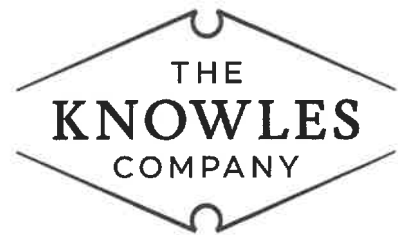


GIANT SLIDE REPOSE

20 Giant Slide Road
Mount Desert
\$1,995,000



*Distinctive properties.
Legendary service.*



- Built in 1984 offers 4-bedrooms, 3.5 baths with 3,859+/- square feet.
- Newly renovated kitchen
- 11+/- acres (7+/- acres in conservation with trail access).
- Sun room, gazebo, observation deck with lovely natural landscape.



For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

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

info@KnowlesCo.com
www.KnowlesCo.com

GIANT SLIDE REPOSE

20 Giant Slide Road
Mount Desert



For more information, please contact: THE KNOWLES COMPANY

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info@KnowlesCo.com
www.KnowlesCo.com

Public Detail Report

MLS #: 1623354

County: Hancock

Seasonal: No

List Price: \$1,995,000

Status: Active

Property Type: Residential

Original List Price: \$2,100,000

Directions: From Bar Harbor: Rt. 3 & Rt. 198, take Rt. 198 towards Northeast Harbor. Giant Slide Rd (private road) is on the left. Follow for 0.1+/- miles. #20 is on the left. OR take Rt. 198 from Northeast Harbor. Giant Slide Road is 3.9+/- miles on the right.



**20 Giant Slide Road
Mount Desert, ME
04660-6623**

**List Price:
\$1,995,000
MLS#: 1623354**



General Information

Sub-Type: Single Family Residence	Year Built: 1983	Rooms: 10	Sqft Fin Abv Grd+/-: 3,895
Style: Contemporary; Cottage; Farmhouse; Other	Fireplaces Total: 1	Beds: 4	Sqft Fin Blw Grd+/-: 0
Levels: Multi-Level	Furniture: Unfurnished	Baths: 3/1	Sqft Fin Total+/-: 3,895
Color: Grey			Source of Sqft: Other
			Sqft Other Source: PROFESSIONAL FLOOR PLAN

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 414
Lot Size Acres +/-: 11	Water Views: No	Source of Rd Front: Survey
Source of Acreage: Survey		Zoning: RW2
Surveyed: Yes		Zoning Overlay: No
		Bank Owned REO: No

Interior Information

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

Fixtures Exclusions: WOOD STOVE in kitchen does not convey

Appliances: Cooktop; Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Tankless Water Heater; Wall Oven; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Living Room	202	216	First	Built-Ins,Heat Stove,Informal
Family Room	182	2,311	First	Built-Ins,Wood Burning Fireplace
Den	178	188	First	Built-Ins
Dining Room	163	97	First	Dining Area
Bedroom 1	182	2,911	Second	Balcony/Deck,Closet,Full Bath,Suite
Bedroom 2	104	136	Second	Closet
Bedroom 3	151	163	Second	Closet
Bedroom 4	73	106	Second	Above Garage,Balcony/Deck,Closet,Full Bath,Suite
Kitchen	167	90	First	
Loft	177	292	Second	Built-Ins,Sleeping

Property Features

Utilities On: Yes	2 Dtchd Houses on 1 Lot: No
Site: Other Site; Rolling/Sloping; Well Landscaped; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Partial; Sump Pump; Unfinished; Walk-Out Access
Parking: 5 - 10 Spaces; On Site; Paved	Foundation Materials: Other
Location: Abuts Conservation; Rural	Exterior: Shingle Siding; Wood Siding
Restrictions: Other Restrictions	Roof: Composition; Pitched; Shingle
Rec. Water: Nearby	Heat System: Baseboard; Heat Pump; Pellet Stove; Wood Stove
Roads: Private Road	Heat Fuel: Electric; Pellets; Wood
Transportation: Near Airport	Water Heater: Gas; On Demand; Tankless
Electric: Circuit Breakers; On Site	Cooling: Heat Pump

Gas: Bottled
Sewer: Private Sewer; Septic Design Available; Septic Tank
Water: Private; Well
Equipment: Air Radon Mitigation System; Cable; Internet Access Available;
 Water Radon Mitigation System
Basement Entry: Exterior Only; Interior

Floors: Carpet; Tile; Wood
Window Features: Double Pane Windows
Other Structures: Outbuilding
Veh. Storage: 4+ Car; Attached; Auto Door Opener; Detached; Direct Entry
 to Living; Storage Above
Garage: Yes
Garage Spaces: 2
Amenities: Bath tub; Laundry - 2nd Floor; Other; Primary Bedroom w/Bath;
 Shower; Storage
Patio and Porch Features: Deck; Patio; Porch; Porch-Screened
View: Mountain(s); Scenic; Trees/Woods

Tax/Deed Information

Book/Page/Deed:	6515/0129/All	Full Tax Amt/Yr: \$8,590/ 2024	Map/Block/Lot:	008//029
Deed/Conveyance Type	Quit Claim w/		Tax ID:	MTDS-000008-000000-000029
Offered:	Covenant			
Deed Restrictions:	Yes			

