

HUMMINGBIRD CHALET

26 Hummingbird Lane

Bar Harbor

\$1,100,000



*Distinctive properties.
Legendary service.*



Newly renovated 2-bedroom, waterfront, year-round home with clear view of Eastern Bay. 1.45+/- acres, with 150+/- ft of easily accessible private beach. Features include paved driveway, garage, and large deck. Property is being sold fully furnished. List of improvements available. Close to Acadia National Park.



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.

HUMMINGBIRD CHALET

26 Hummingbird Lane
Bar Harbor



Open Concept



Updated Kitchen



Downstairs Bedroom



Loft Bedroom

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Public Detail Report

MLS #: 1650802

County: Hancock

Seasonal: No

List Price: \$1,100,000

Status: Active

Property Type: Residential

Original List Price: \$1,100,000

Directions: Take State Route 3 to Hadley Point Rd. From Hadley Point Rd turn right onto Bay View Drive and then a left onto Hummingbird Lane. You will see a large "CHALET" sign directing you to Hummingbird Lane.



**26 Hummingbird Lane
Bar Harbor, ME
04609-7214**

**List Price:
\$1,100,000
MLS#: 1650802**



General Information

Sub-Type:	Single Family Residence	Year Built:	1970	Rooms:	4	Sqft Fin Abv Grd+/-:	900
Style:	Chalet	Fireplaces Total:	0	Beds:	2	Sqft Fin Blw Grd+/-:	0
Structure Type:	Post & Beam	Furniture:	Furnished	Baths:	1/0	Sqft Fin Total+/-:	900
Levels:	Multi-Level			Source of Sqft:			Public Records
Color:	Grey						

Land Information

Leased Land:	No	Waterfront:	Yes	Waterfront Amount:	150	Road Frontage +/-:	30
Lot Size Acres +/-:	1.45	Src of Wtrfrt:	Public Records; Seller; Survey	Waterfront Owned +/-:	150	Source of Rd Front:	Survey
Source of Acreage:	Public Records	Water Views:	Yes	Waterfront Shared +/-:	0	Zoning:	Sh Ltd/Sal Cove Res
Acreage Oth Source:	Survey			Water Body:	Upper Frenchmans Bay	Zoning Overlay:	No
Surveyed:	Yes			Water Body Type:	Ocean		

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:	0	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; Dryer; Electric Range; Microwave; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Great Room	14.2	13.11	First	Vaulted Ceiling(s), Wood Burning Fireplace
Kitchen	14.2	9.4	First	Eat-in Kitchen
Bedroom 1	19.4	11.2	First	Laundry/Laundry Hook-up
Bedroom 2	23.3	16.4	Second	

Property Features

Site: Right of Way; Well Landscaped; Wooded	2 Dtchd Houses on 1 Lot: No
Driveway: Common; Paved	Construction: Wood Frame
Parking: 1 - 4 Spaces; On Site	Basement Info: Full; Unfinished; Walk-Out Access
Location: Near Public Beach; Neighborhood; Rural	Foundation Materials: Poured Concrete
Rec. Water: Deeded; Oceanfront; Waterfront Tidal	Exterior: Shingle Siding; Wood Siding
Roads: Paved; Private Road; Right of Way	Roof: Pitched; Shingle
Transportation: Near Airport	Heat System: Baseboard; Direct Vent Furnace; Hot Water; Wood Stove
Electric: Circuit Breakers	Heat Fuel: Gas Bottled
Gas: Bottled	Water Heater: Off Heating System; On Demand
Sewer: Private Sewer; Septic Design Available; Septic Tank	Cooling: Window Unit(s)
Water: Private; Well	Floors: Carpet; Hardwood; Tile
Equipment: Internet Access Available	Window Features: Double Pane Windows
Basement Entry: Exterior Only	Veh. Storage: 1 Car; Basement; Underground
	Garage: Yes
	Garage Spaces: 1
	Amenities: 1st Floor Bedroom; Bathtub; Laundry - 1st Floor; Laundry - Hookup
	Patio and Porch Features: Deck

View: Scenic
Energy Efficiency: Thermostat

Tax/Deed Information

Book/Page/Deed:	7198/114/All	Full Tax Amt/Yr: \$12,719.23/ 2025	Map/Block/Lot: 202//004
Deed/Conveyance Type Offered:	Quit Claim w/ Covenant	School District: Bar Harbor Public Schools	Tax ID: BARH-000202-000000-000004

Remarks

Remarks: Your waterfront, year-round Acadia retreat is here. Come and relax in this newly renovated 2 bedroom chalet with a clear view of Eastern Bay and all its aquatic wildlife from the wrap-around deck or inside the open concept living space. An easily accessible 150' private beach allows for convenient beach-combing, kayaking, bird-watching, fishing and paddle boarding. Or just plain relax and watch the world go by. This property is being sold fully furnished with a long list of recent improvements, including a newer Viessman boiler, Rinnai tankless hot water heater, newer appliances, furnishings, and a paved road. The home even has a garage for your convenience. Enjoy the spectacular sunsets throughout the year in this comfortable and perfectly-situated turnkey home. With quick access to Route 3, you will be able to enjoy Acadia National Park and other activities and attractions on Mount Desert Island.

LO: The Knowles Company

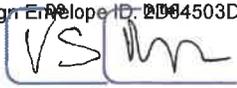
Listing provided courtesy of:

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

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Hummingbird Chalet
26 Hummingbird Ln, Bar Harbor ME 04609

LIST OF IMPROVEMENTS

Current owners:

- Installed Viessmann on-demand boiler (2022) – propane fuel
- Installed tankless Rinnai water heater (2025) – runs off the Viessmann boiler
- Replaced bladder tank and filter system (2025).
- Installed new gutters (2024)
- Painted exterior of the home (2025)
- Replaced three (3) bedroom windows (2022) to comply with fire safety regulations for the Town of Bar Harbor.
- Had the road & driveway paved (2022).
- Completed a full kitchen remodel (2022), including new cabinets and appliances.
- Replaced wood stove and installed all new corresponding pipes, including lined chimney (2022).
- New washer & dryer (2024).
- New furniture throughout (2022).
- Updated exterior drainage system to divert water flow.

