

## MARK ISLAND

1 MARK ISLAND  
WINTER HARBOR

**\$2,300,000**



*Distinctive properties.  
Legendary service.*



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For more information, please contact:

**THE KNOWLES COMPANY**

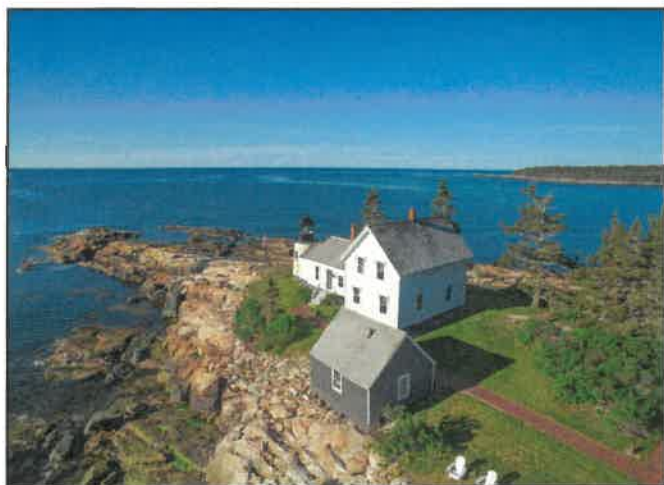
One Summit Road  
Northeast Harbor, Maine 04662

*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.*

207.276.3322  
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[www.KnowlesCo.com](http://www.KnowlesCo.com)

# MARK ISLAND

1 Mark Island  
Winter Harbor



Aerial View



Dock



Kitchen



Living Room

This is a rare opportunity to own a private Maine Island in the heart of Acadia, complete with historic lighthouse and 3-bedroom light keeper's house. The Winter Harbor Lighthouse on Mark Island has been a summer home for island lovers for over 75 years. Along with the updated pier and float, solar power, upgraded water systems, wood stoves, and continual improvements over the years, the keeper's house integrates the comfort of modern amenities with the sea-faring flavor of an island lighthouse. Encircled by pink granite ledges, Mark Island offers ever-changing waterviews of Schoodic Point and Cadillac Mountain in Acadia National Park. A perfect enchanting summer getaway!

# MARK ISLAND

1 Mark Island  
Winter Harbor



Cadillac View



Aerial View



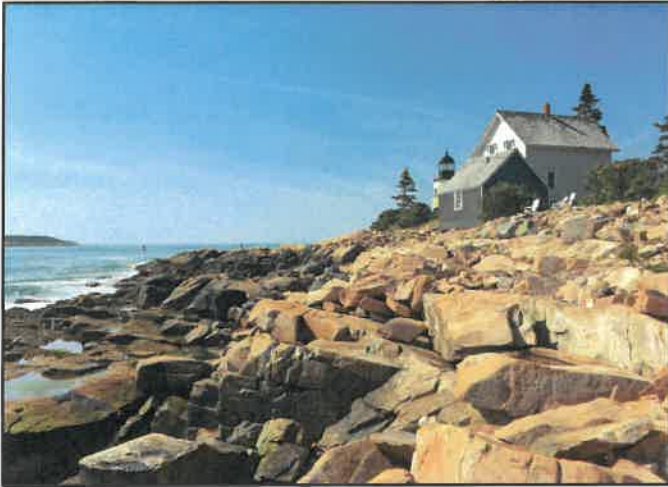
Lighthouse Tower & Main House

Solar panel underground power to tower & House  
New Dock and Pier  
Restored Tower and Main House  
Landscaped paths and gardens



# MARK ISLAND

1 Mark Island  
Winter Harbor



Shoreline



Mark Island Point



1st Floor Bedroom



Master Bedroom



Chart Room



Boathouse With Solar

Public Detail Report

MLS #: 1631106  
Status: Active  
Directions: Call Listing Broker for access by boat from Winter Harbor