Remarks

Remarks: Experience the ultimate Mount Desert Island retreat at 'Giant Slide Repose' a sophisticated 3,859+/- square foot year-round sanctuary nestled on 11+/- pristine acres that directly abut Acadia National Park, with 7+/- acres held in conservation with the park. Built in 1984, this exceptional residence offers a rare blend of privacy and luxury, surrounded by a haven of granite outcroppings, wild blueberry bushes, and mature plantings. The heart of the home features a completely redesigned, open-concept chef's kitchen equipped with high-end appliances that flows seamlessly into the dining and living area, creating a magnificent space for gathering. With four bedrooms and three and a half baths, the layout is both spacious and versatile, including one bedroom with an adjoining study or studio and a separate guest suite with its own private entrance to accommodate visitors in comfort. Whether you are relaxing in the sunroom, the gazebo, or on the front deck, the property is designed for wildlife observation and quiet reflection - offering a variety of vantage points to take in the island's natural splendor. Outdoor enthusiasts will appreciate the unparalleled convenience of joining the Giant Slide Trail directly from the property for forest walks through the National Park. As night falls, you can retreat to the elevated star-gazing platform to witness a kaleidoscopic view of the universe in the clear Maine sky or sit by a fire and listen to the rhythmic sounds of the forest. Practicality meets passion with extensive storage and workspace, including a direct-entry two-car garage and a fabulous, oversized three-bay detached barn and workshop that offers a multitude of uses for the hobbyist or artisan. This estate is also remarkably close to the most sought-after destinations on the island. Giant Slide represents a rare opportunity to own a legacy property that perfectly balances peace and tranquility with immediate access to the very best of Acadia.

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: 20 Giant Slide Road, Mount Desert, ME 04660

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? Shocked well

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Under floor in screened in area

Installed by: Unknown

Date of Installation: approximately 1983

USE: Number of persons currently using system: 3

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

Comments: None

Source of Section I information: Sellers and previous property disclosure

Buyer Initials _____

Page 1 of 8

Seller Initials EDT TLK

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: | Public Private Quasi-Public | | Unknown

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

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

~~If Yes, what results: _____~~

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

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: West of home OR Unknown

Date installed: 5/2011 Date last pumped: 2025 Name of pumping company: MDI Porto-Pots

Have you experienced any malfunctions? | Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: Unknown Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: West side of home

Date of installation of leach field: c.2014 Installed by: BCM Construction

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: Root infiltration in pipe between tank and house. Resolved by J. R. Anderson, 3/2025.

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: 4-bedroom HHE-200; septic chambers replacements c.2014

Source of Section II information: HHE-200 Town Office

Buyer Initials _____

Seller Initials DS
EDT DS
TLK _____

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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	Electric Baseboard	Heat pumps x 3	Wood stove	Pellet stove
Age of system(s) or source(s)	1983	2017	2021	2017
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)			1+/- cord	1+/- ton
Name of company that services system(s) or source(s)		Dunn's Plumbing & Heating		
Date of most recent service call		12/2024		
Malfunctions per system(s) or source(s) within past 2 years		1 heat pumped replaced		
Other pertinent information	Some units disconnected or turned off	Living room, kitchen & primary bedroom	Does not convey	In Den

- 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: 2/2025
 - Date chimney(s) last cleaned: Fall 2024
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: _____

Comments: Chimney above kitchen re-flashed 2025

Source of Section III information: Sellers

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 EDT TK

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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

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

Comments: **No known underground storage tanks.**

Source of information: **Sellers and previous property 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: **House built c.1983**

Source of information: **Previous Property Disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 9/16/2015 By: A & L Labs

Results: **4.7 pCi/L and 4.0 pCi/L.**

If applicable, what remedial steps were taken? Plastic membrane installed over granite in basement; remediation system installed by Norlen's

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

Are test results available? Yes No

Results/Comments: _____

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 9/10/2015 By: A & L Labs

Results: **19,307 pCi/L**

If applicable, what remedial steps were taken? **Bubble up aeration system installed by Norlen's**

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

Are test results available? Yes No

Results/Comments: **Prior test results available**

Source of information: **Sellers**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **No known existing methamphetamine**

Source of information: **Sellers**

Buyer Initials _____

Seller Initials EDT TLK

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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 cracking, peeling or flaking paint noted

Source of information: Sellers

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: No known hazardous material

Source of information: Sellers

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: Conservation easement

Source of information: Deed and conservation easement

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? Property owners

Road Association Name (if known): No road association

Source of information: Sellers

Buyer Initials _____

Seller Initials DS
EDT DS
TLK _____

National Flood Hazard Layer FIRMette



68°18'10"W 44°21'15"N

SEE HIS 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 C)
- 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 C)

