1. The following uses are not permitted:
  - a) Commercial
  - b) Industrial
  - c) Governmental
  - d) Institutional
  - e) Multi-family residential
2. Lobster, scallop, mussel and similar commercial fishing activities may be considered a home occupation provided:
  - a) The activity involves only one boat less than 40'; and
  - b) The operation employs not more than 2 persons including the owner.

### **B. LOT STANDARDS**

1. Minimum lot size: 40,000 sq. ft.
2. Minimum shore frontage: 150'

### **C. STRUCTURE STANDARDS**

1. Set-backs (minimum):
  - a) 15' from lot lines – all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks, and signs
  - b) 55' from the centerline of a State roadway – all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks, and signs.
  - c) 20' from the edge of the right-of-way of any Town or Private Road but not to be less than 35' from the centerline of the roadway – all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks, and signs.

EXCEPTION: A 6' minimum setback from the edge of a road which provides access to a single family residential unit on a second lot.
  - d) 100' from the normal high-water line of a great pond
  - e) 75' from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland (if sustained slopes exceed 20%, a 100' setback of undisturbed vegetation shall be maintained).
2. Height: 30' maximum
3. Lot coverage: 20% maximum (coverage in this context includes all non-vegetated surfaces).







TOWN OF  
**SOUTHWEST  
HARBOR**  
HANCOCK COUNTY  
MAINE



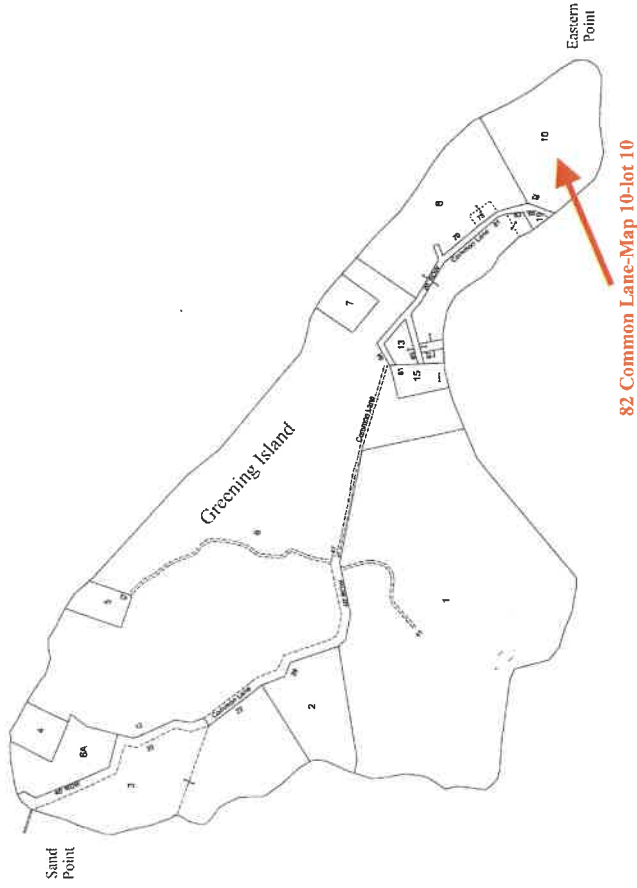
#### LEGEND

- Property Line
- Easement
- Right of Way
- Original Parcel
- Water
- 100' Lot Number
- 100' Street Number
- 100' Cemetery
- 100' Town-Owned Lot
- 100' Subdivision Lot
- 100' Common Owner

