

WESTERN WAY FARMHOUSE

435 Seawall Road
Southwest Harbor
\$1,395,000



*Distinctive properties.
Legendary service.*



"Western Way Farmhouse" is a 4-bedroom, 4-bath historic gem, and boasts one of the best views on Mount Desert Island. Retaining many original features the architecture is classic Cape Cod, but with two independent wings. An open, rolling field reaches all the way to the shoreline, and the abutting lot at the shore has protective view covenants, allowing all the benefits of shorefront property. With space to provide flexibility, two kitchens and several working fireplaces, the uses of the attractive property are many.

Final acreage to be determined

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.

WESTERN WAY FARMHOUSE

435 Seawall Road
Southwest Harbor



Door to Water



Sunporch



Parlor & Fireplace



Waterview

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Public Detail Report

MLS #: 1654621

County: Hancock

Seasonal: No

List Price: \$1,395,000

Status: Active

Property Type: Residential

Original List Price: \$1,395,000

Directions: Through the village of Southwest Harbor, take left onto 102A. The yellow farmhouse with classic red barn is on the left.



**435 Seawall Road
Southwest Harbor,
ME 04679-4048**

**List Price:
\$1,395,000
MLS#: 1654621**



General Information

Sub-Type: Single Family Residence	Year Built: 1860	Rooms: 10	Sqft Fin Abv Grd+/-: 2,624
Style: Cape Cod; Farmhouse	Fireplaces Total: 3	Beds: 4	Sqft Fin Blw Grd+/-: 0
Color: yellow	Furniture: Unfurnished	Baths: 4/0	Sqft Fin Total+/-: 2,624
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Water Body: Atlantic Ocean,	Road Frontage +/-: 296
Lot Size Acres +/-: 2	Water Views: Yes	Body: Southwest Harbor,	Source of Rd Front: Survey
Source of Acreage: Seller		Water Body: Western Way	Zoning: SR
Surveyed: Yes		Water Body Type: Bay; Ocean	Zoning Overlay: No
			Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 3	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; Dryer; Electric Range; Microwave; Refrigerator; Washer; Other Appliances: second kitchen - refrigerator and stove

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Living Room			First		Other Room			First	
Family Room			First						
Kitchen			First						
Primary Bedroom			First						
Bedroom 2			First						
Bedroom 3			First						
Bedroom 4			Second						
Family Room			First						
Great Room			First						

Property Features

Site: Level; Open; Pasture/Field; Rolling/Sloping; Well Landscaped	2 Dtchd Houses on 1 Lot: No
Driveway: Paved	Construction: Wood Frame
Parking: 5 - 10 Spaces	Basement Info: Bulkhead; Partial; Sump Pump
Location: Near Town; Rural	Foundation Materials: Poured Concrete; Stone
Restrictions: No Restrictions	Exterior: Clapboard; Wood Siding
Rec. Water: Nearby; ROW to Water; Waterfront Deep	Roof: Composition; Fiberglass; Shingle
Roads: Public	Heat System: Baseboard
Transportation: Deep Water Access	Heat Fuel: Oil; Wood
Electric: Circuit Breakers	Water Heater: Off Heating System
Gas: No Gas	Cooling: None
Sewer: Septic Tank	Floors: Vinyl; Wood
Water: Public	Other Structures: Barn(s)
Equipment: Cable; Internet Access Available	Veh. Storage: 2 Car; Attached; Direct Entry to Living; Storage Above
Basement Entry: Bulkhead; Exterior Only	Garage: Yes
	Garage Spaces: 2
	Amenities: 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Bathtub;
	In-Law Apartment; Laundry - 1st Floor; Primary Bedroom w/Bath; Storage
	Patio and Porch Features: Deck; Glassed-in Porch; Patio
	View: Fields; Mountain(s); Scenic

Tax/Deed Information

Book/Page/Deed: 7344 P/O/758 P/O/ **Full Tax Amt/Yr:** \$23,566/ 2025 **Map/Block/Lot:** 18//61 P/O
Deed/Conveyance Type Offered: Partial **School District:** Southwest Harbor Public Schools **Tax ID:** SOUR-000018-000000-000061
Quit Claim w/
Covenant

