

# LUPINE HILL

119 Marlboro Beach Road

Lamoine

\$275,000



*Distinctive properties.  
Legendary service.*



- Quintessential Maine summer cottage with lovely gardens.
- 3-bedrooms, 2-baths.
- Open concept floor plan with screen porch.
- Ideal location for exploring area attractions.



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.



# LUPINE HILL

119 Marlboro Beach  
Lamoine



Living Room



Screen Porch



Eating Nook



Kitchen

---

For more information, please contact: THE KNOWLES COMPANY

One Summit Road  
Northeast Harbor, Maine 04662  
207.276.3322

*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.*

[info@KnowlesCo.com](mailto:info@KnowlesCo.com)  
[www.KnowlesCo.com](http://www.KnowlesCo.com)



## Public Detail Report

MLS #: 1631715

County: Hancock

Seasonal: Yes

List Price: \$275,000

Status: Active

Property Type: Residential

Original List Price: \$275,000

**Directions:** Turn right from Rt 3 to Rt 204 in Trenton. Then left on Douglas Hwy and an immediate right on to Rt. 204. Turn right on Racoon Cove Rd, follow left onto Marlboro Beach Rd. #119 is on the left.



**119 Marlboro  
Beach Road  
Lamoine, ME  
04605-4563**

**List Price:  
\$275,000  
MLS#: 1631715**



## General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 999	<b>Rooms:</b> 6	<b>Sqft Fin Abv Grd+/-:</b> 900
<b>Style:</b> Bungalow; Cottage; Other	<b>Fireplaces Total:</b> 0	<b>Beds:</b> 3	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> White	<b>Furniture:</b> Negotiable	<b>Baths:</b> 2/0	<b>Sqft Fin Total+/-:</b> 900
			<b>Source of Sqft:</b> Public Records

## Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> No	<b>Road Frontage +/-:</b> 73
<b>Lot Size Acres +/-:</b> 0.18	<b>Water Views:</b> No	<b>Source of Rd Front:</b> Public Records
<b>Source of Acreage:</b> Public Records		<b>Zoning:</b> Gen Residential
<b>Surveyed:</b> Unknown		<b>Zoning Overlay:</b> No
		<b>Bank Owned REO:</b> No

## Interior Information

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0	<b>VA Certification:</b>
<b>Full Baths Lvl 1:</b> 2	<b>Half Baths Lvl 1:</b> 0	
<b>Full Baths Lvl 2:</b> 0	<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	

Appliances: Dryer; Gas Range; Microwave; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Bedroom 1			First	Closet
Bedroom 2			First	Closet
Bedroom 3			First	Closet
Kitchen			First	Breakfast Nook, Eat-in Kitchen
Living Room			First	Informal
Laundry			First	Built-Ins

## Property Features

**Site:** Level; Other Site; Well Landscaped**Driveway:** No Driveway**Parking:** On Street**Location:** Near Public Beach; Rural**Restrictions:** No Restrictions**Rec. Water:** Nearby; Public**Roads:** Paved; Public**Transportation:** Near Airport**Electric:** Circuit Breakers**Gas:** Bottled**Sewer:** Private Sewer; Septic Tank**Water:** Other; Private; Seasonal**Equipment:** Internet Access Available**Basement Entry:** Not Applicable**Green Features:** Low Flow Commode**2 Dtchd Houses on 1 Lot:** No**Construction:** Wood Frame**Basement Info:** None**Foundation Materials:** Pillar/Post/Pier**Exterior:** Vinyl Siding; Wood Siding**Roof:** Composition; Shingle**Heat System:** Baseboard; Other**Heat Fuel:** Electric; Propane**Water Heater:** Electric**Cooling:** None**Floors:** Linoleum; Vinyl; Wood**Window Features:** Double Pane Windows**Veh. Storage:** No Vehicle Storage**Garage:** No**Garage Spaces:** 0**Amenities:** 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Bathtub;