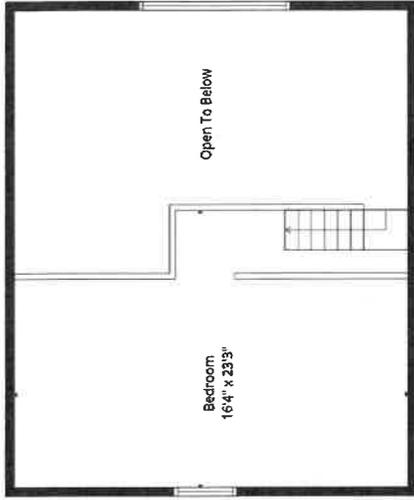
Per previous disclosure / previous owners:

- Roof replaced (2012); 35-year warranty on the asphalt shingles
- Installed new deck installed (2012)
- Installed new storm doors (2012)
- Installed new windows (2007)

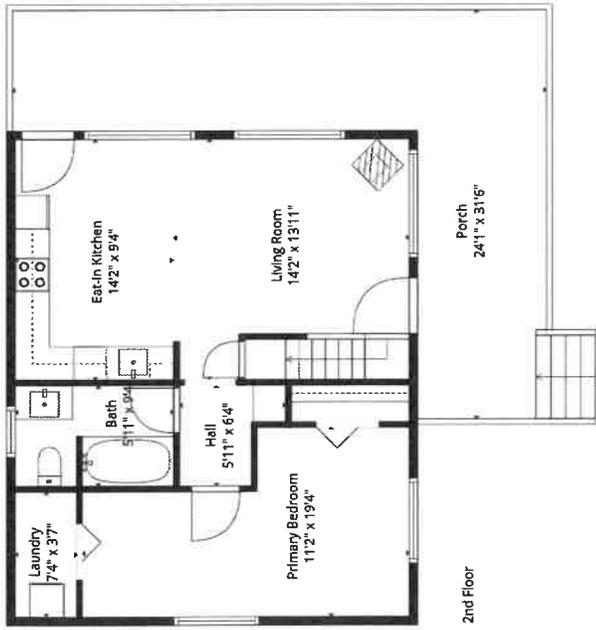


TOTAL: 918 sq. ft
 1st floor: 0 sq. ft, 2nd floor: 654 sq. ft, 3rd floor: 264 sq. ft
 EXCLUDED AREAS: COVERED PATIO: 206 sq. ft, GARAGE: 654 sq. ft, PORCH: 366 sq. ft,
 OPEN TO BELOW: 305 sq. ft, LOW CEILING: 86 sq. ft, WALLS: 158 sq. ft

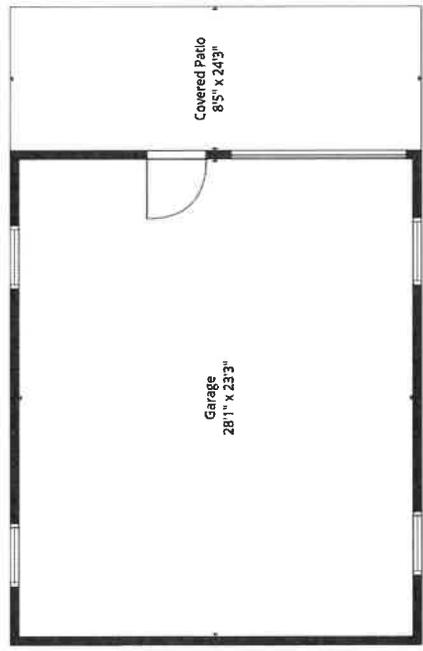
Sizes And Dimensions Are Approximates. Actual May Vary.