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

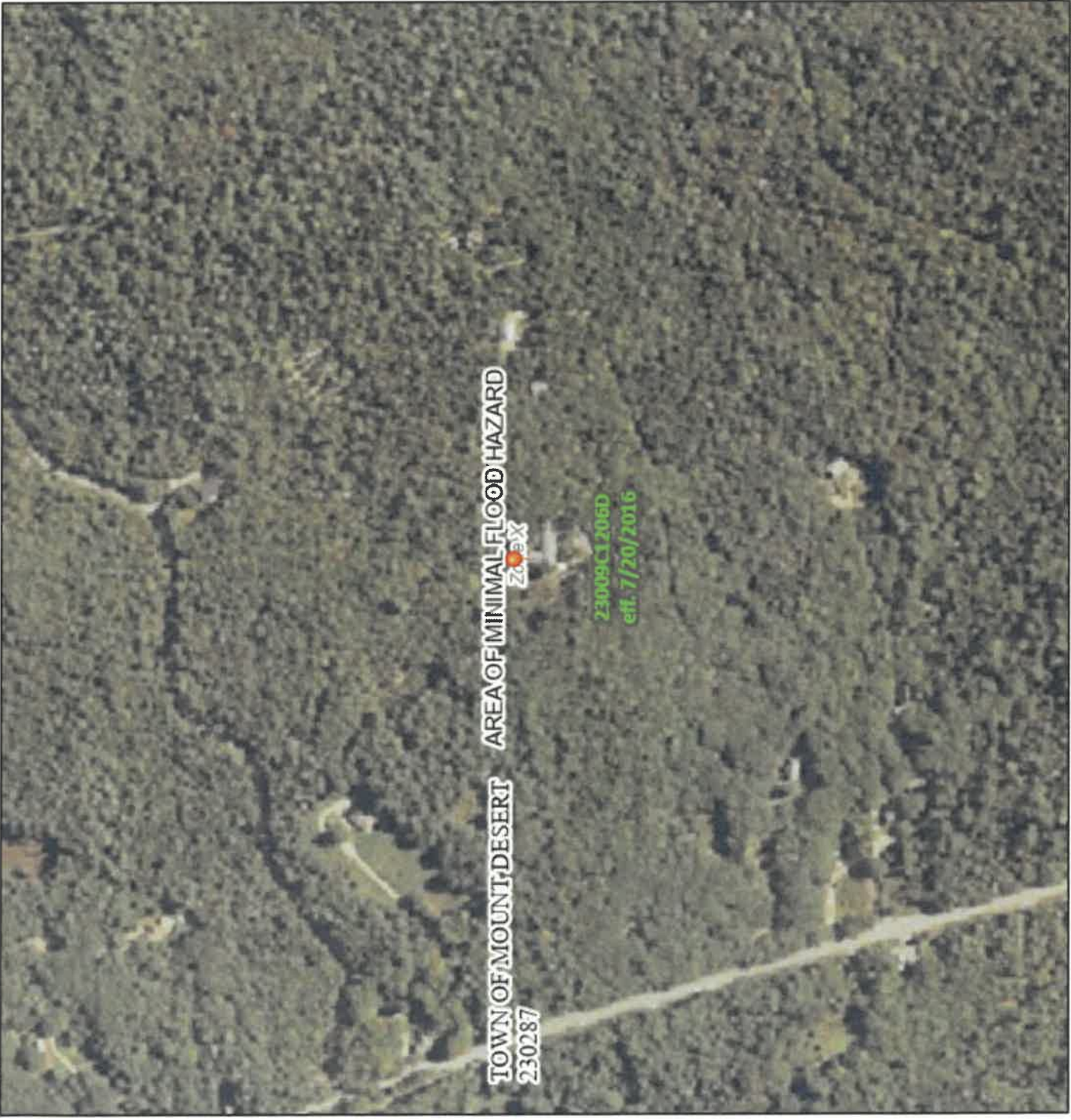
- Digital Data Available
- No Digital Data Available
- Unmapped

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 4/21/2025 at 4:48 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.



68°17'33"W 44°20'49"N

1:6,000

Feet

0 250 500 1,000 1,500 2,000

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 23009C1206D Year: 7/20/2016 (Attach a copy)

Comments: See attached

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

Buyer Initials _____

Seller Initials EDT TLK

PROPERTY LOCATED AT: 20 Giant Slide Road, Mount Desert, ME 04660

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 Exemption; Conservation Easement; ROW.

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane tank for garage owned by R. H. Foster

Year Principal Structure Built: 1983 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: Unknown. Present owners reshingled 2 main roofs

Water, moisture or leakage: No

Comments: None

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: _____

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

If Yes, are test results available? Yes No

Comments: None

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects.

Comments: No known material defects.

Source of Section VII information: Sellers

Buyer Initials _____

Seller Initials EDT TLK

PROPERTY LOCATED AT: **20 Giant Slide Road, Mount Desert, ME 04660**

SECTION VIII - ADDITIONAL INFORMATION

Conservation Easement for back 7+/- acres held by Acadia National Park which includes part of the public Giant Slide Hiking Trail.

New Maytag washing machine MHW5630HW and Maytag electric dryer MED5630HW installed April 2026.

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:
Edward D. Thayer
SELLER 4/19/2026
DATE
Edward D Thayer

DocuSigned by:
Tracy L. Keller
SELLER 4/19/2026
DATE
Tracy L Keller

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 Edward D Thayer, Tracy L Keller (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 20 Giant Slide Road, Mount Desert, ME 04660

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	<u>Edward D Thayer</u> Seller Edward D Thayer	<u>4/29/25</u> Date
Buyer	Date	<u>Tracy L Keller</u> Seller Tracy L Keller	<u>4-29-25</u> Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent <u>Tricia Blythe, The Knowles Company</u>	Date

5/1/2025

Improvement List:

- Sellers redesigned and installed new kitchen area (permit in place with Town):
 - New cabinetry, counter tops, flooring, doors, windows, and sink.
 - New appliances:
 - microwave,
 - oven,
 - Jenn-air gas range,
 - Fridge,
 - Dishwasher.

- Sellers constructed new 3-bay garage/workshop on slab (36" x 30") c2017. Permit in place with Town:
 - Heated (propane) workshop area,
 - Automatic door openers for each bay,
 - Skylights do not open,
 - Attic storage,
 - Electricity available on first floor garage, not on second floor, (storage),
 - Electricity for entire property is on the same meter.

- Radon air and radon water mitigation systems installed (see Property Disclosure),
- Well: cleaned and new pump installed,
- Roofing repairs/replaced 2016,
- Rinnai water heater for house installed,
- Tree removal: cleared around the house to let in more light on purchase,
- On demand tankless water heater installed,
- Basement access from 1. under stairs (pull up) and 2. exterior,
- Gazebo: furniture stays,
- Guest suite stove is not to code and has not been used.