Remarks

Remarks: Western Way Farmhouse is a 4-bedroom, 4-bath historic gem, boasting one of the best views on Mount Desert Island. Retaining many original features, the architecture is classic Cape Cod, but with two independent wings. An open, rolling field reaches all the way to the shoreline, and the abutting lot at the shore has protective view covenants, allowing all the benefits of shorefront property. With space to provide flexibility, two kitchens and several working fireplaces, the uses of this attractive property are many. Final acreage to be determined, but house lot to be sold is roughly 1.95 acres to deer fence, to be re-surveyed.

LO: The Knowles Company

Listing provided courtesy of:

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

info@knowlesco.com

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PROPERTY LOCATED AT: 435 Seawall Road, 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: Town Water

Installed by: ---

Date of Installation: ----

USE: Number of persons currently using system: none

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

Comments: Town public water

Source of Section I information: seller & town

Buyer Initials _____

Page 1 of 8

Seller Initials

Initial
MC

DS
X

PROPERTY LOCATED AT: **435 Seawall Road, 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	FHW	4-fireplaces		
Age of system(s) or source(s)	2006			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	calling fuel co. to get figure			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	2023			
Malfunctions per system(s) or source(s) within past 2 years	none known			
Other pertinent information	----			

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
 - If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
 - If Yes, date: **unknown**
 - Date chimney(s) last cleaned: **unknown**
- Direct and/or Power Vent(s): Yes No Unknown
 - Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: **----**

Comments: **-----**

Source of Section III information: **SELLER & OBSERVATION**

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 Initial
ML DS
K

PROPERTY LOCATED AT: 435 Seawall Road, Southwest Harbor, ME 04679

What materials are, or were, stored in the tank(s)? n/a

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

Comments: none known

Source of information: previous owner's disclosure

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: no known asbestos

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: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials

ML

KS

PROPERTY LOCATED AT: 435 Seawall Road, 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: some exterior and minor

Source of information: visual

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: none known

Source of information: SELLER & OBSERVATION

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: ---

Source of information: seller

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

If No, who is responsible for maintenance? ----

Road Association Name (if known): ---

Source of information: ----

Buyer Initials _____

Seller Initials

^{Initial}
ML

^{DS}
JC

PROPERTY LOCATED AT: 435 Seawall Road, 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?
230293

Relevant Panel Number: 23009C1218D Year: 2016 (Attach a copy)

Comments: seller does not live at the home, seller is retaining the shore lot

Source of Section VI information: seller

Buyer Initials _____

Seller Initials

Initial DS
MC MC

National Flood Hazard Layer FIRMette

68°18'2"W 44°15'23"N



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

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 0
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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 3/17/2026 at 6:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



PROPERTY LOCATED AT: 435 Seawall Road, 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: none known

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

Year Principal Structure Built: 1860 +/- What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2005

Water, moisture or leakage: none observed

Comments: Barn roof is unknown

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: no known foundation problems

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: -----

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 known

Buyer Initials _____ Page 7 of 8 Seller Initials ML JS

PROPERTY LOCATED AT: 435 Seawall Road, 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: none known

Comments: -----

Source of Section VII information: previous owner's disclosure & seller

SECTION VIII - ADDITIONAL INFORMATION

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:
Marge Connelly 3/13/2026
SELLER B2167832FDD0E47E... DATE
Marge Connelly

SELLER DATE

DocuSigned by:
Julie Christopher 3/13/2026
SELLER B113242D97C49F... DATE
Julie Christopher

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 Marge Connelly, Julie Christopher (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 435 Seawall Road, Southwest Harbor, ME 04679

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Buyer's Acknowledgment

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

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

(e) Buyer has (check one below):

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

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

Agent's Acknowledgment

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

Certification of Accuracy

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

DocuSigned by: Marge Connelly 3/13/2026
 Seller Marge Connelly Date
Julie Christopher 3/13/2026
 Seller Julie Christopher Date