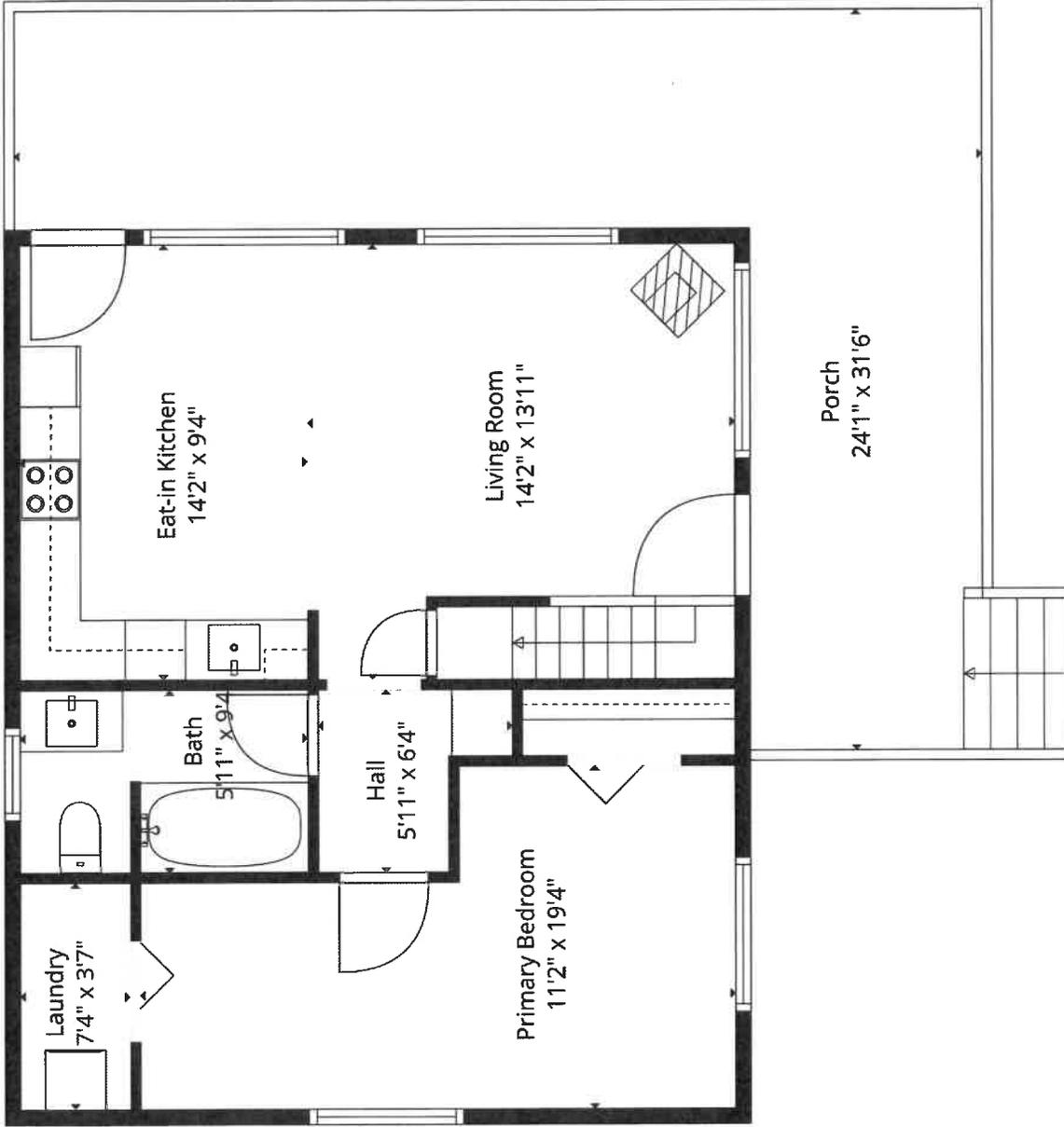
3rd Floor



2nd Floor



1st Floor

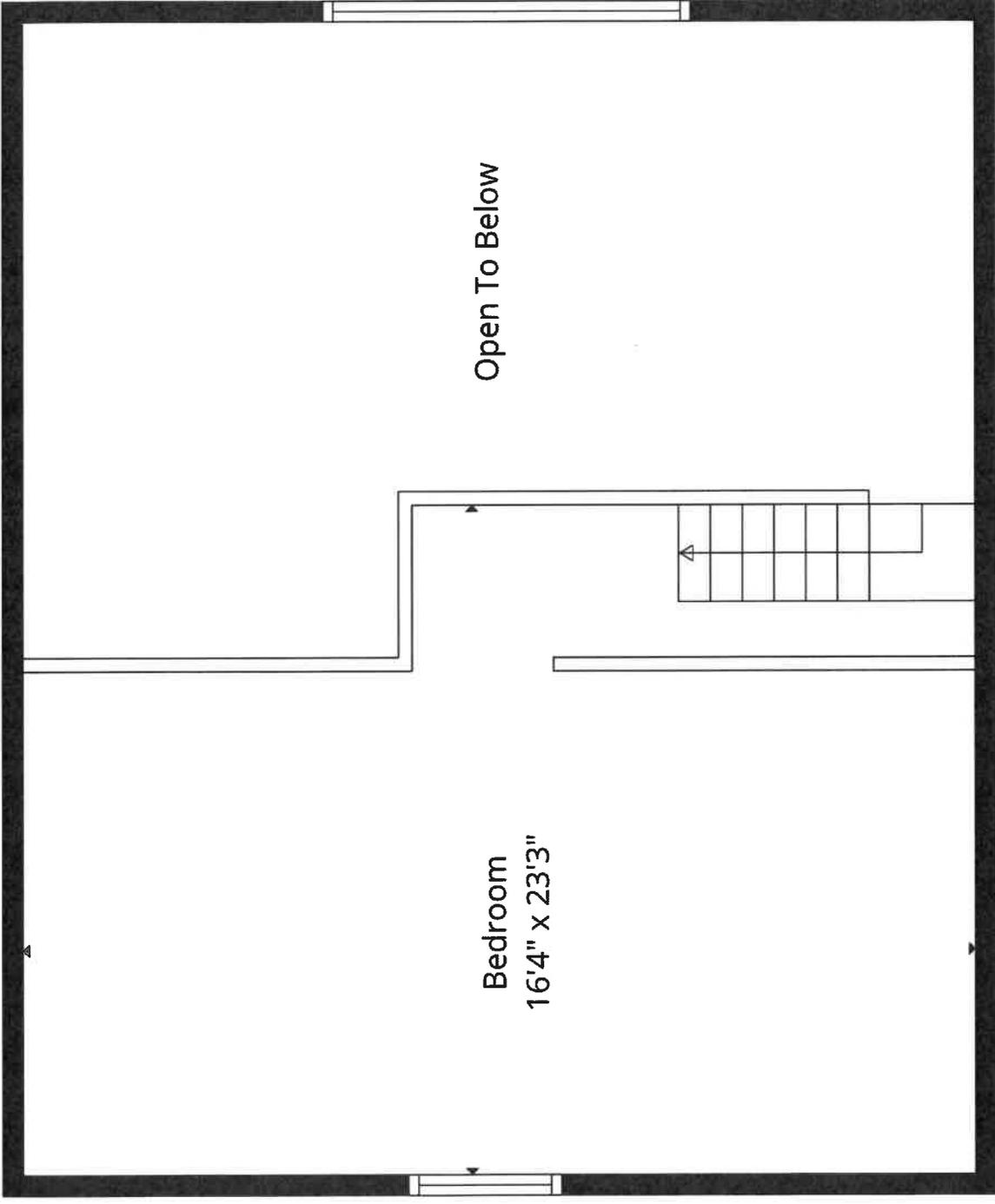


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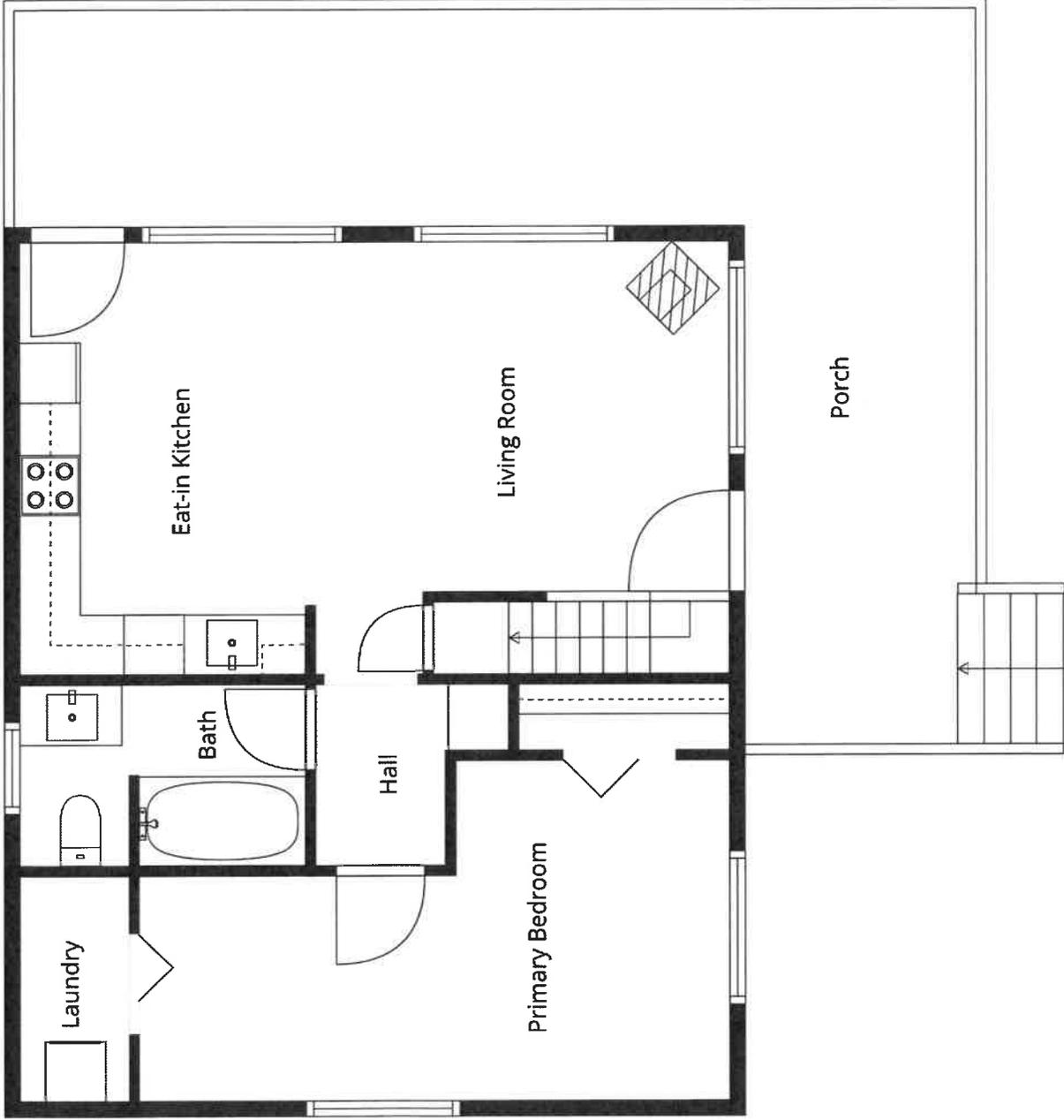