Other information:

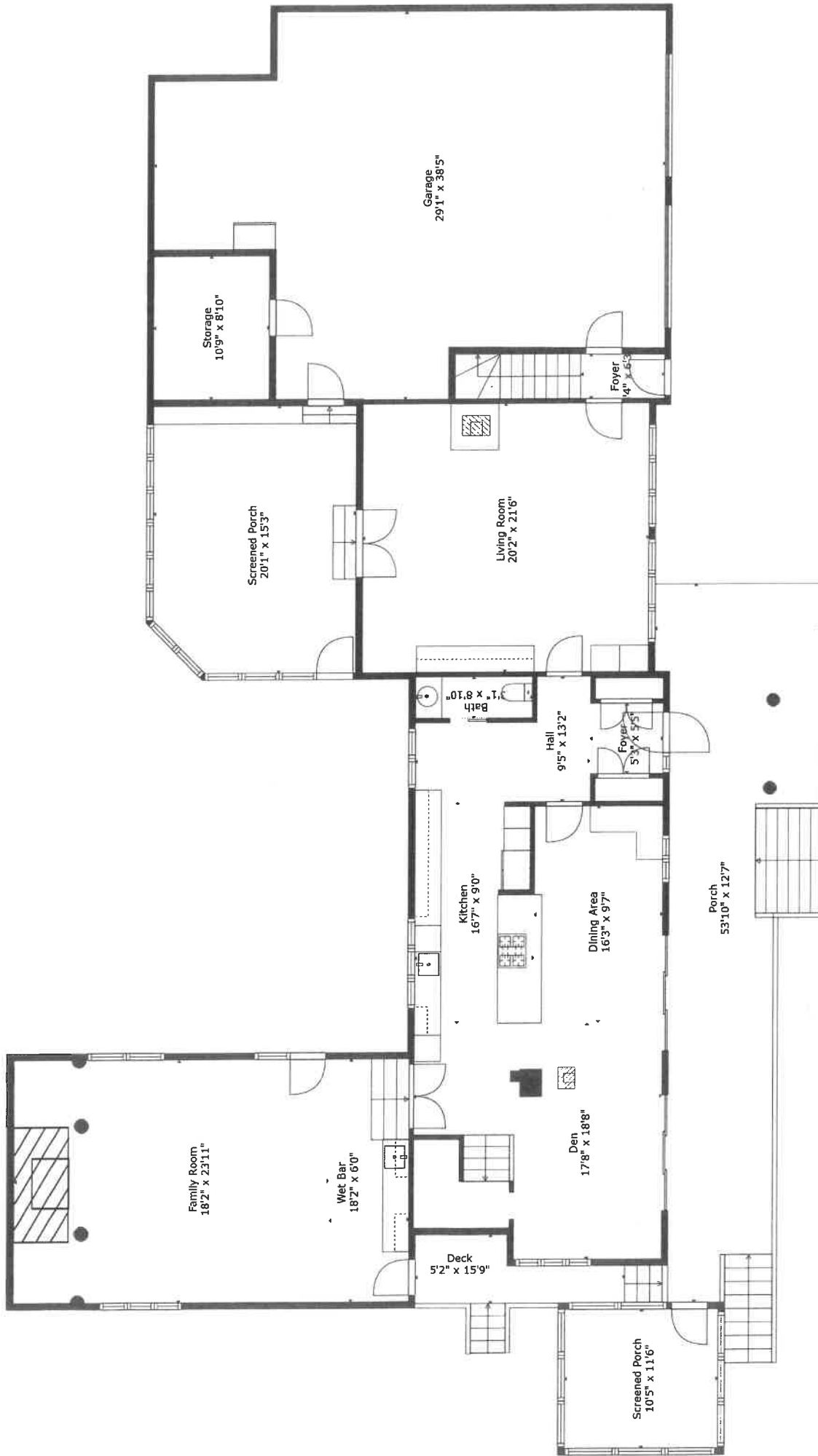
- R. H. Foster owns propane tank for garage/barn,
- Sellers own propane tank for main house (under the gazebo),
- Woodstove in first floor kitchen/dining area does NOT convey,
- Internet and cable TV available.

