

ACADIA PINES CHALET

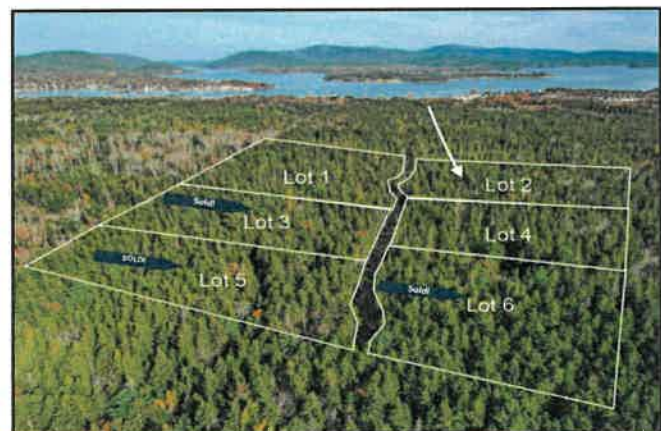
000 Seawall Road
Southwest Harbor
\$695,000



*Distinctive properties.
Legendary service.*



- Chalet modular to be completed on site spring 2026.
- 2.35+/- nicely wooded acres.
- Privately located yet minutes to downtown Southwest Harbor.
- Nearby public water access and boat launch.



For more information, please contact: **THE KNOWLES COMPANY**

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322
info@KnowlesCo.com
www.KnowlesCo.com

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

Public Detail Report

MLS #: 1648805

County: Hancock

Seasonal: No

List Price: \$695,000

Status: Active

Property Type: Residential

Original List Price: \$695,000

Directions: Take 102 south out of Southwest Harbor. Turn on 102A towards Manset. Travel 0.9 miles and the road will be on the right (before the meeting house parking lot).



**000 Seawall Map/
Lot 17/11-02 Road
Southwest Harbor,
ME 04679**

**List Price:
\$695,000
MLS#: 1648805**



General Information

| | | | |
|--|----------------------------|-------------------|-----------------------------------|
| Sub-Type: Single Family Residence | Year Built: 2026 | Rooms: 4 | Sqft Fin Abv Grd+/-: 1,412 |
| Style: Chalet | Fireplaces Total: 0 | Beds: 3 | Sqft Fin Blw Grd+/-: 1,160 |
| Property Condition: Reserved: No; To Be Built | | Baths: 2/0 | Sqft Fin Total+/-: 2,572 |
| | | | Source of Sqft: Builder |

Land Information

| | | |
|----------------------------------|------------------------|---------------------------|
| Leased Land: No | Waterfront: No | Zoning: B |
| Lot Size Acres +/-: 2.35 | Water Views: No | Zoning Overlay: No |
| Source of Acreage: Survey | | |
| Surveyed: Yes | | |

Interior Information

| | | |
|----------------------------|----------------------------|--------------------------|
| Full Baths Bsmnt: 0 | Half Baths Bsmnt: 0 | VA Certification: |
| Full Baths Lvl 1: 1 | Half Baths Lvl 1: 0 | |
| Full Baths Lvl 2: 1 | Half Baths Lvl 2: 0 | |
| Full Baths Lvl 3: 0 | Half Baths Lvl 3: 0 | |
| Full Baths Upper: 0 | Half Baths Upper: 0 | |

Appliances: Dishwasher; Refrigerator

| <u>Room Name</u> | <u>Length</u> | <u>Width</u> | <u>Level</u> | <u>Room Features</u> |
|------------------|---------------|--------------|--------------|----------------------|
| Bedroom 1 | | | First | |
| Bedroom 2 | | | First | |
| Bedroom 3 | | | Second | |
| Living Room | | | First | |