NOT A SUBSTITUTE FOR A PROFESSIONAL SURVEY  
AND NOT TO BE USED FOR CONSTRUCTION



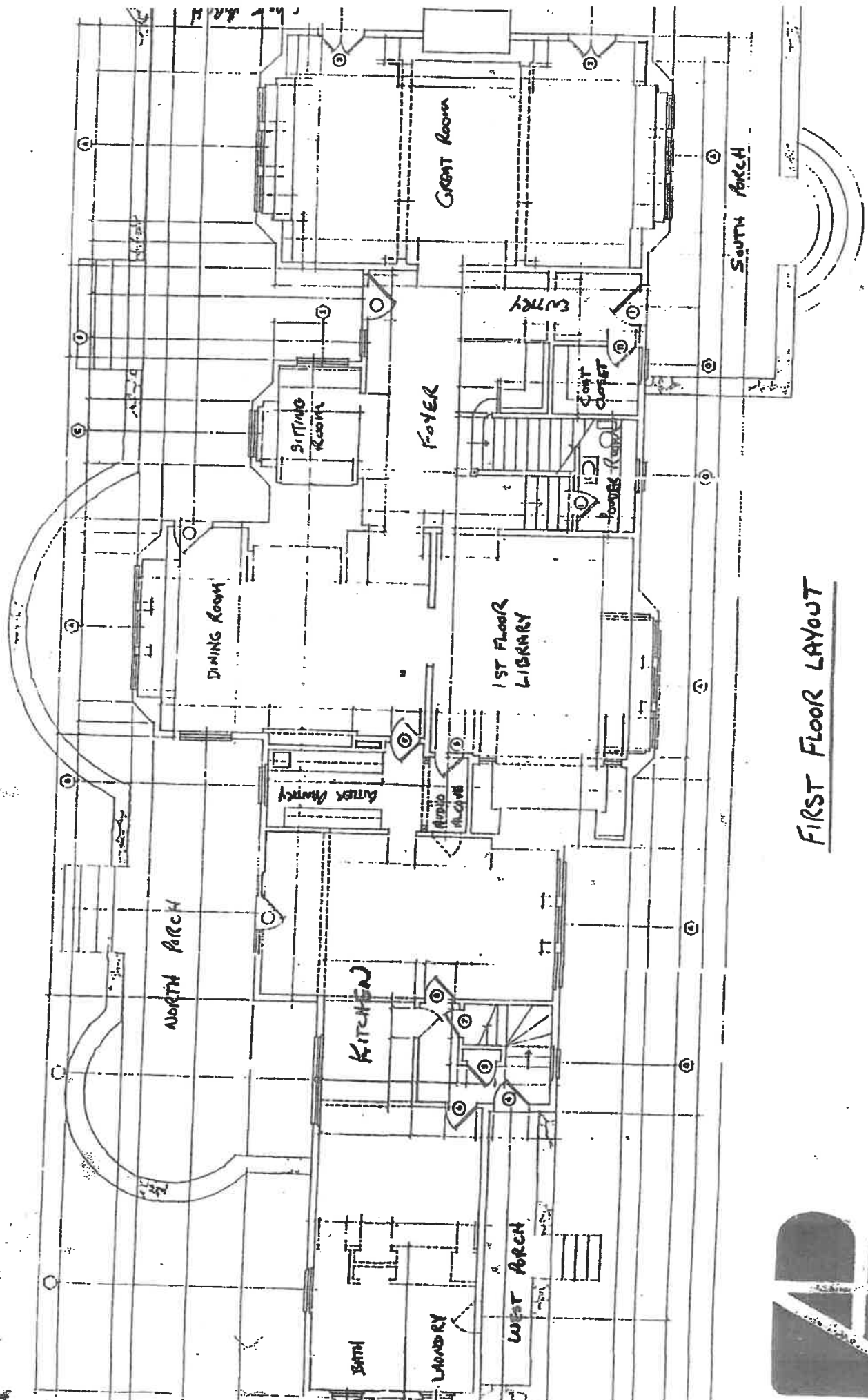
**Map 10**  
Parcel 17000000  
Scale: 1"=100'