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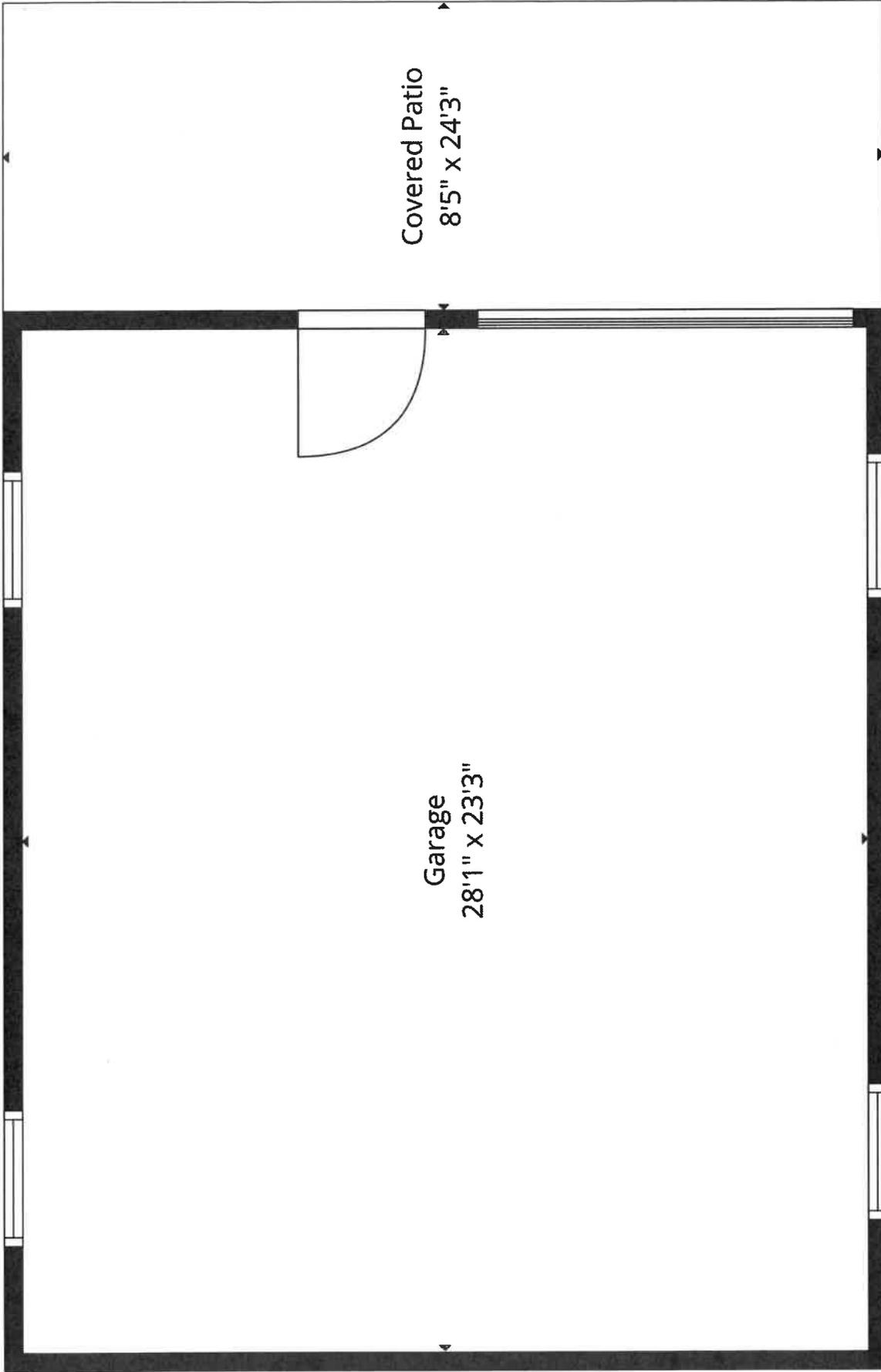
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PROPERTY LOCATED AT: 26 Hummingbird Lane, Bar Harbor, ME 04609

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: 2022 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? Previous owner tested in 2015 and installed filter to mitigate water hardness, per previous disclosure.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: On left driveway access to house

Installed by: _____

Date of Installation: 2007

USE: Number of persons currently using system: 0

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

Comments: Current owners updated bladder tank and filter system in existing filtration system. New filter installed in 2025.

Source of Section I information: Seller & previous disclosure

Buyer Initials _____

Seller Initials

VS MS

PROPERTY LOCATED AT: 26 Hummingbird Lane, Bar Harbor, ME 04609

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: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: By corner of house -see HHE-200 form OR Unknown

Date installed: 2015 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: Top of driveway

Date of installation of leach field: 2015 Installed by: Jay Pelletier

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: HHE-200 form is available

Source of Section II information: Seller, HHE-200 form, Previous disclosure

Buyer Initials _____

Seller Initials VS Initial

PROPERTY LOCATED AT: **26 Hummingbird Lane, Bar Harbor, ME 04609**

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	HWBB			
Age of system(s) or source(s)	2022, Viessmann Boiler			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Acadia fuel supplies propane			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	On demand system with 2 zones. Works with the new Rinnai (2025) tankless hot water heater.			

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): ..wood stove chimney 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: by the town of Bar Harbor 1/13/26

Date chimney(s) last cleaned: **no - only used 3 times**

- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: **2022 - Owners replaced wood stove and all corresponding pipes, installed lined chimney.**

Source of Section III information: **Seller, Town Records, Previous disclosure**

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 _____

Seller Initials  

PROPERTY LOCATED AT: 26 Hummingbird Lane, Bar Harbor, ME 04609

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

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

Comments: Seller has no knowledge of underground storage tanks at the property.

Source of information: Seller, Prior owner disclosures during the 2015 purchase/sale

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: Seller has no knowledge of presence of asbestos at the property.

Source of information: Seller, Prior owner disclosures during the 2015 purchase/sale

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2022 By: _____

Results: Results were satisfactory: levels did not exceed the recommended threshold.

If applicable, what remedial steps were taken? None needed.

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

Are test results available? Yes No

Results/Comments: Seller currently does not have access to results as they are in another state.

