

PATH'S END COTTAGE

3 Wayman Lane
Bar Harbor
\$790,000



*Distinctive properties.
Legendary service.*



- Classic year-round New Englander home offers 3-bedroom, 2-bath and an in-town location close to village attractions.
- Home offer a blend of historic charm and modern comfort and many upgrades.
- Fully renovated kitchen, 2 fireplaces and offered fully furnished with select staging items excluded.



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

PATH'S END COTTAGE

3 Wayman Lane
Bar Harbor



Renovated Kitchen



Great Room



Oversized Deck



Spacious Primary

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Public Detail Report

MLS #: 1655841

County: Hancock

Seasonal: No

List Price: \$790,000

Status: Active

Property Type: Residential

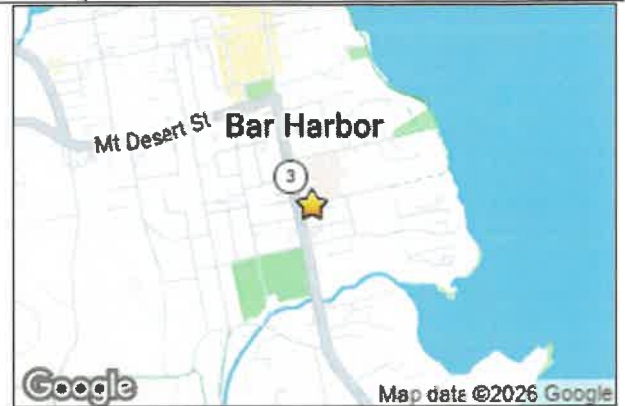
Original List Price: \$790,000

Directions: Coming in on Eagle Lake Rd, continue onto Mt Desert St. Turn right onto Main Street at the stop sign and then make a left onto Wayman Ln. Coming in on Eden St, turn left onto Cottage St and then right onto Main Street. Make a left onto Wayman Ln.



**3 Wayman Lane
Bar Harbor, ME
04609-1624**

**List Price:
\$790,000
MLS#: 1655841**



General Information

Sub-Type: Single Family Residence	Year Built: 1940	Rooms: 8	Sqft Fin Abv Grd+/-: 1,995
Style: New Englander	Fireplaces Total: 2	Beds: 3	Sqft Fin Blw Grd+/-: 0
Color: White	Furniture: Furnished	Baths: 2/0	Sqft Fin Total+/-: 1,995
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: DT V2
Lot Size Acres +/-: 0.08	Water Views: No	Zoning Overlay: No
Source of Acreage: Public Records		
Surveyed: No		

Interior Information

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

Appliances: Dishwasher; Dryer; Gas Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Primary Bedroom	21.17	15.83	Second	Closet,Vaulted Ceiling(s)
Bedroom 1	10.33	26.83	Second	Closet
Bedroom 2	9.58	12.83	Second	Closet
Dining Room	12.25	16.75	First	Gas Fireplace
Great Room	21.17	15.83	First	Built-Ins,Gas Fireplace
Kitchen	19.33	8.92	First	Kitchen Island
Living Room	12.25	16.92	First	Gas Fireplace

Property Features

Utilities On: Yes	Construction: Wood Frame
Site: Level; Sidewalks; Well Landscaped	Basement Info: Crawl Space; Full
Driveway: Paved	Foundation Materials: Granite; Poured Concrete
Parking: 1 - 4 Spaces; Off Street; On Site	Exterior: Vinyl Siding
Location: Intown; Near Golf Course; Near Shopping; Neighborhood	Roof: Shingle
Roads: Paved; Public	Heat System: Baseboard; Direct Vent Heater; Zoned
Transportation: Deep Water Access; Major Road Access; Near Airport;	Heat Fuel: Gas Bottled; K-1/Kerosene; Oil; Propane
Public Transport Access	Water Heater: Off Heating System
Electric: Circuit Breakers	Cooling: Wall Unit(s); Window Unit(s)
Gas: Bottled	Floors: Hardwood; Tile; Wood
Sewer: Public Sewer	Other Structures: Shed(s)
Water: Public	Veh. Storage: No Vehicle Storage
Equipment: Internet Access Available	Garage: No
Basement Entry: Interior	Garage Spaces: 0
	Amenities: Bathtub; Laundry - 1st Floor
	Patio and Porch Features: Deck