County: Hancock  
Property Type: Residential

Seasonal: Yes

List Price: \$2,300,000  
Original List Price: \$2,300,000



1 Mark Island  
Winter Harbor, ME  
04693  
  
List Price: \$2,300,000  
MLS#: 1631106



General Information

Sub-Type: Single Family Residence	Year Built: 1856	Rooms: 9	Sqft Fin Abv Grd+/-: 2,004
Style: Cottage; Shingle	Fireplaces Total: 1	Beds: 3	Sqft Fin Blw Grd+/-: 0
Color: white		Baths: 2/1	Sqft Fin Total+/-: 2,004
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 2,000	Zoning: Lim Res District #6
Lot Size Acres +/-: 2.75	Src of Wtrfrt: Public Records	Waterfront Owned +/-: 2,000	Zoning Overlay: Yes
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 0	
Surveyed: No		Water Body: Atlantic Ocean-Mt Desert Narrows-Schoodic Ocean	
		Water Body Type: Ocean	

Interior Information

Full Baths Bsmnt: 0		Half Baths Bsmnt: 0		VA Certification:					
Full Baths Lvl 1: 0		Half Baths Lvl 1: 1							
Full Baths Lvl 2: 2		Half Baths Lvl 2: 0							
Full Baths Lvl 3: 0		Half Baths Lvl 3: 0							
Full Baths Upper: 0		Half Baths Upper: 0							
Appliances: Dryer; Gas Range; Refrigerator; Washer									
<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Bedroom 1			First	Closet	Other Room			First	Parlor
Bedroom 2			Second	Full Bath	Sunroom			First	
Bedroom 3			Second	Full Bath	Other Room			First	
Living Room			First	Wood Burning Fireplace	Other Room 2			Second	
Kitchen			First	Breakfast Nook,Eat-in Kitchen					

Property Features

Utilities On: No	Construction: Wood Frame
Site: Level; Open; Well Landscaped	Basement Info: Partial; Unfinished
Driveway: Gravel	Foundation Materials: Granite; Other
Parking: No Parking	Exterior: Brick; Clapboard; Shingle Siding
Location: Other Location; Rural	Roof: Shingle
Rec. Water: Boat Mooring; Dock; Oceanfront	Heat System: Other
Island: Yes	Heat Fuel: Wood
Roads: Dirt; Gravel; Private Road; Seasonal	Water Heater: Electric; Solar
Transportation: Deep Water Access	Cooling: None
Electric: Circuit Breakers; Off Grid; On Site; Photovoltaics Seller Owned;	Floors: Wood
Underground	Other Structures: Outbuilding
Gas: Bottled	Veh. Storage: No Vehicle Storage; Other Vehicle Storage
Sewer: Private Sewer	Garage: No
Water: Other; Private; Seasonal	Garage Spaces: 0
Equipment: Generator; Other Equipment	Amenities: 1st Floor Bedroom; Laundry - 1st Floor; Primary Bedroom w/Bath
Basement Entry: Exterior Only	Patio and Porch Features: Deck; Patio; Porch
	View: Mountain(s); Scenic

Tax/Deed Information

Book/Page 4027/139	Full Tax Amt/Yr: \$9,815.04/ 2025	Map/Block/Lot: 004//01
		Tax ID: 1MarkIslandWinterHarbor04693

**Remarks:** Rare opportunity to own a 4+/- acre private Maine Island in the heart of Acadia, complete with historic lighthouse and 3-bedroom light keeper's house. The Winter Harbor Lighthouse on Mark Island has been home to island lovers since the 1930's, and with updated pier and float, solar power, water systems, wood stoves and continual improvements. The keeper's house integrates modern amenities with the sea-faring charm of a true lighthouse. Minutes by boat from the Winter Harbor mainland, with superb views of Acadia National Park, Mark Island is an enchanting summer getaway.