Edward D. Thayer

Date

Tracy L. Keller

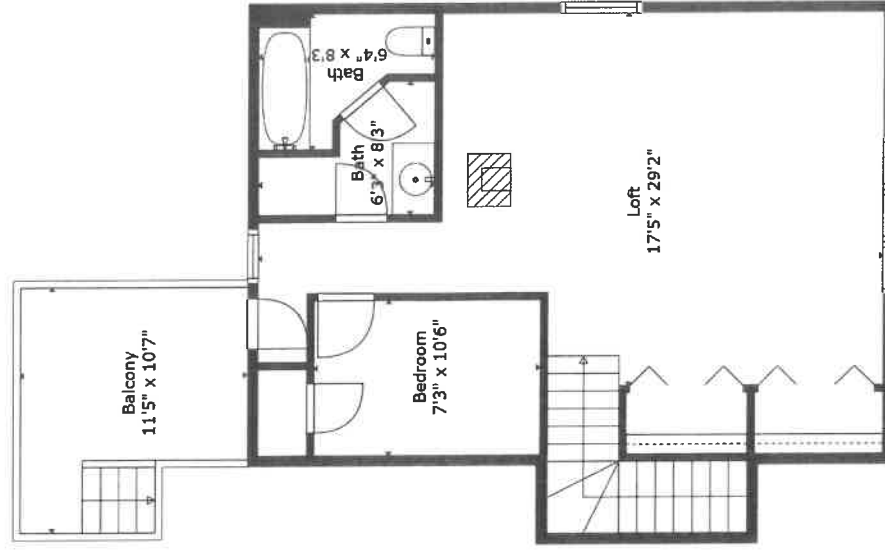
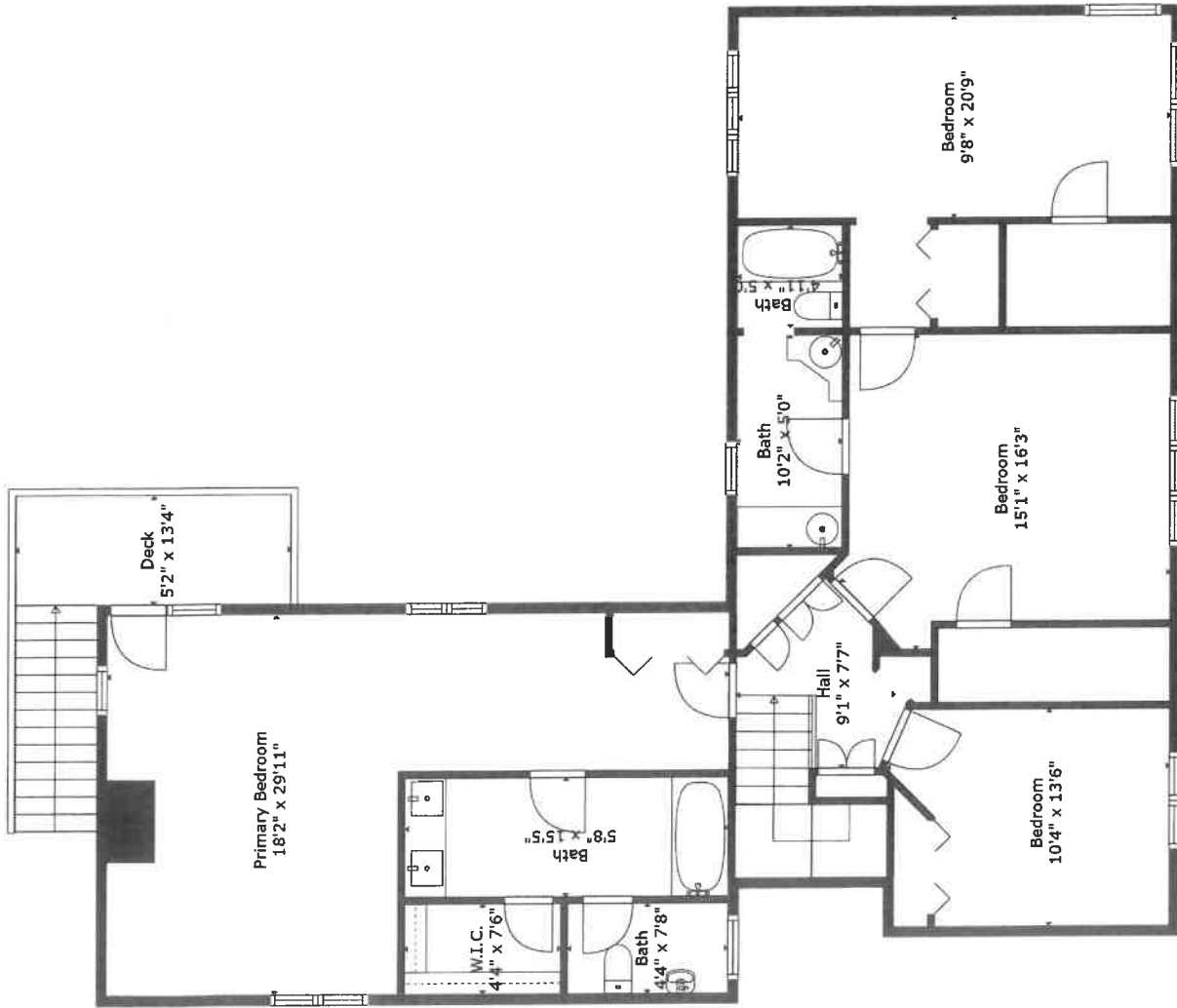
Date



TOTAL: 3859 sq. ft
 FLOOR 1: 1840 sq. ft. FLOOR 2: 2019 sq. ft.
 EXCLUDED AREAS: SCREENED PORCH: 419 sq. ft, PORCH: 532 sq. ft, DECK: 191 sq. ft,
 GARAGE: 903 sq. ft, STORAGE: 94 sq. ft, BALCONY: 106 sq. ft,
 LOW CEILING: 48 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.





TOTAL: 3859 sq. ft

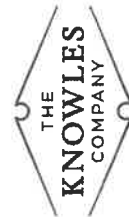
FLOOR 1: 1840 sq. ft, FLOOR 2: 2019 sq. ft

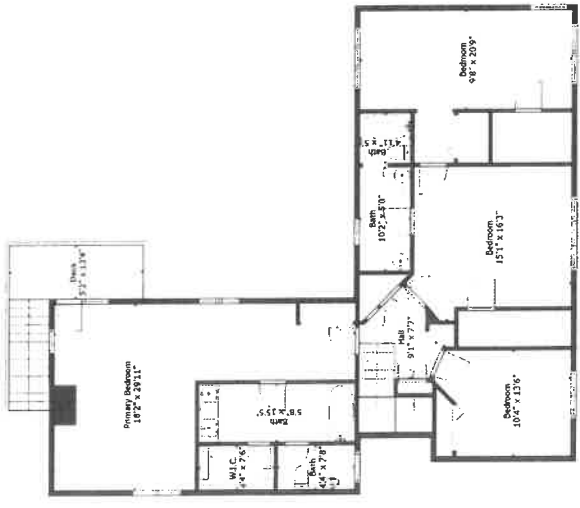
EXCLUDED AREAS: SCREENED PORCH: 419 sq. ft, PORCH: 532 sq. ft, DECK: 191 sq. ft,