Tax/Deed Information

Book/Page/Deed: 6646/153-154/All	Full Tax Amt/Yr: \$6,403.18/ 2025	Map/Block/Lot: 108//055
Deed/Conveyance Type Offered: Quit Claim w/ Covenant	School District: Mount Desert Public Schools	Tax ID: BARH-000108-000000-000055

Remarks

Remarks: Path's End Cottage offers a rare blend of historic charm and modern comfort in a prime in-town location. Originally built in the 1940s, this classic year-round New Englander was thoughtfully expanded in 2001 to create a spacious and functional layout. The addition includes a sun-filled great room with fireplace and a full bath on the main level, as well as an oversized primary suite on the second floor featuring a dedicated sitting area. The home includes three bedrooms and two full baths, highlighted by a fully renovated kitchen (2025) with hardwood cabinetry, quartz, and stainless steel appliances.

countertops, breakfast bar and select newer appliances. Recent improvements also include new subflooring and hardwood flooring extending from the entry through the addition (2025), a reshingled roof on the addition (2024), and updated electrical systems with the replacement of original knob-and-tube wiring by Stanley Electric (2022). Extensively upgraded and meticulously maintained, the property is offered turnkey and is being sold furnished, with select staging items excluded. Ideally situated near the Shore Path, MDI Hospital, the YMCA, Village Green, Agamont Park, and Ells Pier, as well as a wide selection of shops and dining, Path's End Cottage delivers an exceptional combination of convenience, comfort, and coastal Maine character.

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: 3 Wayman Ln, 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: _____ 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: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown~~

Comments: Water quality information and reports can be accessed on <https://www.barharbormaine.gov/157/Water-Quality>

Source of Section I information: **Previous Disclosure & Owners**

Buyer Initials _____

Seller Initials Initial [Signature] Initial [Signature]

PROPERTY LOCATED AT: 3 Wayman Ln, 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: No issues identified

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: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

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

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: Sewer line was inspected prior to current owners' purchase, but not since; likely 2016.

Source of Section II information: Previous Disclosure & Owners

Buyer Initials _____

Seller Initials

Initial Initial
CBT/BERT

PROPERTY LOCATED AT: **3 Wayman Ln, 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 + HW wall units	Propane Stove	Propane Fireplace	
Age of system(s) or source(s)	1998	2011	2007	
TYPE(S) of Fuel	Oil	Propane	Propane	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	home occupied mainly during warmer months	Minimal use	Minimal use	
Name of company that services system(s) or source(s)	Walls Plumbing & Coastal Energy	Walls Plumbing & Coastal Energy	Walls Plumbing & Coastal Energy	
Date of most recent service call	February 2026	2022 Inspection	2022 Inspection	
Malfunctions per system(s) or source(s) within past 2 years	Jan 2025: thermostat failed and the heat shut off; repaired by Walls Plumbing & Heating	None	None	
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: _____

 Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): Yes No Unknown

 Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: Hillard Walls & Sons Plumbing & Heating Co. handles service/repairs; Coastal Energy provides fuel on auto replenishment.

Source of Section III information: **Previous Disclosure & Owners**

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 *AW* *WBT*

PROPERTY LOCATED AT: **3 Wayman Ln, 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: There is an old fuel tank in the basement that has not been used since home was purchased in 2016.

Source of information: **Previous Disclosure & Owners**

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: **Prior owner stated there may be asbestos siding behind current vinyl siding; unconfirmed.**

Source of information: **Previous Disclosure & Owners**

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: **Previous Disclosure & Owners**

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: **Previous Disclosure & Owners**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **Sellers have no knowledge of any existence of methamphetamines at the property.**

Source of information: **Previous Disclosure & Owners**

Buyer Initials _____

Seller Initials

Initial Initial
FB CBTBTBFT

PROPERTY LOCATED AT: 3 Wayman Ln, 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: _____

Source of information: Previous Disclosure & Owners

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: **Sellers have no knowledge of any existence of hazardous materials at the property.**

Source of information: Previous Disclosure & Owners

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: Previous Disclosure & Owners; 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? _____