**LO:** The Knowles Company

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**Listing provided courtesy of:**

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

*info@knowlesco.com*

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MAINE  
Listings



PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693**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 Desalination System & 2 Cisterns

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: 2014 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: Well cap NE of Main House. 2 Cisterns in basement-general water supply

Installed by: unknown

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

USE: Number of persons currently using system: 2 + summer only

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

Comments: 2 Cisterns-1000 gallons+/-each with pump-Desalination has 1-100 g tank. Well for Fire protection.

Source of Section I information: Seller, Caretaker, Contractors

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

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Seller Initials DS

PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693

## SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public \_\_\_\_\_ | ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~

~~If Yes, what results: \_\_\_\_\_~~

~~Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem? \_\_\_\_\_~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☒ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR ☒ Unknown

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

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

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

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

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

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

Date of installation of leach field: \_\_\_\_\_ 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: **Seller has no records of septic system, additional research on-going**

Source of Section II information: **Seller, Caretaker, Contractors, Public Records**

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

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



PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693

### 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	<b>2 Wood Stoves</b>	<b>hot water heater</b>		
Age of system(s) or source(s)	<b>1990s</b>	<b>2020+/-</b>		
TYPE(S) of Fuel	<b>wood</b>	<b>propane</b>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>seasonal use</b>	<b>minimal</b>		
Name of company that services system(s) or source(s)	<b>caretaker&amp;chimney sweep</b>	<b>caretaker</b>		
Date of most recent service call	<b>2023 annual cleaning</b>	<b>summer 2025</b>		
Malfunctions per system(s) or source(s) within past 2 years	<b>none</b>	<b>none</b>		
Other pertinent information				

Are there fuel supply lines? ..... ☐ Yes ☒ No ☐ Unknown

Are any buried? ..... ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ..... ☐ Yes ☒ No ☐ Unknown

Chimney(s): ..... ☒ Yes ☐ No

If Yes, are they lined: ..... ☐ Yes ☐ No ☒ Unknown

Is more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ..... ☐ Yes ☒ No ☐ Unknown

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

If Yes, date: 2023

Date chimney(s) last cleaned: 2023

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

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

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

Comments: **Bi-Annual Chimney cleaning. 2 Chimneys- both with weather caps**

Source of Section III information: **Seller, Caretaker, Contractors**

### SECTION IV - HAZARDOUS MATERIAL

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

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

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

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

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

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

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

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

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Seller Initials DS

PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693

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

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☒ UnknownComments: **Seller is not aware of any underground storage tanks**Source of information: **Seller, Caretaker****B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ UnknownIn the ceilings? ..... ☐ Yes ☐ No ☒ UnknownIn the siding? ..... ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ..... ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ..... ☐ Yes ☒ No ☐ UnknownOther: \_\_\_\_\_ ☐ Yes ☒ No ☐ UnknownComments: **Seller is not aware of any asbestos**Source of information: **Seller, Caretaker****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 ☐ UnknownAre test results available? ..... ☐ Yes ☒ No

Results/Comments: \_\_\_\_\_

Source of information: **Seller, 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 ☐ UnknownAre test results available? ..... ☐ Yes ☒ No

Results/Comments: \_\_\_\_\_

Source of information: **Seller, Caretaker****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown

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

Source of information: **Seller, Caretaker, Public Records**

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Seller Initials

DS  
[Signature]

PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693**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 ☐ NoComments: Annual painting yearly for all structuresSource of information: Seller, caretaker**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ UnknownLAND FILL: ..... ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

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

Source of information: Seller, Caretaker, Contractors**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, Caretaker, Public RecordsIs 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 ☐ UnknownIf No, who is responsible for maintenance? Seller, Caretaker

Road Association Name (if known): \_\_\_\_\_

Source of information: Seller, Caretaker, Public Records

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

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PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693

## 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: 2024 Storms January

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

If Yes, explain: Boathouse was impacted

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

If Yes, explain: Boathouse doors and side wall were impacted -Structure was rebuilt at a 2' higher elevation