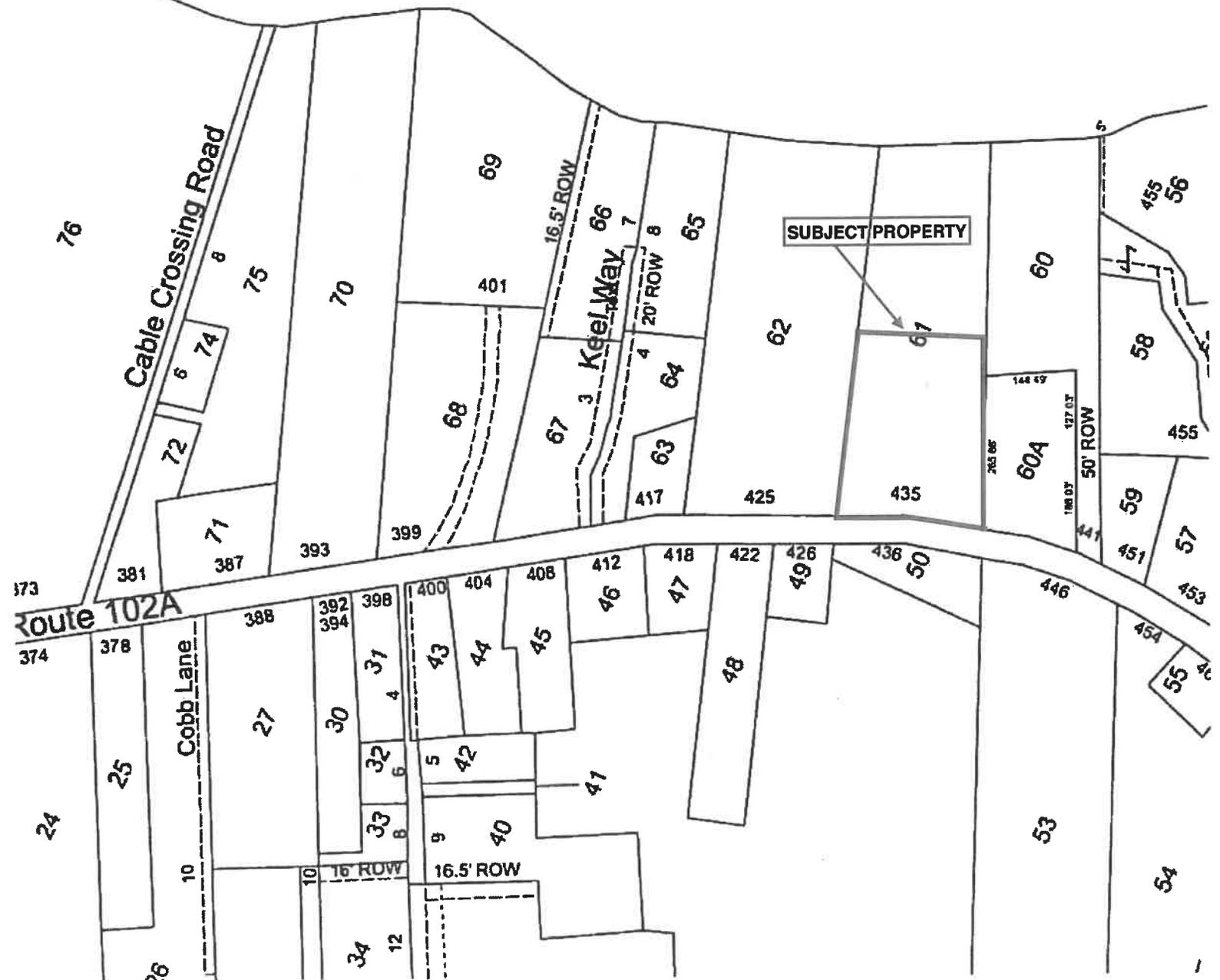
Seller _____ Date _____

DocuSigned by: Torie Hallock 3/14/2026
 Seller Nick Burnett Date
 Agent Torie Hallock & Nick Burnett Date



Atlantic Ocean

SOUTHWEST HARBOR
TAX MAP #18



15. Land Use Standards. All land use activities within the shoreland zone shall conform with the following provisions, if applicable.