GARAGE: 903 sq. ft, STORAGE: 94 sq. ft, BALCONY: 106 sq. ft,

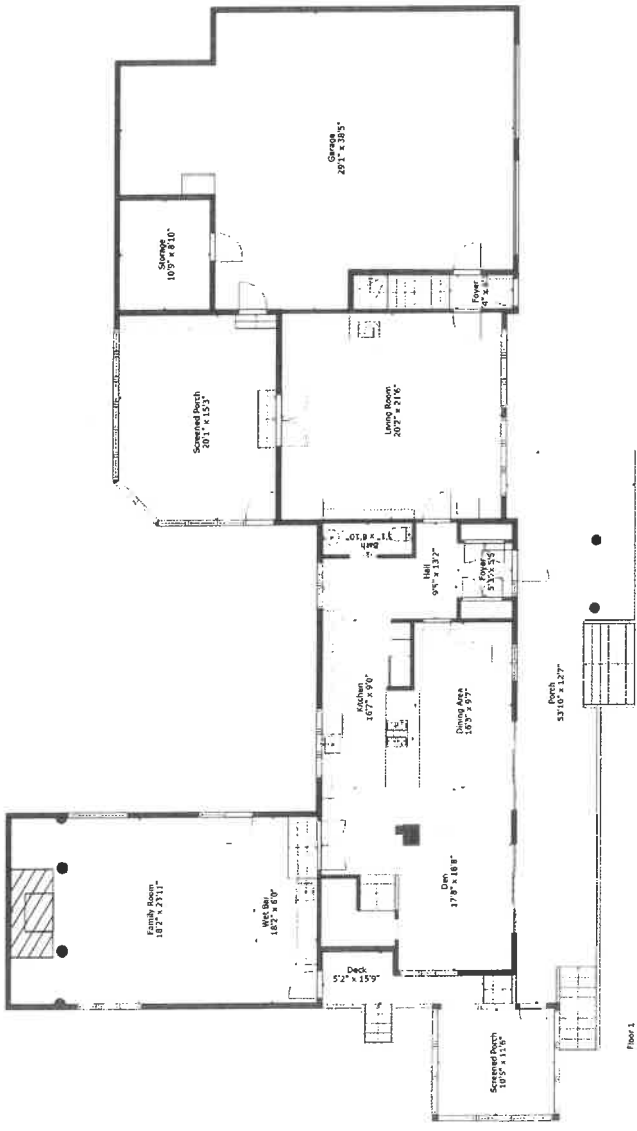
LOW CEILING: 48 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.





Floor 2



Floor 1

TOTAL: 3859 sq. ft
FLOOR 1: 1840 sq. ft, FLOOR 2: 2019 sq. ft
EXCLUDED AREAS: SCREENED PORCH: 419 sq. ft, PORCH: 532 sq. ft, DECK: 191 sq. ft,
GARAGE: 903 sq. ft, STORAGE: 94 sq. ft, BALCONY: 106 sq. ft,
LOW CEILING: 48 sq. ft

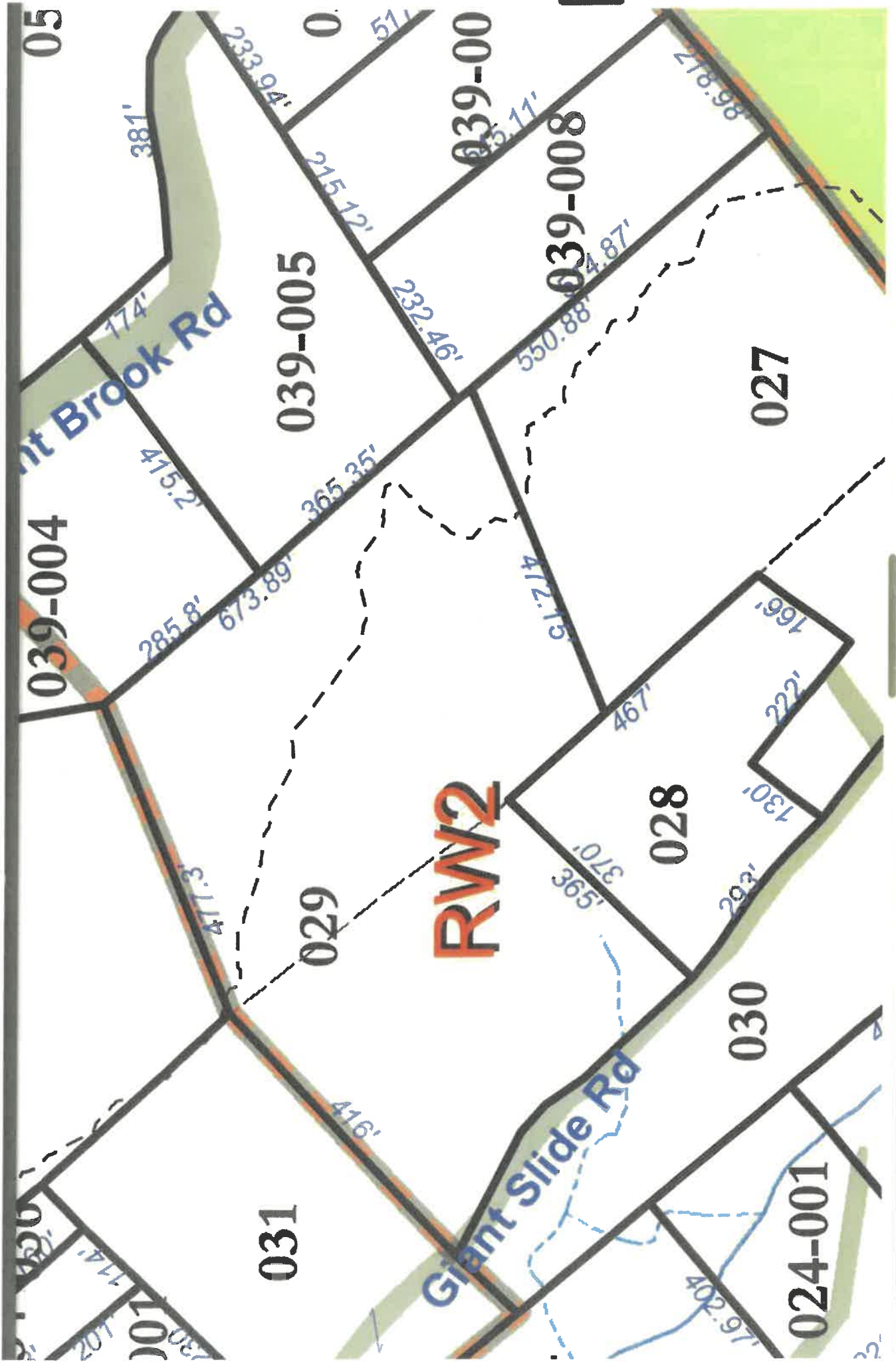
Sizes And Dimensions Are Approximates. Actual May Vary.



Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	RW2	RW3	VC	SC	C
DIMENSIONS (b) (h')					
MINIMUM LOT AREA:					
A. with public sewer	2 acres	3 acres	5,000 sq. ft.**	1 acre	3 acres
B. without public sewer	2 acres	3 acres	1 acre	1 acre	3 acres
C. Cluster Subdivision w/sewer*	1 acre	1.5 acres	5,000 sq. ft.	N/A	N/A
D. Cluster Subdivision w/o sewer*	1 acre	1.5 acres	State Minimum	N/A	N/A
E. Workforce Subdivision*	State Minimum	State Minimum	5,000 sq. ft.	N/A	N/A
* See Note (k)			** See Note (p)		
MINIMUM WIDTH OF LOTS:					
Shore Frontage	NA	NA	N/A	100 ft	250 ft
SETBACKS FROM:					
normal high-water line of a water body (stream), tributary stream or upland edge of a wetland	75 ft	75 ft	75 ft	75 ft	75 ft
Great Ponds (n)	N/A	N/A	N/A	N/A	100 ft (n)
public road*	60 ft	60 ft	10 ft or -0- ft from edge of public sidewalk	25 ft	50 ft
* see Note (c)					
private roads or property lines**	25 ft	25 ft	5 ft(o)	5 ft	25 ft
** see Note (c) and Note (d)					
MAXIMUM LOT COVERAGE	15%	15%	75%	70%	15%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	N/A	10 ft	30 ft

TOWN OF MOUNT DESERT Map 005/029



05

039-004

039-005

RW2

029

028

030

027

039-00

039-008

024-001

Mt Brook Rd

Giant Slide Rd

174'

285.8'

673.89'

365.35'

232.46'

550.88'

14.87'

218.98'

166'

130'

292'

222'

467'

370'

1596'

472.19'

416'

402.9'

174'

102'

230'

51'

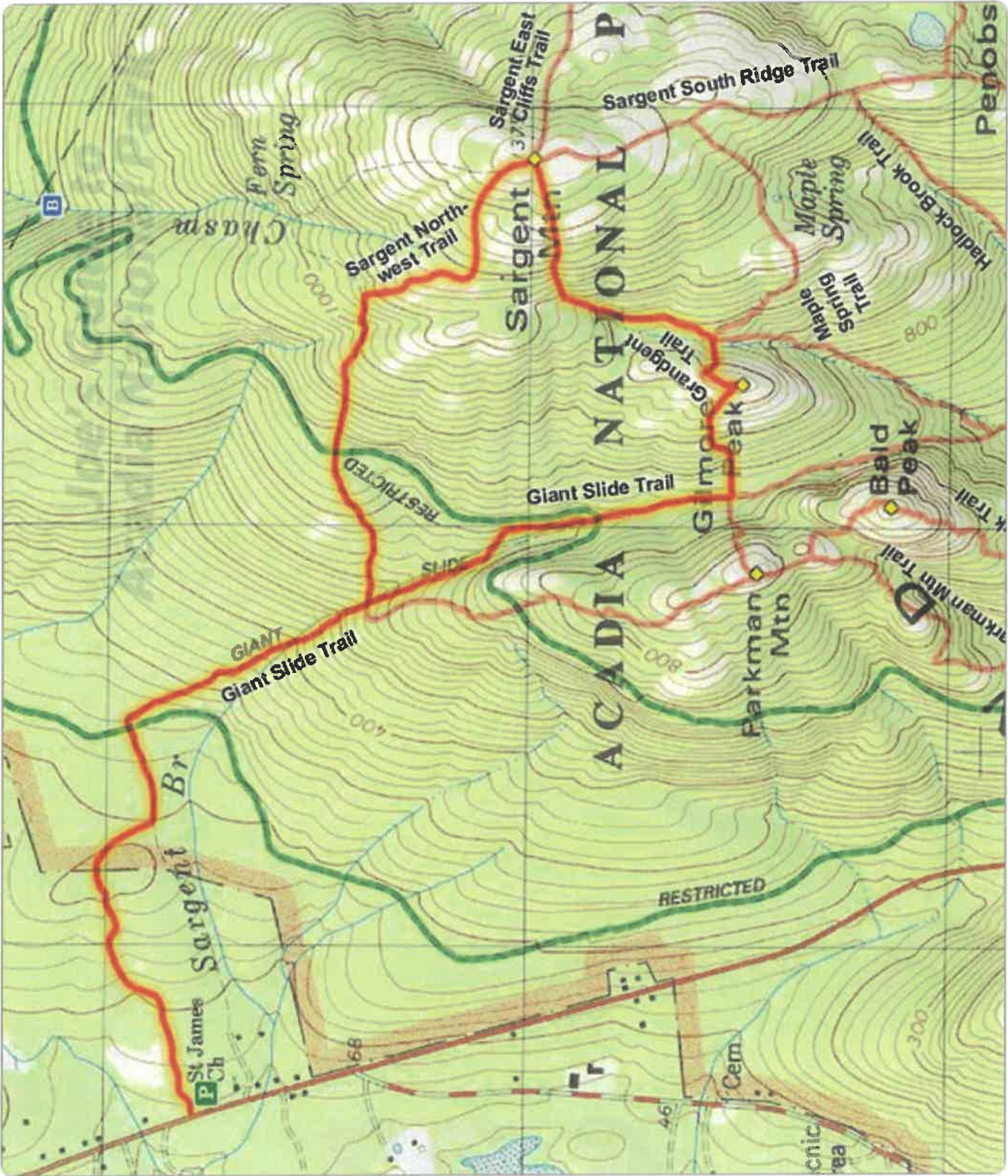
233.94'