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?  
VE-Zone (07/20/2016)

Relevant Panel Number: 23009C1252D Year: 2016 (Attach a copy)

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

Source of Section VI information: \_\_\_\_\_  
Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials JS



PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693**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: noneYear Principal Structure Built: 1856 What year did Seller acquire property? 2004+/-Roof: Year Shingles/Other Installed: 2004 +/-, 2018, 2020, 2023Water, moisture or leakage: none during Seller ownership.Comments: cedar shingles on roof

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: minor moisture after heavy rain. New Foundation East-North side main house 2019-2023Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ No

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

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: Generator-Solar Panels ☐ UnknownComments: 100 Amp service from solar system with 12 battery units-underground to buildingsHas 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 ☐ 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, Caretaker, Contractors

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

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

PROPERTY LOCATED AT: 1 Mark Island, Winter Harbor, ME 04693

## SECTION VIII - ADDITIONAL INFORMATION


Prock Marine- Dock, pier, float and boathouse ramp-marine structure, and all retaining walls. Dock and pier rebuilt 2015-2016. Ramp has motor lift from dock. Pier 2017. Retaining walls and landscaping stone work-Prock 2015-2017-2023. East-North side of Main House foundations rebuilt in 2019.  
Generator with solar panels with underground power to main house and lighthouse tower. Battery panel (12 units) 2021. Maintenance structures (3) for storage on site. Light in tower recreational use only.

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.

DocuSigned by:  SELLER William Sofield	7/18/2025 _____ DATE	_____ SELLER	_____ DATE
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SELLER	DATE	SELLER	DATE
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I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

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

BUYER	DATE	BUYER	DATE
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USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

PIN

Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

- Area of Minimal Flood Hazard Zone A
- Effective LOMRA
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

OTHER AREAS

**SPECIAL FLOOD HAZARD AREAS**

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

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X

Future Conditions. 1% Annual Chance Flood Hazard. Zone X

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

Area with Flood Risk due to Levees. Zone X

**OTHER FEATURES**

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

**GENERAL STRUCTURES**

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

**LEAD PAINT DISCLOSURE/ADDENDUM**AGREEMENT BETWEEN William Sofield

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 1 Mark Island, Winter Harbor, ME 04693

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 \_\_\_\_\_

DocuSigned by:

7/18/2025

*William Sofield*  
 Seller **William Sofield**

Date

4BDB05F0C1BE467...

Seller \_\_\_\_\_

Date

Seller \_\_\_\_\_

Date

Signed by:

*Lili Pew*  
 Seller **Lili Pew**

7/18/2025

Agent **Lili Pew**

Date



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

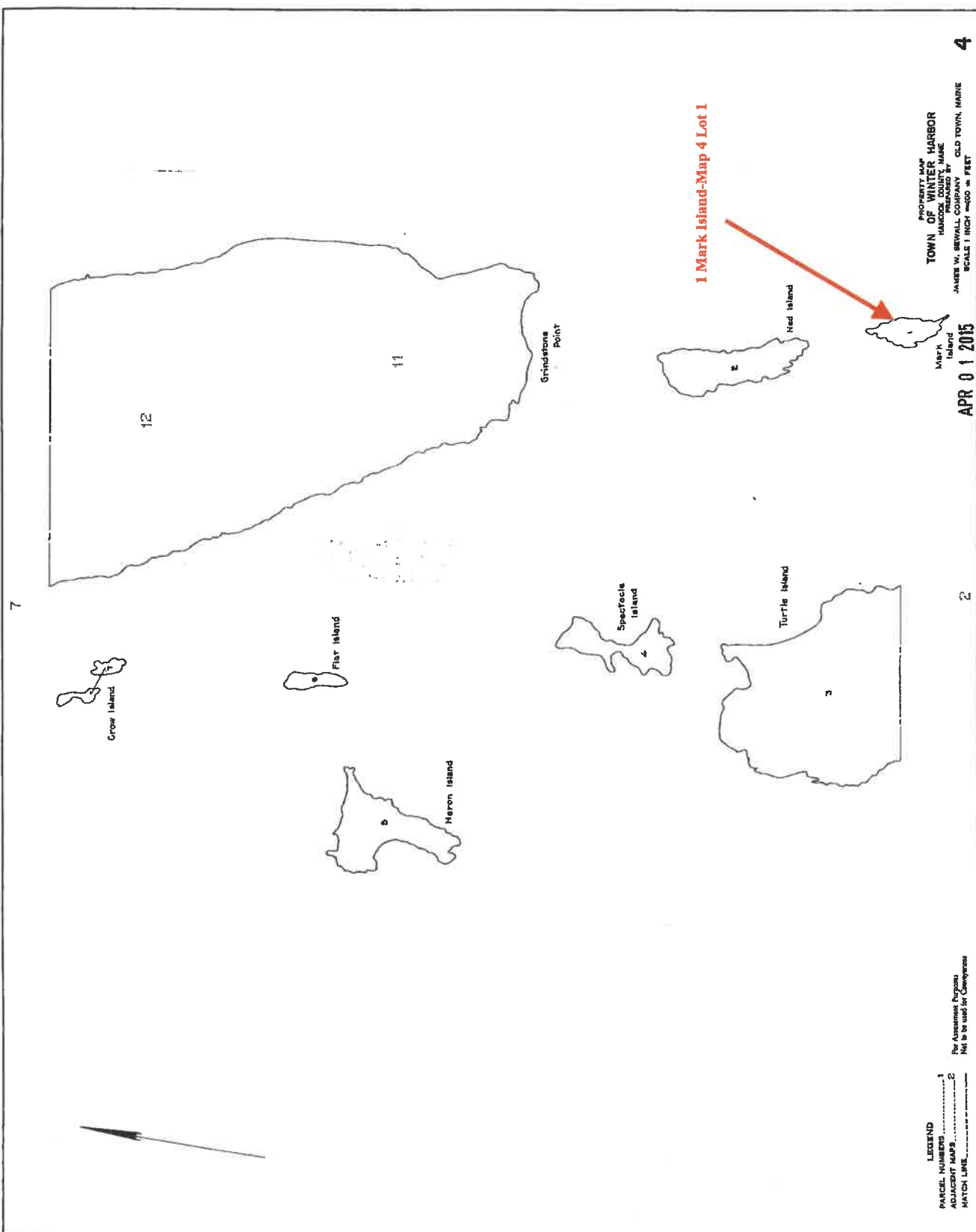
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2025-Mark