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2022 By: _____

Results: Results were satisfactory: levels did not exceed the recommended threshold.

If applicable, what remedial steps were taken? None needed.

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

Are test results available? Yes No

Results/Comments: Seller currently does not have access to results as they are in another state.

Source of information: Seller

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

Comments: Seller has no knowledge of any presence of methamphetamines.

Source of information: Seller

Buyer Initials _____

Seller Initials VS Initial

PROPERTY LOCATED AT: 26 Hummingbird Lane, Bar Harbor, ME 04609

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: Seller has no knowledge of presence of lead-based paint / paint hazards at the property.

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: Seller has no knowledge of any presence of hazardous materials.

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: Refer to Deed- ROW for access to abutting properties

Source of information: Seller, Public Records, Deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? informal agreement with abutters for road maintenance

Road Association Name (if known): no formal association, C-Ray plows

Source of information: Seller

Buyer Initials _____

Seller Initials DS VS Initial

PROPERTY LOCATED AT: 26 Hummingbird Lane, Bar Harbor, ME 04609

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: some light erosion of seawall during winter storm Jan 2024

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?

Area of Minimal Flood Hazard, Zone X

Relevant Panel Number: 23009C0979D Year: 07/20/2016 (Attach a copy)

Comments: Structure (home) is located at a high elevation relative to the beach / shoreline.

Source of Section VI information: Seller, FEMA Flood Hazard Map

Buyer Initials _____

Seller Initials

DS

Initial

National Flood Hazard Layer FIRMette

8°19'21"W, 44°26'49"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- 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 for

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

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMFRs
- Area of Undetermined Flood Hazard Zone X

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

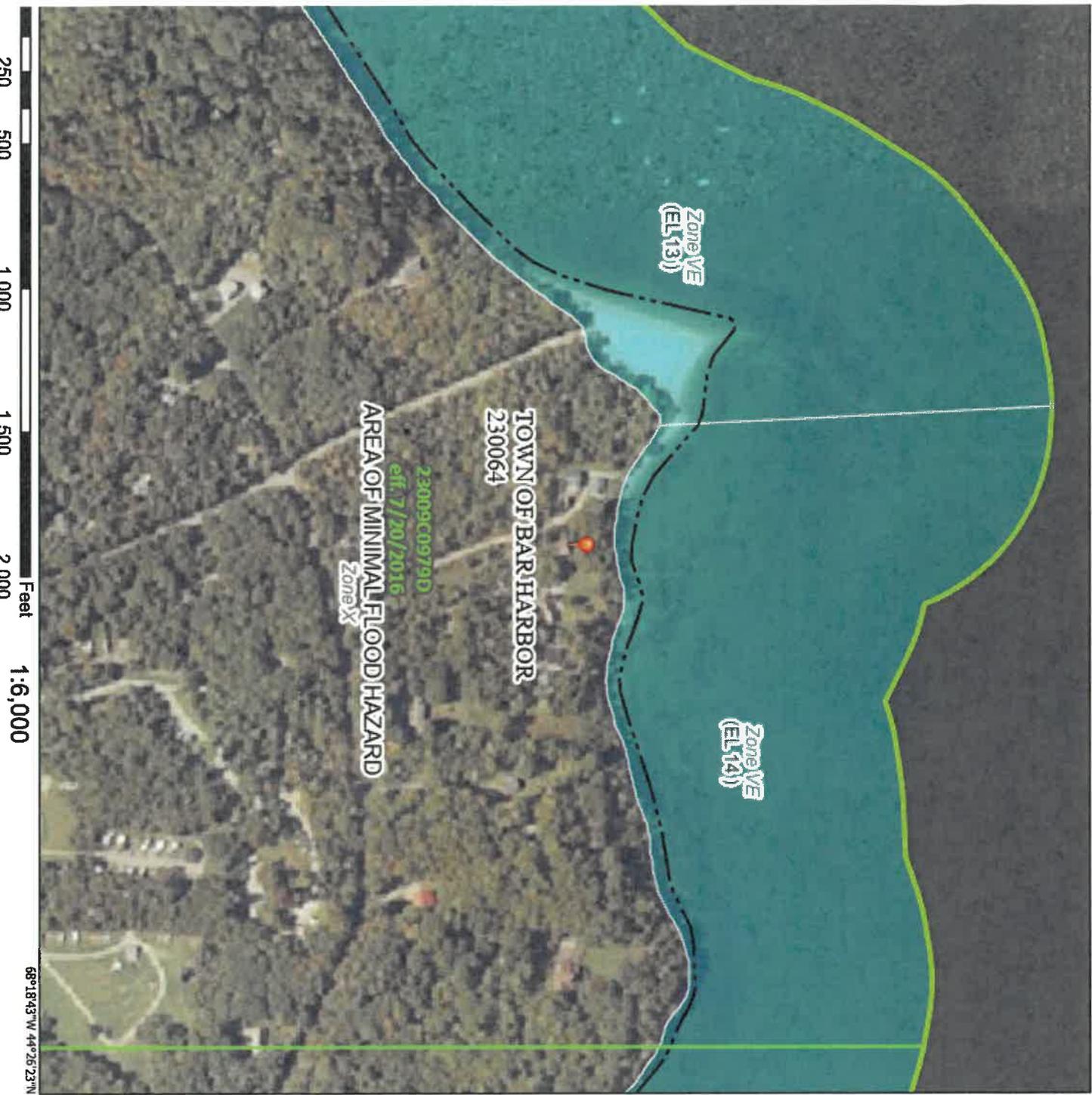
MAP PANELS

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/27/2026 at 2:32 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Vira K. Siemion, Michael A. Siemion (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 26 Hummingbird Lane, Bar Harbor, ME 04609

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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

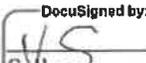
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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	 DocuSigned by: Seller Vira K. Siemion	1/30/2026
Buyer	Date	 DocuSigned by: Seller Michael A. Siemion	1/30/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	 DocuSigned by: Agent Maria Spallino	1/30/2026



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PROPERTY LOCATED AT: 26 Hummingbird Lane, Bar Harbor, ME 04609

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: Homestead

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: propane tank leased through Acadia Fuel

Year Principal Structure Built: 1970 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2012 with 35 year asphalt shingles, per previous disclosure

Water, moisture or leakage: None

Comments: Roof appears to be in excellent condition.

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: Very dry basement with a year-round dehumidifier in place.

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

If Yes, are test results available? Yes No

Comments: No cause to test; dehumidifier runs year round in basement/garage.

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: No issues.

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

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

..... Yes No Unknown

Comments: None.

Buyer Initials _____

Seller Initials DS VS Initial [Signature]

PROPERTY LOCATED AT: 26 Hummingbird Lane, Bar Harbor, ME 04609

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Sellers have no knowledge of any material defects related to the property.

Comments: Sellers have renovated and maintained the property in excellent condition.