Property Features

| | |
|--|--|
| Site: Level; Rolling/Sloping; Wooded | Construction: Wood Frame |
| Driveway: Gravel | Basement Info: Full; Unfinished |
| Parking: 1 - 4 Spaces; On Site | Foundation Materials: Poured Concrete |
| Location: Near Golf Course; Near Public Beach; Near Shopping; Near Town; Rural; Subdivision | Exterior: Vinyl Siding |
| Restrictions: Other Restrictions | Roof: Shingle |
| Rec. Water: Nearby | Heat System: Heat Pump |
| Roads: Dirt; Gravel; Private Road; Right of Way | Heat Fuel: Electric |
| Electric: Circuit Breakers | Water Heater: Electric |
| Gas: Unknown | Cooling: Heat Pump |
| Sewer: Private Sewer | Floors: Laminate; Tile |
| Water: Private; Well Needed on Site | Veh. Storage: No Vehicle Storage |
| Basement Entry: Interior | Garage: No |
| | Amenities: 1st Floor Bedroom |
| | Patio and Porch Features: Deck; Porch |
| | View: Trees/Woods |
| | Energy Efficiency: Insulated Foundation; Thermostat |

Tax/Deed Information

| | | |
|-----------------------------------|--|---|
| Book/Page 7130/513/Partial | Full Tax Amt/Yr: \$1,374.59/ 2025 | Map/Block/Lot: 17/11-04 |
| Deed Restrictions: Yes | | Tax ID: 000SeawallRdLot2SouthwestHarbor04679 |

Remarks

Remarks: To-be-built, brand-new 3-bedroom, 2-bath chalet just minutes from public water access and in-town amenities. The 'Acadia Pines Chalet' offers a rare opportunity to own a thoughtfully constructed new home, tucked away in the quiet Maine woods while remaining close to everything that makes the area special. The property will include a new septic system and private well, with construction anticipated to be completed around May 2026.

LO: The Knowles Company

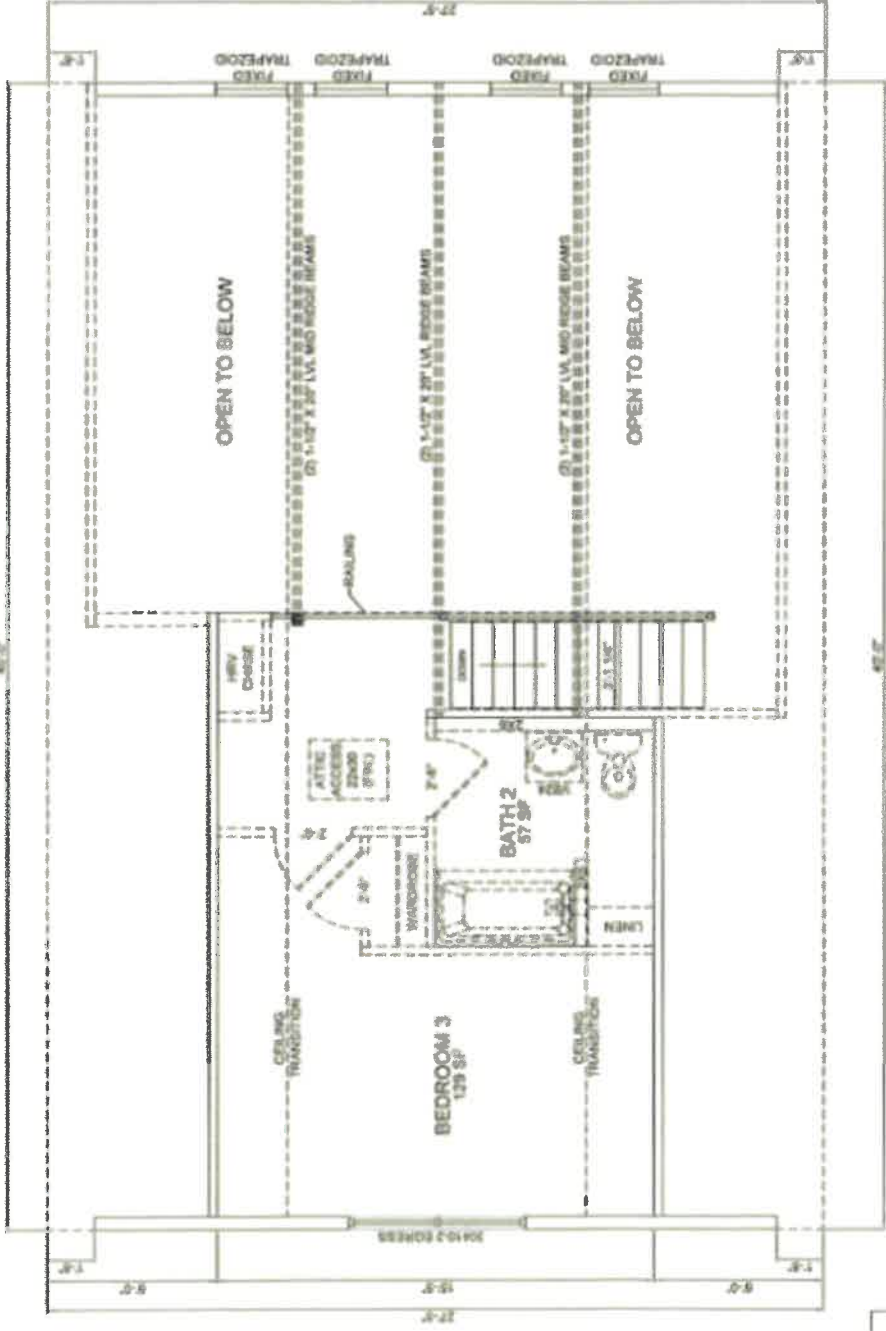
Listing provided courtesy of:

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info@knowlesco.com

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HARVEY WINDOWS
8'-0" CEILINGS

Rangeley Chalet

2nd FLOOR PLAN
SHEET # PA
SCALE 1/4" = 1'-0"
OWN BY: KBS
DATE:

REVISIONS



KBS BUILDERS, INC.
300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223

PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, 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 _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: --- Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? ---

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **To be determined.**

Installed by: **John Gilbert**

Date of Installation: -----

USE: Number of persons currently using system: 0

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

Comments: **Well to be installed in the following months. Seller to pay for well.**

Source of Section I information: **Owner/Agent Investigation.**

Buyer Initials _____ Page 1 of 8 Seller Initials TLW/TEL

PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, 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: _____
 Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: 500 Gallon 1000 Gallon Unknown Other: **See Comments** _____

Tank Type: Concrete Metal Unknown Other: **See Comments** _____

Location: **See soils test on Survey for Lot #2** _____ 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: **To be installed.** _____

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: **3-Bedroom septic system to be installed and paid for by Seller.** _____

Source of Section II information: **Owner/Agent Investigation.** _____

Buyer Initials _____

Seller Initials TWFT/EL _____

PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, 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 | Fujitsu heat pump. | | | |
| Age of system(s) or source(s) | Brand New 2026 | | | |
| TYPE(S) of Fuel | Electric | | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | Never Used, Brand New | | | |
| Name of company that services system(s) or source(s) | | | | |
| Date of most recent service call | New, 2026 | | | |
| Malfunctions per system(s) or source(s) within past 2 years | --- | | | |
| Other pertinent information | Heating + Cooling | | | |

- 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: _____
- Date chimney(s) last cleaned: _____
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: **All Brand New Heating Systems**

Source of Section III information: **Owner/Agent Investigation.**

SECTION IV - HAZARDOUS MATERIAL

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

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? **---**
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): **---** Size of tank(s): **---**
- Location: **---**

Buyer Initials _____ Page 3 of 8 Seller Initials TWFTL

PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, Southwest Harbor, ME 04679

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: **Owner/Agent Investigation.**

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: ----

Source of information: **Owner/Agent Investigation.**

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: **Brand new house.**

Source of information: **Owner/Agent Investigation.**

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: **Brand new house, and well to be installed.**

Source of information: **Owner/Agent Investigation.**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **Brand new house.**

Source of information: **Owner/Agent Investigation.**

Buyer Initials -----

Seller Initials TWFT/EL

PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, 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: Brand new house.

Source of information: Owner/Agent Investigation.

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: Owner/Agent Investigation.

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: Road right of way, covenants.

Source of information: Seller, Deed, Covenants, and Broker.

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? Association to be formed. Seller responsible for unsold lots.

Road Association Name (if known): To be determined.

Source of information: Owner/Agent Investigation/Deed.