A. Minimum Lot Standards

	Minimum Lot Area (sq. ft.)	Minimum Shore Frontage (ft.)
(1)		
(a) Residential per dwelling unit		
(i) Within the Shoreland Zone Adjacent to Tidal Areas	40,000	150
(ii) Within the Shoreland Zone Adjacent to Non-Tidal Areas	40,000	200
(b) Governmental, Institutional, Commercial or Industrial per principal structure		
(i) Within the Shoreland Zone Adjacent to Tidal Areas, Exclusive of Those Areas Zoned for Commercial Fisheries and Maritime Activities	40,000	200
(ii) Within the Shoreland Zone Adjacent to Tidal Areas Zoned for Commercial Fisheries and Maritime Activities; For other principal use	NONE 6,500	NONE 150
(iii) Within the Shoreland Zone Adjacent to Non-tidal Areas	60,000	300
(c) Public and Private Recreational Facilities		
(i) Within the Shoreland Zone Adjacent to Tidal and Non-Tidal Areas	40,000	200

(2) Land below the normal high-water line of a water body or upland edge of a wetland and land beneath roads serving more than two (2) lots shall not be included toward calculating minimum lot area.

- (3) Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof after September 22, 1971.
- (4) The minimum width of any portion of any lot within one hundred (100) feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.
- (5) If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.

B. Principal and Accessory Structures

- (1) All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of great ponds classified GPA and rivers that flow to great ponds classified GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in the General Development Zone the setback from the normal high-water line shall be at least twenty five (25) feet, horizontal distance, and in the Commercial Fisheries/Maritime Activities Zone there shall be no minimum setback. In the Resource Protection Zone the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that zone in which case the setback requirements specified above shall apply.

In addition:

- (a) The water body, tributary stream, or wetland setback provision shall neither apply to structures which require direct access to the water body or wetland as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water-dependent uses.
- (b) All principal structures along Significant River Segments as listed in 38 M.R.S.A. section 437 (see Appendix A), shall be set back a minimum of one hundred and twenty-five (125) feet, horizontal distance, from the normal high-water line and shall be screened from the river by existing vegetation. This provision does not apply to structures related to hydropower facilities.
- (c) For principal structures, water and wetland setback measurements shall be taken from the top of a coastal bluff that has been identified on Coastal Bluff maps as being “highly unstable” or “unstable” by the Maine Geological Survey pursuant to its “Classification of Coastal Bluffs” and published on the most recent Coastal Bluff map. If the applicant and the permitting official(s) are in disagreement as to the specific location of a “highly unstable” or “unstable” bluff, or where the top of the bluff is located, the applicant may at his or her expense, employ a Maine Registered Professional Engineer, a Maine Certified Soil Scientist, a Maine State Geologist, or other qualified individual to make a determination. If agreement is still not reached, the applicant may appeal the matter to the board of appeals.