Road Association Name (if known): _____

Source of information: Previous Disclosure & Owners; Public Records

Buyer Initials _____

Seller Initials

Initial Initial
CBTATBRT

PROPERTY LOCATED AT: 3 Wayman Ln, 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: _____

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 _____

Relevant Panel Number: 23009C1014D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: **Owners; FEMA Mapping**

Buyer Initials _____

Seller Initials

Initial Initial
AW COBTOBERT

National Flood Hazard Layer FIRMette



68°12'29"W 44°23'16"N



Legend

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

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AE9 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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 2) 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
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 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 	<p>MAP PANELS</p> <ul style="list-style-type: none"> 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 3/16/2026 at 11:32 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: 3 Wayman Ln, 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: _____

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 tanks - Coastal Energy

Year Principal Structure Built: 1940 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: Main House Roof 2013; Roof on addition 2024

Water, moisture or leakage: None known or identified

Comments: _____

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: occasionally- seasonal condensation

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

If Yes, are test results available? Yes No

Comments: Sellers have no knowledge of any existence of mold at the property.

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: Wiring all completely upgraded in 2022 by Steve Stanley (previously knob & tube)

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: _____

Buyer Initials _____

Seller Initials

Initial Initial
PS CBTBFBRT

PROPERTY LOCATED AT: 3 Wayman Ln, 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: No known material defects.

Comments: Owners have made many updates to the property during their ownership. List included.

Source of Section VII information: Previous Disclosure & Owners

SECTION VIII - ADDITIONAL INFORMATION

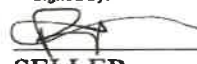
See List of Improvements


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.

Signed by: _____ 3/17/2026

SELLER 28460. DATE
Bambi A. Banys, Trustee of the Banys Family Revocable Trust

Signed by: _____ 3/17/2026

SELLER 28460. DATE
Christopher D. Banys, Trustee of the Banys Family Revocable Trust

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 Bambi A. Banys, Trustee of the Banys Family Revocable Trust, Christopher D. Banys, Trustee of the Banys Family Revocable Trust (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 3 Wayman Ln, 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.

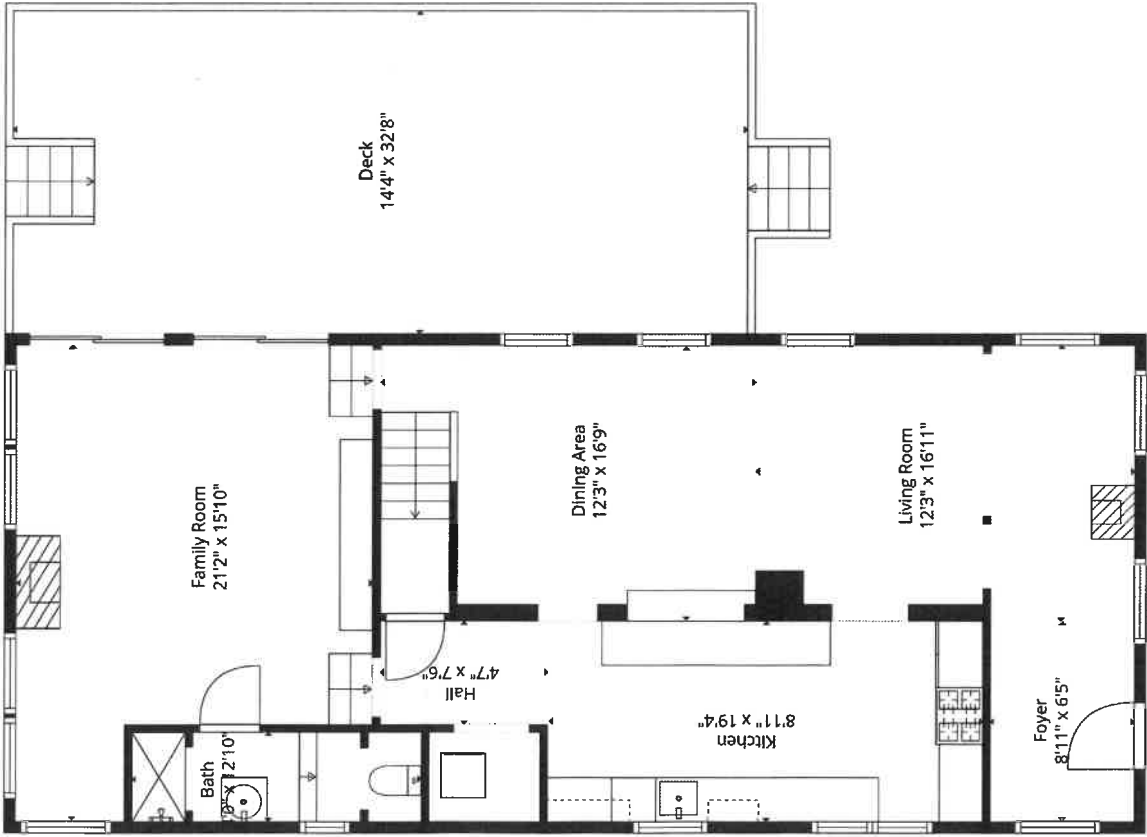
_____	Date	Signed by: _____	3/17/2026
Buyer	_____	Seller Bambi A. Banys, Trustee of the Banys Family Revocable Trust	Date
Buyer	_____	Christopher D. Banys, Trustee of the Banys Family Revocable Trust	3/17/2026
Buyer	_____	Seller Christopher D. Banys, Trustee of the Banys Family Revocable Trust	Date
Buyer	_____	Seller _____	Date
Buyer	_____	Signed by: _____	Date
Agent	_____	Maria Spallino	3/17/2026
Agent	_____	Agent Maria Spallino, The Knowles Company	Date