Laundry - 1st Floor; One-Floor Living; Primary Bedroom w/Bath; Shower; Storage

**Patio and Porch Features:** Porch-Screened**View:** Mountain(s); Scenic**Energy Efficiency:** Ceiling Fans

## Tax/Deed Information



Book/Page/Deed:	5985/152-155/	Full Tax Amt/Yr:	\$1,157/ 2024	Map/Block/Lot:	016//004
Deed/Conveyance Type	All	Other Deed/Conveyance Type	Release	Tax ID:	LAMO-000016-000000-000004
Offered:	Other	Offered:	Deed		
Deed Restrictions:	Unknown				

**Remarks**

**Remarks:** Here it is! Lupine Hill is a quintessential Maine summer cottage where you can spend your days from May to October (.....or longer). Three bedrooms and two full bathrooms one of which is with the primary bedroom, an efficient and compact eat-in kitchen, an excellent laundry and storage room, a large living room area with plenty of space to get out the puzzles and board games on those inclement days. And not to forget the large front porch, a serene spot to watch the world go by. The only activity maybe neighbors and their canine companions waving as they go by. Marlboro beach is just down the road for beach combing or watching the night sky. Lamoine Beach and State Park, Ellsworth, ANP on MDI are all nearby. Set in an ideal location for exploring all the area attractions. Sweet, well maintained seasonal retreat with a clear view across the road of the mountains of Acadia. Mature butterfly and pollinator gardens entice the monarchs and all those bees! This is how life should be.

LO: The Knowles Company

**Listing provided courtesy of:**

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

*info@knowlesco.com*

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

MAINE  
Listings





PROPERTY LOCATED AT: 119 Marlboro Beach Road, Lamoine, ME 04605**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 Shared

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? The well was shocked to remove bacteria

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: on neighboring property

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 4 households

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

Comments: Natural spring on neighbors' property which supplies 4 households.

Source of Section I information: Seller

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

Page 1 of 8

Seller Initials

Initial  
JAB

Initial  
PCB



PROPERTY LOCATED AT: 119 Marlboro Beach Road, Lamoine, ME 04605

## SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: | Public ☒ Private ☐ Quasi-Public ☐ ~~Holding tank~~ | | 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: Behind the cottage OR ☐ Unknown

Date installed: 6/13/83 Date last pumped: 7/2025 Name of pumping company: Haslam

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

Leach Field: ☐ Yes ☒ No ☐ Unknown

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

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

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

Have you experienced any malfunctions? ☐ Yes ☐ No

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

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

If Yes, are they available? ☐ Yes ☒ No

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

Comments: No leach field. Holding tank only.

Source of Section II information: Seller

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

Page 2 of 8

Seller Initials

Initial

JAB

Initial

PC 03



PROPERTY LOCATED AT: 119 Marlboro Beach Road, Lamoine, ME 04605**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 heater	Electric BB		
Age of system(s) or source(s)	5+/- yrs	Bedroom 1980s, Kitchen 5yrs		
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	75+/- gals Includes cooking			
Name of company that services system(s) or source(s)	No Frills provides propane			
Date of most recent service call		New controller-10yrs		
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	In the main room	In primary bedroom & kitchen/dining		

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

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

Date chimney(s) last cleaned: \_\_\_\_\_

Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

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

Comments: No chimney; Rinnai is ventless; New controller in main bedroom electric heater 10+/- yrs ago.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 ☒ UnknownIf Yes, are tanks in current use? ..... ☐ Yes ☐ No ☐ Unknown

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

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

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

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

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

Page 3 of 8

Seller Initials

Initial

Initial

JAB

PCB



PROPERTY LOCATED AT: 119 Marlboro Beach Road, Lamoine, ME 04605

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

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

Comments: No known underground storage tanks

Source of information: Seller

**B. ASBESTOS** - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☐ No ☒ Unknown

In the ceilings? ..... ☐ Yes ☐ No ☒ Unknown

In the siding? ..... ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ..... ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ..... ☐ Yes ☐ No ☒ Unknown