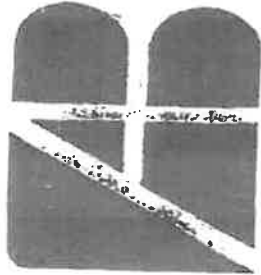


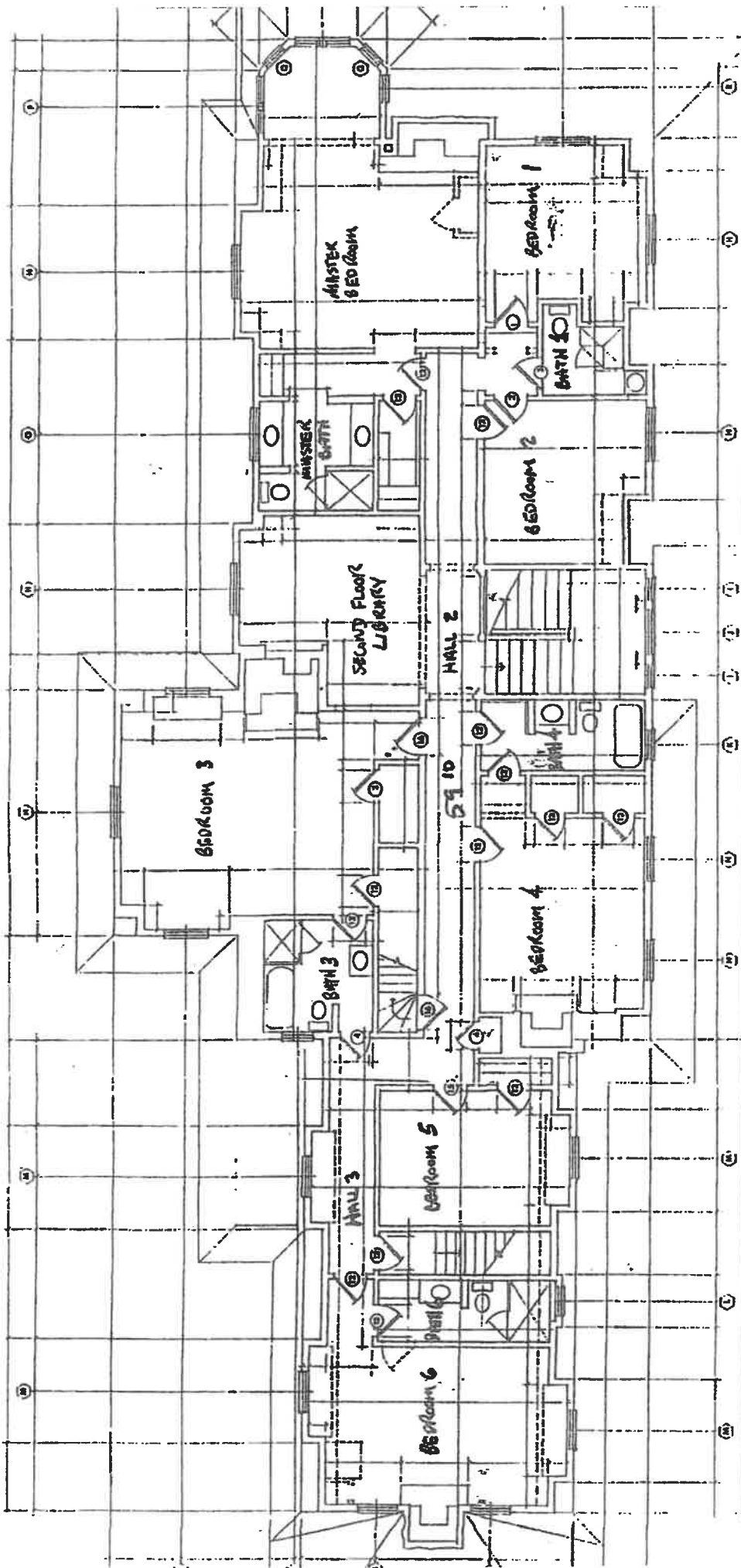
82 Common Lane-Mpa 10-Lot 10



FIRST FLOOR LAYOUT

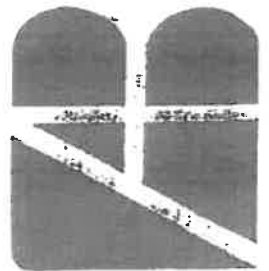
FARAWAY - GREENINGS ISLAND





SECOND FLOOR LAYOUT

FARAWAY - GREENINGS ISLAND  
 FLOOR LAYOUT - 3/10/04 2 of 2







# Fact Sheet: Arsenic Treated Wood

Maine CDC  
Environmental and  
Occupational Health Program

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

Toll Free in Maine: 866-292-3474  
Fax: 207-287-3981  
TTY: 207-287-8066  
Email: [ehu@maine.gov](mailto: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](http://wellwater.maine.gov). Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

#### **2. Do the test.**

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

#### **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**



March 2020



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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

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

### You May Become A Client

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

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

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

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

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

### WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

### THIS IS NOT A CONTRACT

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

#### To Be Completed By Licensee

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

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

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