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

Walls of home are insulated.

Please see attached list of improvements.

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: VS 1/30/2026
SELLER DATE
Vira K. Siemion

Signed by: [Signature] 1/30/2026
SELLER DATE
Michael A. Siemion

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 Vira K. Siemion, Michael A. Siemion (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 26 Hummingbird Lane, Bar Harbor, ME 04609

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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: _____ 1/30/2026

Vira K. Siemion
Seller Vira K. Siemion Date 1/30/2026

Michael A. Siemion
Seller Michael A. Siemion Date _____

Seller Date

DocuSigned by: _____ 1/30/2026

Maria Spallino
Agent Maria Spallino Date _____

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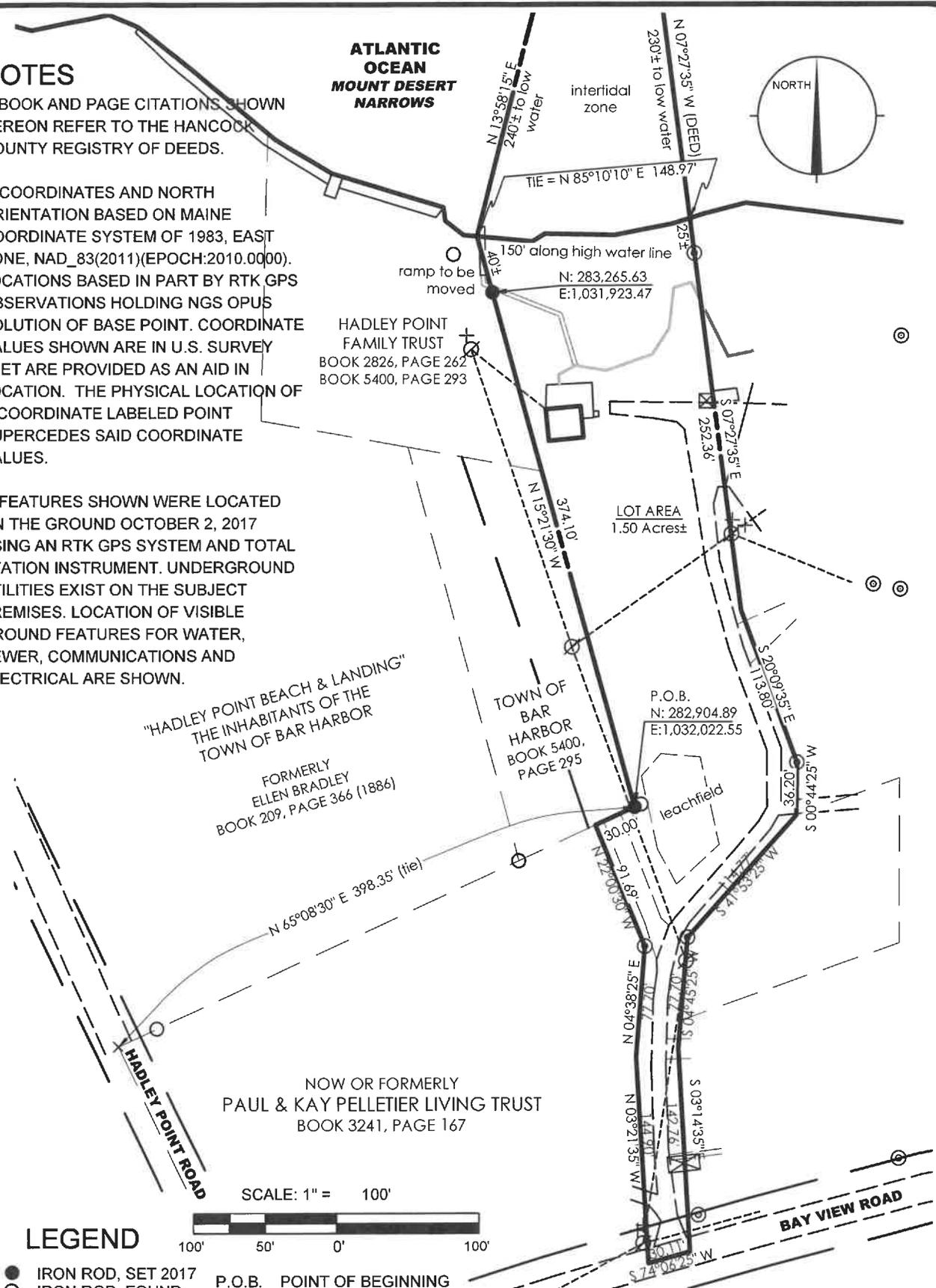
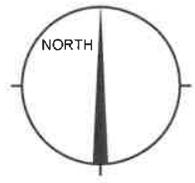
NOTES

1. BOOK AND PAGE CITATIONS SHOWN HEREON REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.

2. COORDINATES AND NORTH ORIENTATION BASED ON MAINE COORDINATE SYSTEM OF 1983, EAST ZONE, NAD_83(2011)(EPOCH:2010.0000). LOCATIONS BASED IN PART BY RTK GPS OBSERVATIONS HOLDING NGS OPUS SOLUTION OF BASE POINT. COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET ARE PROVIDED AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERCEDES SAID COORDINATE VALUES.

3. FEATURES SHOWN WERE LOCATED ON THE GROUND OCTOBER 2, 2017 USING AN RTK GPS SYSTEM AND TOTAL STATION INSTRUMENT. UNDERGROUND UTILITIES EXIST ON THE SUBJECT PREMISES. LOCATION OF VISIBLE GROUND FEATURES FOR WATER, SEWER, COMMUNICATIONS AND ELECTRICAL ARE SHOWN.

ATLANTIC OCEAN MOUNT DESERT NARROWS



LEGEND

- IRON ROD, SET 2017
- IRON ROD, FOUND
- ⊙ IRON PIPE, FOUND
- ⊠ WOOD POST, FOUND
- P.O.B. POINT OF BEGINNING
- ⊕ GUY ANCHOR
- ⊗ UTILITY POLE

- OVERHEAD WIRES
- EDGE OF PAVEMENT
- ADJOINER EASEMENT
- BOUNDARY LINE

EXHIBIT B

PALUGA BOUNDARY SKETCH
HUMMINGBIRD LANE
BAR HARBOR, MAINE

PLISGA & DAY

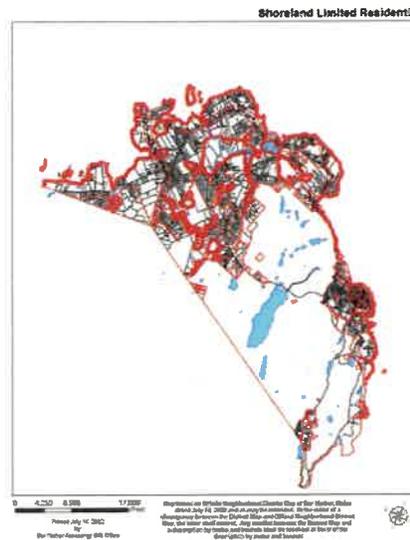
APRIL 18, 2018
Project No. 17223 (PLS No. 2327)

www.WeMapIt.com • 72 MAIN STREET - BANGOR, ME 04401 • (207) 947-0019

26 Hummingbird Ln
Bar Harbor ME 04609
Map 202, Lot 004



§ 125-48. Shoreland Limited Residential. [Amended 6-13-2006;¹6-12-2018; 11-2-2021; 6-14-2022]