Buyer Initials _____

Seller Initials TUNFTEL

PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, 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: 23009C1214D Year: 7/10/2016 (Attach a copy)

Comments: Property is not located in a Flood Zone

Source of Section VI information: FEMA Flood Map

Buyer Initials _____ Page 6 of 8 Seller Initials TWTFTEL

National Flood Hazard Layer FIRMette



68°19'11"W 44°15'56"N



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

68°18'33"W 44°15'30"N

Basemap Imagery Source: USGS National Map 2023

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PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, 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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... 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: None

Year Principal Structure Built: Estimated Mid-2026 What year did Seller acquire property? Seller acquired land in 2021.

Roof: Year Shingles/Other Installed: 2025

Water, moisture or leakage: No known problems.

Comments: Modular built in 2025, to be assembled and finished by an estimated completion date of May 2026.

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: New foundation to be installed.

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

~~If Yes, are test results available? Yes No~~

Comments: ----

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: 200-amp electrical service.

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: Survey + House Floor Plan Attached to MLS.

Buyer Initials _____

Seller Initials TWFTTEL

PROPERTY LOCATED AT: AcadiaPinesWay Map/Lot 17/11-01-02, Southwest Harbor, ME 04679
KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects. Brand new property.

Comments: _____
Source of Section VII information: Owner/Agent Investigation.

SECTION VIII - ADDITIONAL INFORMATION

Modular built in 2025, to be assembled and finished by an estimated completion date of May 2026.
Buyers may request changes or upgrades, which may be discussed directly with the builder, Coastal Home, and are subject to availability and approval.

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.

Digitally signed by
Tara L. Westra for TLW Land Equities LLC 1/6/2026
SELLER DATE SELLER DATE
Tara L. Westra for TLW Land Equities LLC

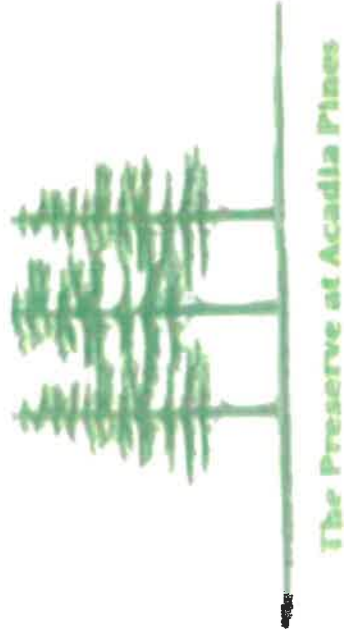
SELLER DATE SELLER DATE

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





- Lot #1 (3.52+/- acres) - \$199K**
- Lot #2 (2.35+/- acres) with house - \$695,000**
- Lot # 4 (2.31 +/- acres) - \$190K**



The Preserve at Acadia Pines

COVENANTS AND RESTRICTIONS

All of the premises herein above conveyed are made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. The lots shall be used for residential purposes only and approved light commercial as allowed per zoning ordinance. No industrial uses are permitted.
2. Each lot may contain no more than one single-family dwelling with up to two auxiliary dwellings, with usual appurtenant structures, such as garage, patio, boat house, private stable, shelter for domestic pets, and shed
3. Rental of dwellings is allowed as long as the rental is for residential purposes and is for a period of no less than three (3) days.
4. No house trailer, mobile home, tent or other temporary structure shall be erected, placed, maintained or permitted to remain upon any lot except (a) during construction for no more than one year; and (b) at all times provided that the house trailer, mobile home, tent or other temporary structure shall not be parked or lived in for more than fifteen (15) days.
5. All waste, garbage or rubbish shall be promptly removed from the premises by the purchaser or properly disposed of in accordance with all local ordinances and state laws concerning the same.
6. Buyer hereby covenants and agrees to observe and comply with all rules and regulations of any governmental agency having jurisdiction, with respect to fires and fire prevention, conservation and protection of wildlife, and natural resources.