Other: ..... ☐ Yes ☐ No ☒ Unknown

Comments: No known asbestos

Source of information: Seller

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

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

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

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

Results/Comments: No radon air testing

Source of information: Seller

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

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

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

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

Results/Comments: No radon water testing

Source of information: Seller

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

☐ Yes ☐ No ☐ Unknown

Comments: No known methamphetamine

Source of information: Seller

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

Page 4 of 8

Seller Initials

Initial  
JAB

Initial  
PCB



PROPERTY LOCATED AT: **119 Marlboro Beach Road, Lamoine, ME 04605**

**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: **In 3rd bedroom on wall**

Source of information: **Seller**

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

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

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

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

Other: \_\_\_\_\_

Source of information: **Seller**

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V - ACCESS TO THE PROPERTY**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Source of information: **Seller**

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**

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

Page 5 of 8

Seller Initials

Initial  
JAB

Initial  
PCB



PROPERTY LOCATED AT: 119 Marlboro Beach Road, Lamoine, ME 04605.

## 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: 23009C0982D Year: 7/20/2016 (Attach a copy)

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

Source of Section VI information: **FEMA Flood Map Service Center**

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

Page 6 of 8

Seller Initials

Initial  
JAB

Initial  
PCGS



PROPERTY LOCATED AT: 119 Marlboro Beach Road, Lamoine, ME 04605**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 ☐ UnknownAre there any actual or alleged violations of a shoreland zoning ordinance  
including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water  
filtration system, photovoltaics, wind turbines): Type: Propane, No FrillsYear Principal Structure Built: 1950+/- What year did Seller acquire property? 2013Roof: Year Shingles/Other Installed: South side: 2017; north side: 2025Water, moisture or leakage: None since the above dates

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

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☐ No ☒ UnknownComments: No foundation/basement. Cottage is on piersMold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ No

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

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Some old live wiring ☐ UnknownComments: Some older live wiringHas all or a portion of the property been surveyed? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, is the survey available? ..... ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

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

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

..... ☐ Yes ☐ No ☐ UnknownComments: In the mid 1950s the middle portion of the cottage was brought in. Additions were locally built.KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
have an adverse impact on health/safety: Cottage treated for carpenter ants every two years.

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

Source of Section VII information: Seller

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

Page 7 of 8

Seller Initials

Initial JAB Initial PCB



PROPERTY LOCATED AT: 119 Marlboro Beach Road, Lamoine, ME 04605

## SECTION VIII - ADDITIONAL INFORMATION

There is no easement or agreement with the neighboring property to use the spring water. Buyer will need to make their own arrangements for water. Septic tank on site.

No leach field.

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: <u>Jonathan A Brown</u> 7/11/2025		Signed by: <u>Philip C Brown</u> 7/10/2025	
SELLER	DATE	SELLER	DATE
Jonathan A Brown for Lupine Hill, LLC		Philip C Brown for Lupine Hill, LLC	

SELLER	DATE	SELLER	DATE
--------	------	--------	------

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

BUYER	DATE	BUYER	DATE
-------	------	-------	------

BUYER	DATE	BUYER	DATE
-------	------	-------	------





**LEAD PAINT DISCLOSURE/ADDENDUM**

AGREEMENT BETWEEN Jonatha A Brown for Lupine Hill, LLC, Philip C Brown for Lupine Hill, LLC  
 (hereinafter "Seller")  
 AND \_\_\_\_\_  
 (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 119 Marlboro Beach Road, Lamoine, ME 04605

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:

Jonatha A Brown

7/11/2025

Seller Jonatha A Brown for Lupine Hill, LLC Date 7/10/2025

Seller Philip C Brown for Lupine Hill, LLC Date \_\_\_\_\_

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

Seller \_\_\_\_\_ Date 7/10/2025

Agent Tricia Blythe Date \_\_\_\_\_

DocuSigned by:

Tricia Blythe

997FCC0DD9E746F



Maine Association of REALTORS®/Copyright © 2025.  
 All Rights Reserved. Revised 2023.