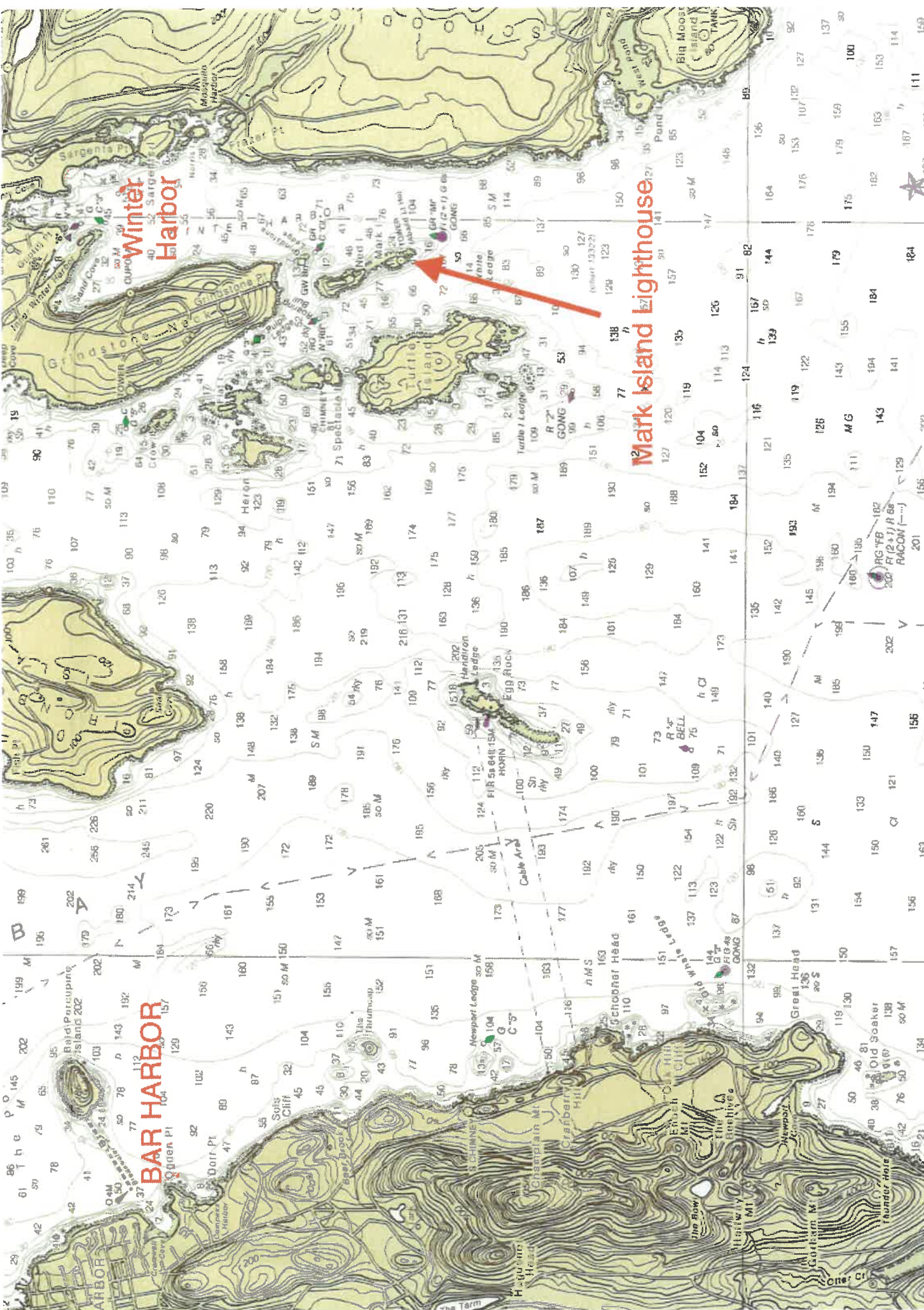
PROPERTY MAP  
 TOWN OF WINTER HARBOR  
 JAMES W. SEWELL COMPANY  
 SCALE 1 INCH = 400 FEET

APR 01 2015

LEGEND  
 PARCEL NUMBERS  
 ADJACENT MAPS  
 MATCH LINE  
 For Assessment Purposes  
 Not to be used for Conveyance

2

4





## Mark Island - Limited Residential District "6"

### 1. Resource Protection District

- a. Resource Protection District #1. All Land and water area encompassed by Lots five (5) and nineteen (19) and Map 8.
- b. Resource Protection District #2. All of Turtle Island and Schoodic Island.