7. No husbandry or keeping of animals shall be conducted upon the lots with the following exceptions: (a) ordinary domestic pets; (b) saddle horses together with appropriate shelter; and (c) chickens provided that no roosters are allowed, and all chickens must be confined to the bounds of the lot. Expressly prohibited are sheep, goats, swine, cattle, and other "farm animals".
8. Any unregistered vehicle that is intended for over the road use must be stored within a garage or other suitable structure.
9. No trucks over one ton shall be parked overnight on the premises.
10. No structure shall be located on any lot within 25 feet of any lot line. For the purposes of this section, "structure" shall no include a septic system or a well.
11. No dwelling hereafter erected upon the conveyed premises shall be occupied in any manner while in the course of construction, nor at any time prior to it being fully completed. All construction shall be completed within one year from the start thereof, provided, that the Grantor may extend such time when in its opinion conditions warrant such extension.
12. The maintenance and care of the subdivision road (Acadia Pines Lane) shall be the responsibility of the Buyer in common with others having the use thereof.
13. No driveway shall be located on any lot within 10 feet of the sidelines.

Robert Vile
Licensed Site Evaluator
Certified Soil Scientist

PO Box 114, Cates Road
Dixmont, Maine 04932

Telephone
(207)234-2451

PRELIMINARY SOIL INVESTIGATION REPORT

Date: August 12, 2022

Applicant: Greg Westra
19610 Gunpowder Rd.
Manchester, MD. 21102

Land Description: Lot #2 Acadia Northwoods

Size of Lot: +-2 Acs.

Owner: Greg Westra

Road: Scawall Rd.

Town: Southwest Harbor

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 8-11-22

Method of investigation:

Hand Auger ()

Test Pit (X)

Method of ground control: Test pit to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 2AIII with a 15" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 21 GSF B43 modale Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.


Robert G. Vile Jr

Lic. #S204

8-12-22

Date

ZONE B (See applicable General Regulations and Standards)

A. LAND USE STANDARDS

All uses are permitted.

B. MINIMUM LOT STANDARDS AREA

Note: Minimum lot area requirements based on availability of utilities to the site

1. Minimum lot size:

- a. 40,000 sq. ft. (If Structures are serviced by Private Well and Private Septic System)
- b. 30,000 sq. ft. (If Structures are service by non-seasonal Public Water and Private Septic System)
- c. 20,000 sq. ft. (If Structures are serviced by Private Water and Public Sewerage)
- d. 15,000 sq. ft (If Structures are serviced by non-seasonal Public Water and Public Sewerage)

Exception: Minimum lot area within 250' of the high water line will be 40,000 square feet.

C. STRUCTURE STANDARDS

1. Minimum set-backs for all structures except antennae, boundary walls, driveways, parking lots, roads, sidewalks and signs:

- a) Lot lines – 15'
- b) State road – 55' from the centerline
- c) Town road – 20' from the edge of the right-of-way but not less than 35' from the centerline
- d) Private road – same as Town road if service to three or more lots

EXCEPTION: A 6' minimum setback from the edge of a vehicular way on a driveway.

2. Other Minimum set-backs for all structures:

- a) Upland edge of a wetland – 75'
- b) Intermittent stream (NHL) – 25'
- c) Perennial stream (NHL) – 75' (if sustained slopes exceed 20%, a 100' setback of undisturbed vegetation shall be maintained).
- d) Tributary Stream (NHL) – 75'

3. Height:

- a) 30' maximum within 250' of the normal high-water line
- b) 40' maximum within the rest of the zone

4. Individual Lot coverage: Includes structures only

- a. 10% if structures are serviced by private well and private septic system
- b. 12% if structures are serviced by non-seasonal public water and private septic system
- c. 15% if structures are serviced by private water and public sewerage
- d. 3,000 sq ft or 20%, whichever is greater, if structures are serviced by non-seasonal public water and public sewerage

EXCEPTION:

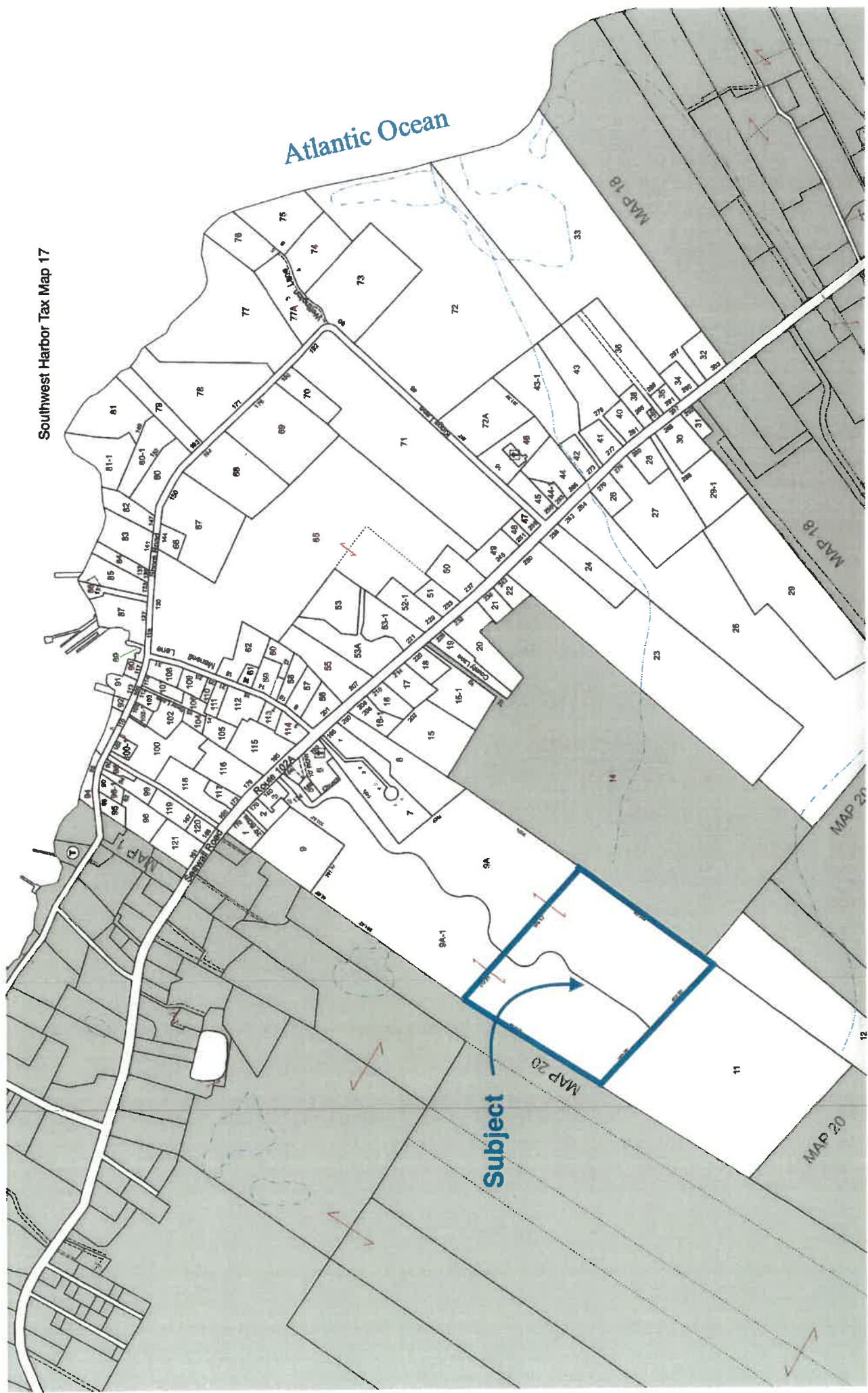
- a. 20% within 250' of the normal high-water line of a water body (includes structures and non-vegetated surfaces)
- b. 40% lot coverage by structures for commercial uses
 1. May include multi-family structures in excess of three dwelling units.
 2. Seasonal cottages with occupancy less than six months.
 3. Property to be in common ownership
 4. No condos or condo associations allowed
 5. All performance standards must apply

5. Minimum Shore Frontage

- A) Residential Use - 150'
- B) Non-Residential Use - 200'

Southwest Harbor Tax Map 17

Atlantic Ocean



Subject

MAP 20

MAP 20

MAP 18

MAP 18

MAP 20

12

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

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

3. Get your results.

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

Why Arsenic is Bad

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

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

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

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

Solving Arsenic Problems

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

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

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474** • TTY: Call Maine Relay 711





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 Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
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. Inactive licensees may not practice real estate brokerage.