The Knowles Company, One Summit Rd Northeast Harbor ME 04662  
 Tricia Blythe

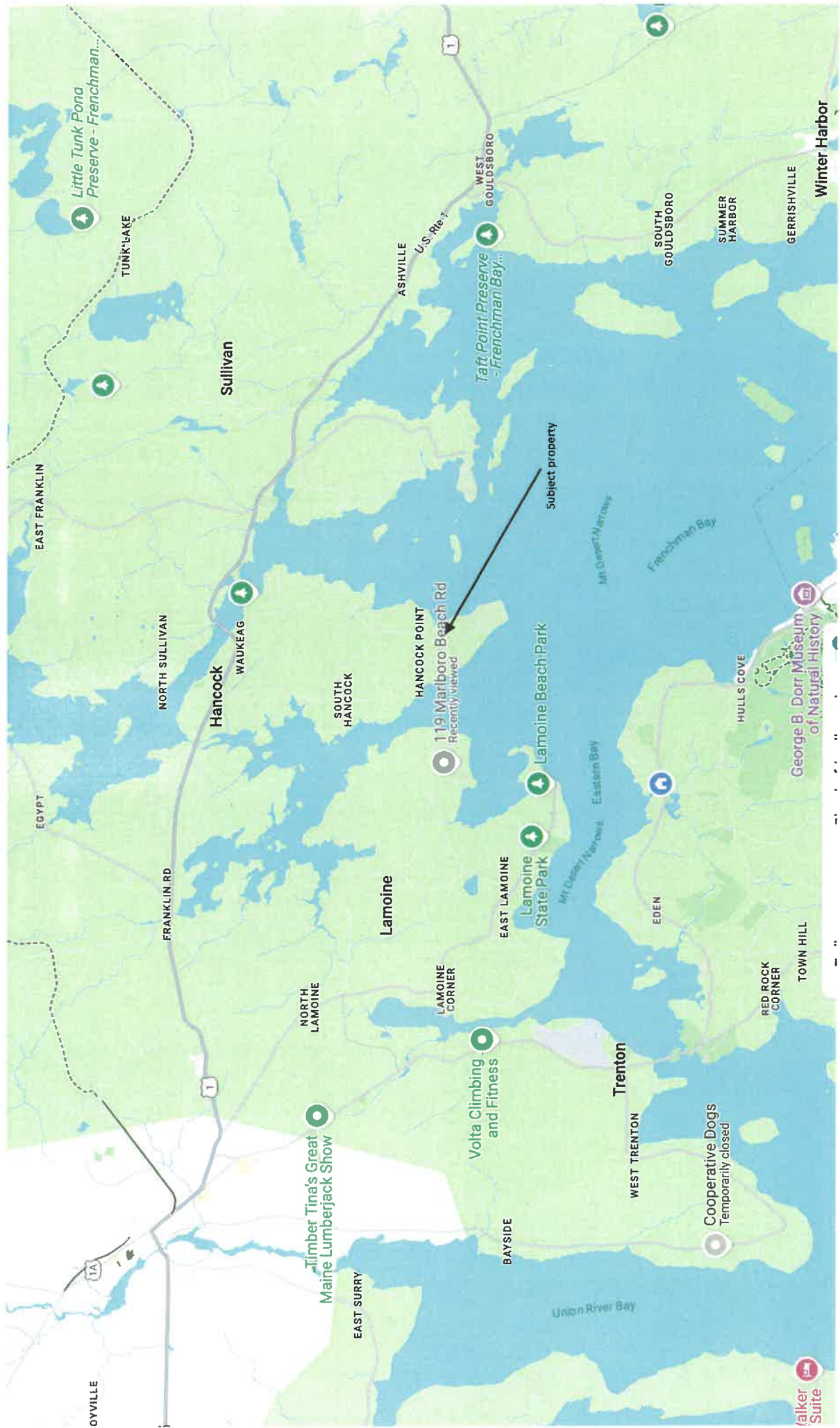


2072763322

2072764114

119 Marlboro







# National Flood Hazard Layer FIRMette

68°16'46"W 44°28'42"N



## Legend

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

Without Base Flood Elevation (BFE)  
Zone A, V, AE9

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

Regulatory Floodway

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

Future Conditions 1% Annual Chance Flood Hazard (Zone X)