HANCOCK

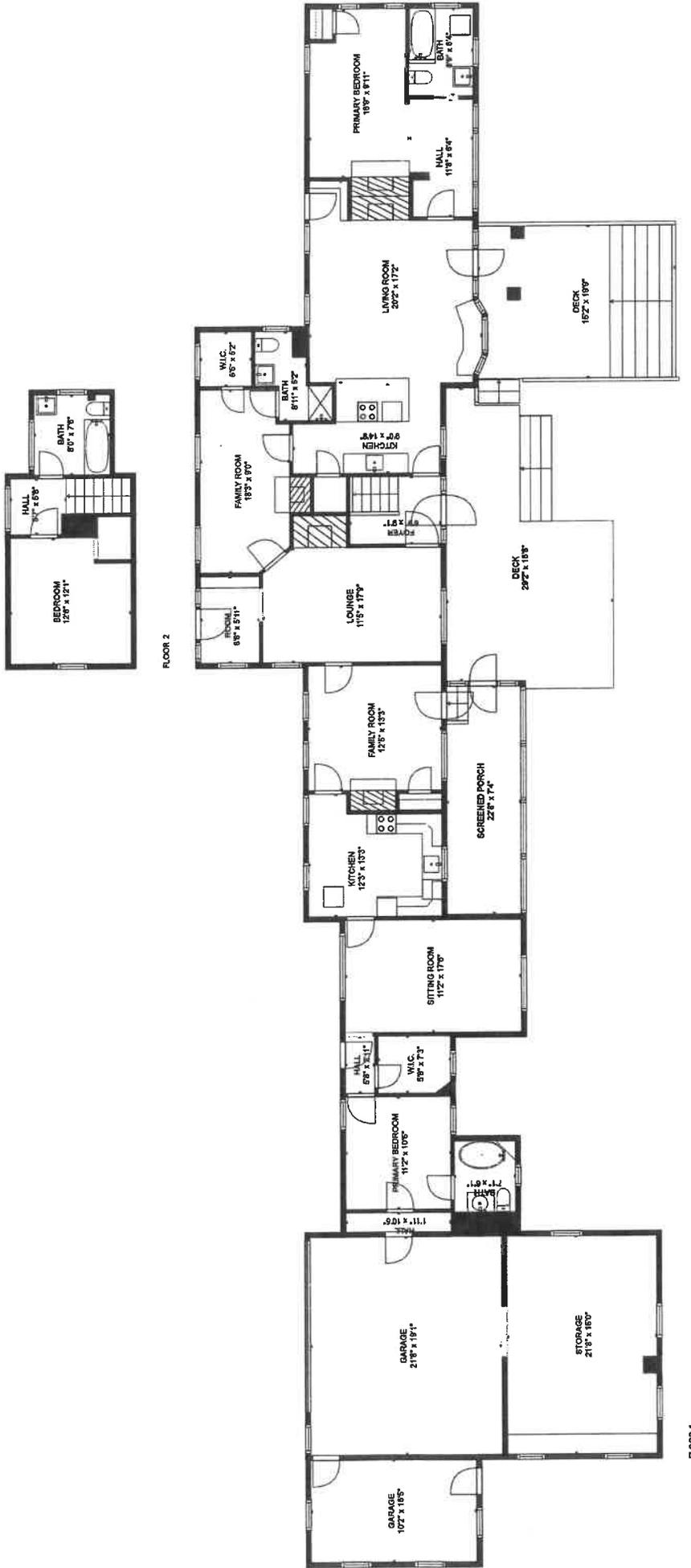
PERSONAL REPRESENTATIVE'S DEED OF SALE

Veronika Carlson, duly appointed and acting Personal Representative of the Estate of Linda L. Bean, deceased testate, as shown by the probate records of Knox County Probate Court, Docket No. 2024-0136, with a mailing address of P.O. Box 239, Port Clyde, Maine 04855 (the "Grantor"), having complied with any and all requirements of the Maine Probate Code and the decedent's will, and having given notice to each person succeeding to an interest in the real property described below at least then (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, hereby grants to Invest SWH, LLC, a Maine limited liability company, with a mailing address of P.O. Box 712, Ellsworth, ME 04605, the real property, together with all the buildings and improvements thereon, located in the Town of Southwest Harbor, County of Hancock, State of Maine, as more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey, and hereby conveying, the same premises conveyed to Linda L. Bean f/k/a Linda B. Jones and Linda Bean Folkers by deed dated August 18, 1987 and recorded in the Hancock County Registry of Deeds in Book 1653, Page 591. Reference is also made to the following deeds: (i) Release Deed from Donald L. Folkers to Linda Bean Folkers dated March 1, 2007 and recorded in said Registry in Book 4717, Page 250; and (ii) Release Deed from Nathan James Clark to the Grantor dated August 9, 2024 and recorded with said Deeds in Book 7339, Page 564.

Signature page to follow.

HANCOCK COUNTY



Total GLA: 2624 sq. ft | Total: 4482 sq. ft
 Floor 1: 2298 sq. ft (Excluded areas 1858 sq. ft)
 Floor 2: 326 sq. ft



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

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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

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





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.