### 2. Residential/Recreational District. All of the lots represented on Tax maps #17, #12, #14, and #11.

### 3. Limited Residential District. (Including that portion of Lot 6 shown on Map 20).

- a. Limited Residential District #1. Beginning at the high water line at the Winter Harbor Town Line in Summer Harbor and extending inland following the Town Line a distance of two hundred and fifty (250) feet; thence running parallel to and two hundred and fifty (250) from the high water line southerly to where it intersects with the northern boundary line of Lot 11 Map 17; thence northwesterly along this northern boundary line to the high water lines to the beginning.
- b. Limited Residential District #2. All the lands set forth by the boundary lines of lots 38, 38A, 38D, and 39 on Tax Map 15.
- c. Limited Residential District #3. Beginning with the centerline on Beach Street opposite the southwestern boundary of lot 21 Map 18; thence north along the southwestern boundary of lot 21 Map 18 to a distance two hundred and fifty (250) feet from the high water line; thence northeasterly to the common border between lots 16 and 16 A, Map 18 maintaining a distance of two hundred and fifty (250) feet from the high water mark; thence southerly along the common border between lots 16A and 16 until the centerline of Beach Street; thence westerly along the centerline to the beginning.
- d. Limited Residential District #4. Beginning at the centerline of Moore Road one thousand (1,000) feet from the centerline at the intersection of Moore and Main Street, thence proceeding westerly along the border of the General District, thence following the border of the General District to the high water line at the southwesterly corner of Lot 11 Map 16; thence southerly following the high water lines around Sargent Drive to Mill Stream to the northwestern boundary of Acadia National Park; thence easterly along the border of Acadia National Park to the centerline of Moore Road; thence northerly along the centerline to the beginning.
- e. Limited Residential District #5. Beginning at the northern border of Frazer Creek between the two parcels of land owned by Acadia National Park; thence easterly to a point two hundred and fifty (250) feet inland from the high water line; thence southerly at a distance of two hundred and fifty (250) feet paralleling the high water line to the northern border of the property owned by Acadia National Park; thence northwesterly along this border of Acadia National Park to the high water line; thence north along the high water line to the beginning.
- f. Limited Residential District #6 - Islands. Includes all land within two hundred and fifty (250) feet, horizontal distance, of the high water line of Ironbound Island and Jordan Island. Also includes all lands on Rolling Island, Mark Island, Ned Island, Norris Island, Sargents Island, Spectacle Island, Heron Island, Flat Island, Crow Island, Yellow Island and all other small islands so marked on the Zoning Map.

**Section 12-313 Land Use Standards, Town Wide**

These standards apply to all lands within the limits of the Town of Winter Harbor:

**1. Dimensional Standards**

**Minimum Lot Size** - The minimum lot size for each district shall be as follows:

- (a) Resource Protection District: one (1) acre
- (b) Residential-Recreational and Limited Residential Districts: one (1) acre
- (c) Rural District: One (1) acre
- (d) General Development District
  - Tidal Areas: 40,000 sq. ft.
  - Non-Tidal Areas: 20,000 sq. ft. without sewer; 10,000 sq. ft. with sewer
- (e) Stream Protection District (1) acre

If more than one residential dwelling unit is constructed on a single parcel, all dimensional requirements shall be met for each additional dwelling unit.

Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof after September 22, 1971.

**2. Space and Bulk Requirements** - Lots and structures in all districts shall meet or exceed the following minimum requirements unless more restrictive requirements are stipulated elsewhere in this Ordinance or as a condition set by the Planning Board on a Conditional Use Permit:

- (a) Frontage on Road - 100 feet
- (b) Setback of Structures from Road - 25 feet from centerline
- (c) Side Yard Width - 10 feet
- (d) Maximum Height of Structure - 40 feet Maximum
- (e) The lowest floor elevation or openings of all buildings and structures, including basements, shall be elevated at least one foot above the elevation of the 100 year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood-plain soils.

**3. Driveways** - Lots in all districts which are used for residential purposes shall be provided with a driveway of not less than ten (10) feet in width.



# 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  
207-287-4311  
www.maine.gov/dhhs

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SP-0113



# Fact Sheet: Arsenic Treated Wood

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

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

## IF YOU WORK WITH CCA WOOD

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

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

## TO LEARN MORE

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

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

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

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



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

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

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

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

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

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

## Common Questions

### What is CCA wood?

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

### What is Arsenic?

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



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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

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

### You May Become A Client

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

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

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

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

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

### WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

### THIS IS NOT A CONTRACT

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

#### To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
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.