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee (Zone D)

NO SCREEN

Area of Minimal Flood Hazard (Zone X)

Effective LOMRs

Area of Undetermined Flood Hazard (Zone X)

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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

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

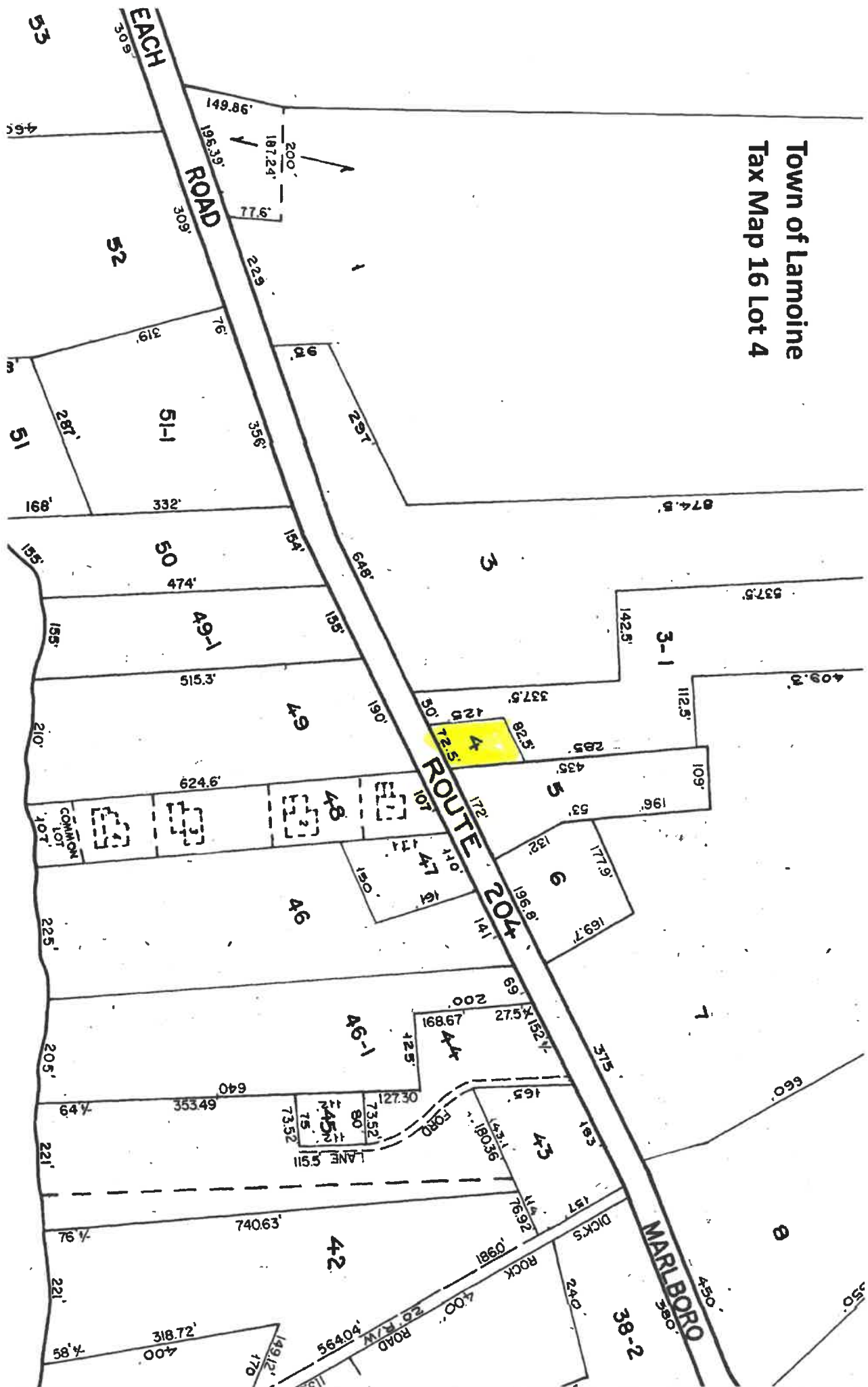
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/9/2025 at 2:41 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