A. Purpose.

B. Dimensional standards.

- (1) Minimum lot size: 30,000 square feet per dwelling unit with sewer adjacent to tidal areas; 40,000 square feet, or same as nearest adjacent upland district, whichever is greater, for all other uses and structures.
- (2) Minimum road frontage and lot width: 100 [feet] with sewers; 150 [feet] without sewers.
- (3) Minimum shore frontage: 150 [feet] per dwelling unit adjacent to tidal areas; 200 [feet] for all other uses and structures.
- (4) Minimum front setback: same as nearest adjacent upland district.
- (5) Minimum side setback: same as nearest adjacent upland district.
- (6) Minimum rear setback: same as nearest adjacent upland district.
- (7) Maximum lot coverage: 20%.
- (8) Maximum height: 35 [feet].
- (9) Minimum area per family: 30,000 square feet.

C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:

1. **Editor's Note:** This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.

Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

Filling/earthmoving activity of less than 10 cubic yards

Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking

Public utility installation

Vacation rental-1 provided that it be registered per Chapter 174. Short-Term Rental Registration.

D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:

Essential services accessory to a permitted use or structure

Road construction

(1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:

Uses or structures accessory to permitted uses or structures

(2) Total developed area greater than 2,000 square feet. Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet:

Government facility and grounds

(3) Permanent pier, dock, wharf, breakwater. Planning Board approval required for permanent structures:

Pier, dock, wharf, breakwater or other use projecting into the water

(4) Wind turbine. Minor site plan review required:

Wind turbine

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Public or private park with minimal structural development

Single-family dwelling

Small, nonresidential facility, without structures, for educational, scientific or nature interpretation purposes

Uses or small structures accessory to permitted uses or structures

- (1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:

Uses or structures accessory to permitted uses or structures

- (2) Total developed area less than 2,000 square feet. CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet:

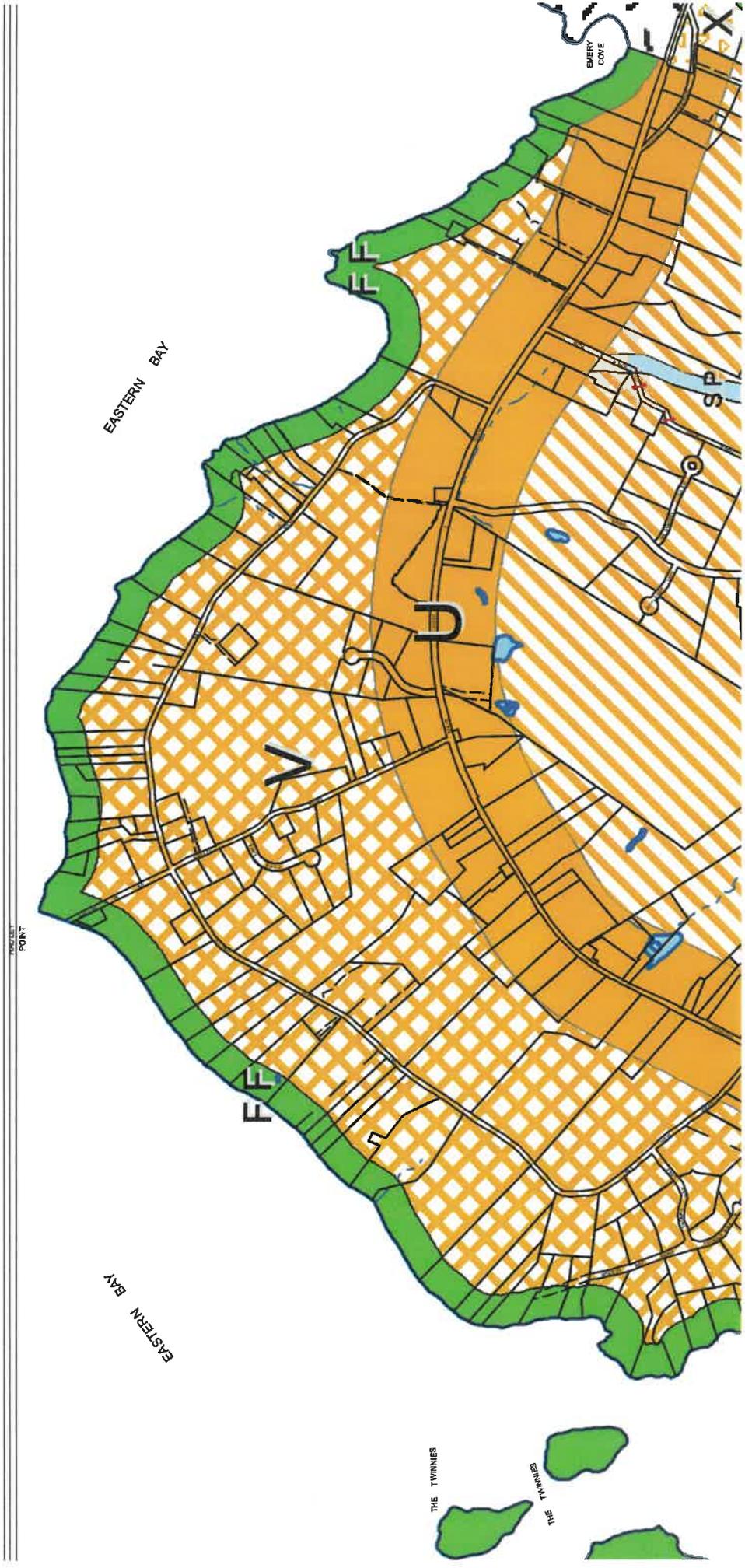
Government facility and grounds

- (3) Temporary pier, dock, wharf, breakwater. CEO permit required for temporary structures:

Pier, dock, wharf, breakwater or other use projecting into the water

- F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:

Private sewage disposal system accessory to permitted uses



*Town of Bar Harbor, ME
Friday, January 30, 2026*

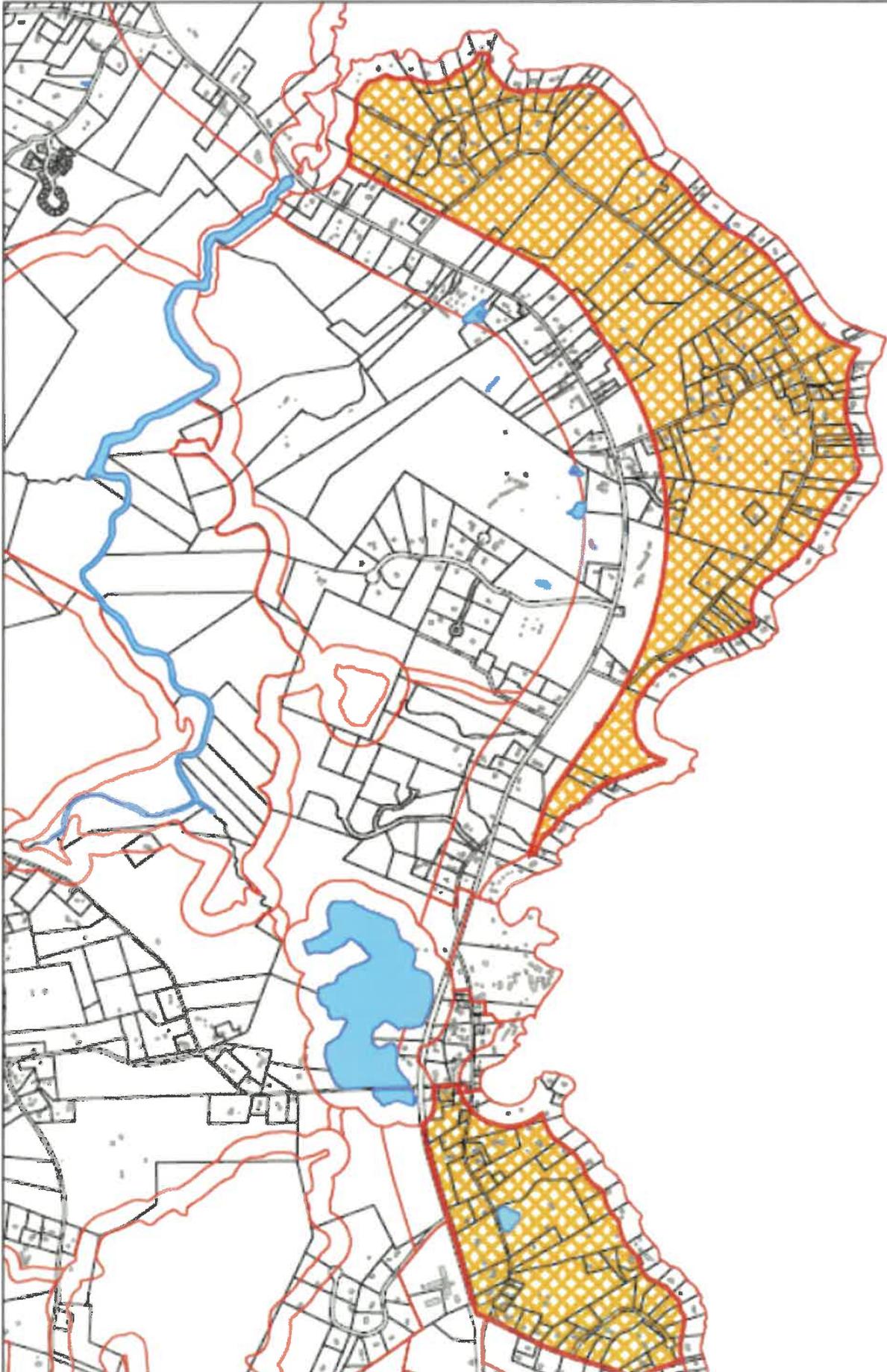
Chapter 125. Land Use

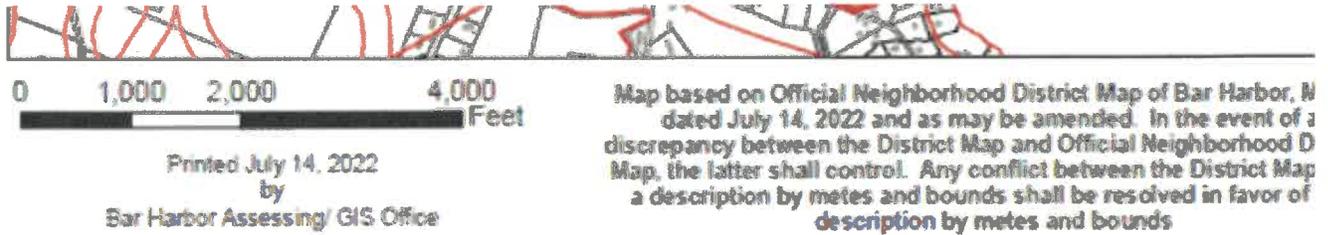
Article III. Land Use Activities and Standards

§ 125-38. **Salisbury Cove Residential.**

[Amended 6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022]

Salisbury C





- A. Purpose.
- B. Dimensional standards.
 - (1) Minimum lot size: 40,000 square feet.
 - (2) Minimum road frontage and lot width: 200 [feet].
 - (3) Minimum front setback: 75 [feet].
 - (4) Minimum side setback: 25 [feet].
 - (5) Minimum rear setback: 25 [feet].
 - (6) Maximum lot coverage: 25%.
 - (7) Maximum height: 40 [feet].
 - (8) Minimum area per family: 20,000 square feet.
- C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:
 - Activities necessary for managing/protecting land
 - Agriculture, homestead
 - Filling/earthmoving activity of less than 10 cubic yards
 - Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking
 - Public utility installation
 - Vacation rental-1 provided that it be registered per Chapter 174. Short-Term Rental Registration.
- D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:
 - Kennel, boarding
 - Road construction
 - Wireless communications facility
 - (1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:
 - Uses or structures accessory to permitted uses or structures
 - (2) Permanent pier, dock, wharf, breakwater. Planning Board approval required for permanent structures:
 - Pier, dock, wharf, breakwater or other use projecting into the water
 - (3) Accessory essential services. Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval:
 - Essential services accessory to a permitted use or structure

- (4) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

- (5) Wind turbine. Minor site plan review required.

Wind turbine

- E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Kennel

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Public or private park with minimal structural development

Single-family dwelling

Two-family dwelling

Uses or small structures accessory to permitted uses or structures

- (1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:

Uses or structures accessory to permitted uses or structures

- (2) Temporary pier, dock, wharf, breakwater. CEO permit required for temporary structures:

Pier, dock, wharf, breakwater or other use projecting into the water

- (3) Accessory essential services. CEO permit for services accessory to uses or structures requiring CEO permit:

Essential services accessory to a permitted use or structure

- (4) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

- F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:

Private sewage disposal system accessory to permitted uses

§ 125-48. Shoreland Limited Residential.

[Amended 6-13-2006;^[1] 6-12-2018; 11-2-2021; 6-14-2022]

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/
cohp](http://www.maine.gov/dhhs/cohp)

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 07/200
Office Title Changed 09/201

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.