0

215.12'

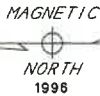
335.17'

32'



NOTE:

- This survey conforms to the Standards of the Maine State Board of Land Surveyors, Category I, Condition III, with the following exceptions:
 - All documents and maps referenced not listed hereon.
 - Boundaries shown on this plan are not to be used in conjunction with any other survey or map.
 - Boundaries shown on this plan are not to be used in conjunction with any other survey or map.
- Identification and delineation of wetlands in the project area by Hugh O. Durkin, Maine State Board of Land Surveyors, dated May 28, 1998, and the wetland delineation above on this plan are part of, and shall be used in conjunction with, the wetland delineation and characterization report for Sargent Meadows, dated May 28, 1998.
- Perimeter of subject premises based on survey map by Robert Graves titled "PLAN SHOWING PROPERTY AT MOUNT DESERT, MAINE FOR GORDON S. HARGRAVES".
- Trail Route location shown hereon not measured on the "face of the earth". The location is based on a sketch prepared by David MacDonald of Maine Coast Heritage Trust.

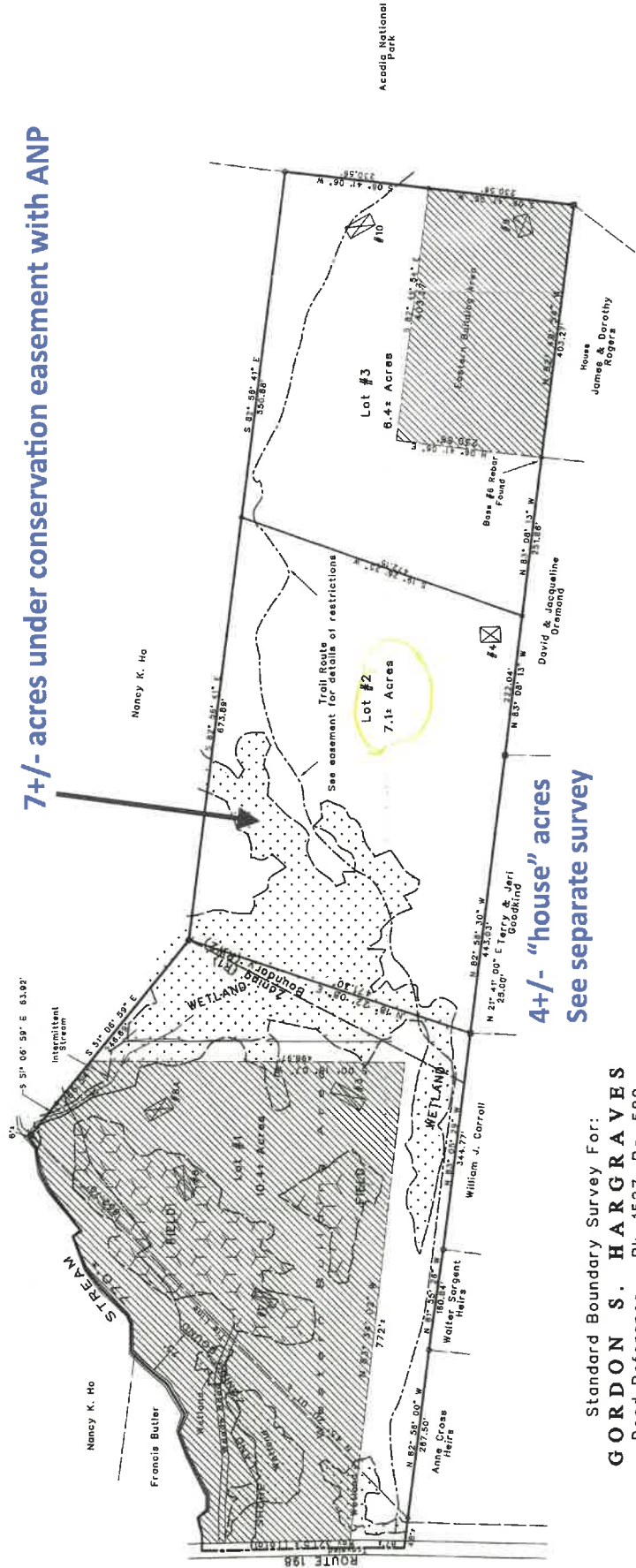


LEGEND

- Staked septic field site (numbers shown referenced to Site Evolution Site Report)
- 5' rebar set unless otherwise noted
- Iron pipe found
- Granite monument found

7 +/- acres under conservation easement with ANP

4 +/- "house" acres
See separate survey



Standard Boundary Survey For:
GORDON S. HARGRAVES
 Deed Reference - Bk. 1527, Pg. 582
 Mount Desert, Maine
 September, 1999 - 1" = 80'
 Revised: 12/23/99

Eastern Surveying Co., Inc., Hancock, Maine



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 fluoride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

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



Maine Center for Disease
Control and Prevention
in collaboration with
Maine Department of Health and Human Services

April 2013



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 _____

on behalf of _____
Licensee's Name
The Knowles Company
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.