The map displays an aerial view of the Town of Lamoine, Maine, with various flood hazard zones overlaid. A dashed line labeled '115' runs diagonally across the upper left. A large area on the right is labeled 'Zone VE (EL 16)' and is colored light blue. A smaller area on the left is labeled 'Zone VE (EL 13)' and is colored light green. A central area is labeled 'TOWN OF LAMOINE 230285' and contains a red pin. A green label '23009C0982D eff. 7/20/2016' is placed near the pin. A scale bar at the bottom right shows distances from 0 to 2,000 feet. A north arrow is located in the top right corner. The map is titled 'AREA OF MINIMAL FLOOD HAZARD Zone X' in the center.



Town of Lamaine  
Tax Map 16 Lot 4





## H. Table of Land Uses

Land Use Descriptions	Residential Zone(RZ)	Development Zone (DZ)	Rural & Ag Zone (RAZ)
1. Campgrounds & Travel Trailer Parks	N	PB	PB
2. Car Washing Establishments	N	PB	PB
3. Church, School, Library, or Public Buildings	N	PB	PB
4. Clinic or Office, Medical, Health, or Psychiatric	N	PB	PB
5. Cluster Housing	PB	PB	PB
6. Commercial - General	N	PB	PB
7. Commercial - Recreation	N	PB	PB
8. Dwelling - Single Family	CEO	CEO	CEO
9. Dwelling - Two Family	CEO	CEO	CEO
10. Dwelling - Multi Family	PB	PB	PB
11. Dwelling - Accessory Units	CEO	CEO	CEO
12. Home Occupations	CEO	CEO	CEO
13. Essential Services (non residential)	PB	PB	PB
14. Industries - Assembling & Manufacturing Goods & Products	N	PB	N
15. Industries & Business - Assembling & Manufacturing Products Related to the Secondary Processing of Wood/Marine Products	N	PB	PB
16. Mineral Exploration <sup>2</sup>	N	PB	N
17. Mobile Home Parks <sup>1</sup>	N	N	PB
18. Motels, Hotels, Glampgrounds, Resorts	N	N	N
19. Nurseries & Garden Centers	N	PB	PB
20. Nursing Homes, Congregate Care	N	PB	PB
21. Other Uses Similar to Those Requiring Planning Board Review	PB	PB	PB
22. Petroleum Storage, and Distillation Facilities	N	N	N
23. Quarries	N	PB	N
24. Restaurants	N	PB	PB
25. Retail Business, Business & Professional Offices	N	PB	PB
26. Salvage Yards, Junkyards, Scrap Metal Processing	N	PB	N
27. Sand/Gravel Pits, Etc. <sup>2</sup>	N	PB	N <sup>3</sup>
28. Service Stations, Vehicle	N	PB	N
29. Shops: Automobile Repair	N	PB	PB
30. Shops: Plumbing; Electrical; Carpentry	N	PB	PB
31. Signs	CEO	CEO	CEO
32. Small Lodging & Tourist Bed & Breakfast (5 Rooms or Less for Rent)	PB	PB	PB
33. Stand, Produce, Fruit & Vegetables	CEO	CEO	CEO
34. Subdivisions	PB	PB	PB

<sup>1</sup> See Mobile Home Park Ordinance. Not permitted over Sand and Gravel Aquifer areas.

<sup>2</sup> See separate standards in the Lamoine Gravel Ordinance

<sup>3</sup> Land within the Rural and Agricultural Zone that had received a Site Plan Review permit for gravel operations before March 13, 2013, may continue to be eligible for gravel operations upon Planning Board approval of a gravel permit.

**NOTE: If the applicant's lot lies within the Shoreland Zone or the Flood Management Zone, additional permits to those described above are required.**



## I. Lot Standards and Structure Setback Table

### 1. GENERAL

All land use activities within the Town of Lamoine shall conform with the following provisions if applicable. Additional specifications apply to specific uses and are detailed in Sections 10 - 15. Further, the Mobile Home Park Ordinance details standards and setbacks for mobile home parks. In shoreland areas, as defined, the Shoreland Zoning Ordinance shall apply. The standards of the Flood Plain Management Ordinance apply to all flood hazard areas identified in that ordinance.

### 2. LOT STANDARDS & STRUCTURE SETBACK TABLE

Lot Standards & Structure Setback Table	Residential Zone (RZ)	Development Zone (DZ)	Rural & Agricultural Zone (RAZ)
<b>Minimum Lot Size (square feet)</b> (per dwelling unit or principal structure <sup>2</sup> )	40,000 <sup>1</sup>	40,000 <sup>1</sup>	40,000 <sup>1</sup>
<b>Minimum Lot Public Road Frontage (ft)<sup>3</sup></b>	200 <sup>4</sup>	200 <sup>4</sup>	200 <sup>4</sup>
<b>Minimum Front Yard Setback from the Centerline of a Public Road<sup>4,5</sup></b>	75	75	75
<b>Minimum Side &amp; Rear Yard Setback from a Lot Line (ft)</b>			
Residential	25	25	25
Commercial -2000 sq ft or less	N/A	25 <sup>4</sup>	25 <sup>4</sup>
Large Commercial & Industrial	N/A	See Note 5	See Note 5
<b>Maximum Lot Coverage including Driveways &amp; Parking Lots</b>			
Residential	25%	25%	25%
Commercial/Industrial	N/A	30%	30%
Subdivision (See BLUO Section 12.H)			
<b>Maximum Building Height (ft)<sup>6</sup></b>	35	35	35

<sup>1</sup> Lot sizes can be reduced to 22,000 square feet if the lot is connected to a public water and sewer system. **For the purpose of compliance with 30-A M.R.S §4364-B, accessory dwelling units (ADUs) are exempt from any density requirements or calculations related to the area in which the accessory dwelling unit is constructed, except that for any accessory dwelling unit within the Shoreland Zone, it may only be established on a lot where the accessory dwelling unit itself can meet the minimum lot area and minimum shore frontage requirements (e.g., for a single family residence and an ADU on a lot in the Shoreland Zone, the lot must have twice the minimum lot area and twice the minimum shore frontage).**

<sup>2</sup> Commercial and industrial usage (where allowed) requires 40,000 square feet of land for every 5,000 square feet of floor space or portion thereof in the building.

<sup>3</sup> A dwelling unit or principal structure located within 200 feet of a Public Road and accessed from that road must have a minimum of 200 feet of frontage on that road.

<sup>4</sup> Additional standards apply for subdivisions [see Sections 12(G) & 12(H)] and cluster housing [see Section 13 (B)].

<sup>5</sup> For large commercial structures (over 2000 square feet of floor space) and industrial structures (where allowed) the setback will be at least 225 feet from the centerline of a Public Road, except that retail or service structures need only be set back at least 125 feet from the centerline of a Public Road. The setback from the side and rear adjoining lot lines will be at least 100 feet.

<sup>6</sup> Auxiliary features of building and structures, such as chimneys, towers, ventilators, and spires may exceed the permitted maximum height of the structure, unless prohibited by other provisions of this ordinance.



# 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.
- Watch a video on how to do a water test: [youtube.com/user/MainePublicHealth](http://youtube.com/user/MainePublicHealth)

#### **3. Get your results.**

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

### **Why Arsenic is Bad**

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

### **Solving Arsenic Problems**

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

### **Protect your family. Test your well.**

- For more information: [wellwater.maine.gov](http://wellwater.maine.gov)
- Call for advice: 866-292-3474 • TTY: Call Maine Relay 711



Maine Department of Health and Human Services  
2010





# 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](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

## TO LEARN MORE

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

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

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

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



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

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

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

### Second: If so, reduce contact with the arsenic.

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

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

## Common Questions

### What is CCA wood?

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

### What is Arsenic?

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





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.*