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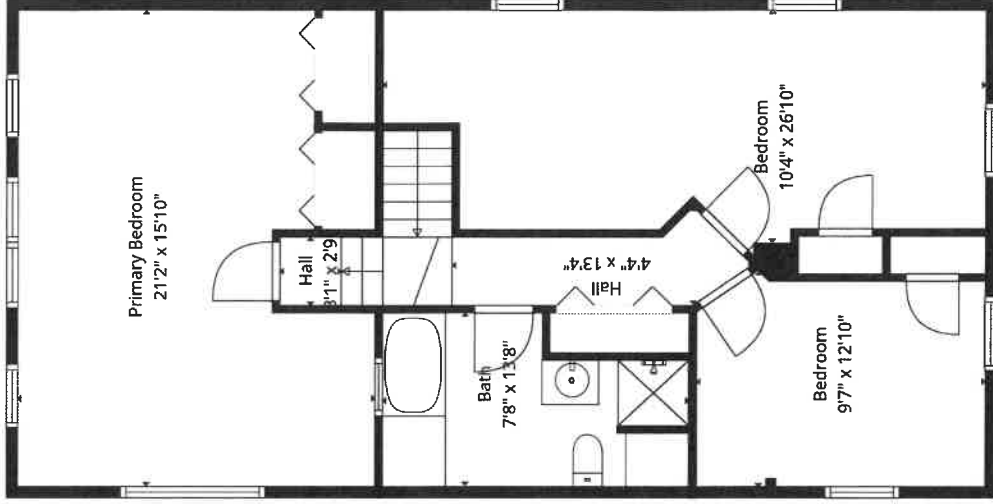


**LIST OF IMPROVEMENTS
PATH'S END COTTAGE – 3 WAYMAN LN, BAR HARBOR**

- All new wiring 2022 by Steve Stanley (replacing knob & tube)
- Kitchen and dining wiring done in 2025 by Jason Bird of Stanley Electric
- Full kitchen renovation in 2025 (work done by Mike Levesque): solid hardwood cabinets, quartz countertops, sink, dishwasher, garbage disposal
- New ceiling in kitchen and dining room with LED recessed lighting
- New baseboards, beadboard, sheetrock & trim in kitchen & much of dining room
- New sub flooring & hardwood from entry through to the addition.
**There were 4 layers of floor underneath and a six inch height difference between several areas.*
- New line from outside fuel tank to stove (work done by Walls Plumbing)
- Complete boiler service 2025 (work done by Walls Plumbing)
- Fresh paint in kitchen and dining room; upstairs painted in 2018.
- New asphalt shingle roof over addition installed in 2024
- New front step supports 2025; risers to be painted Spring 2026 (post winter weather)



1st Floor



2nd Floor

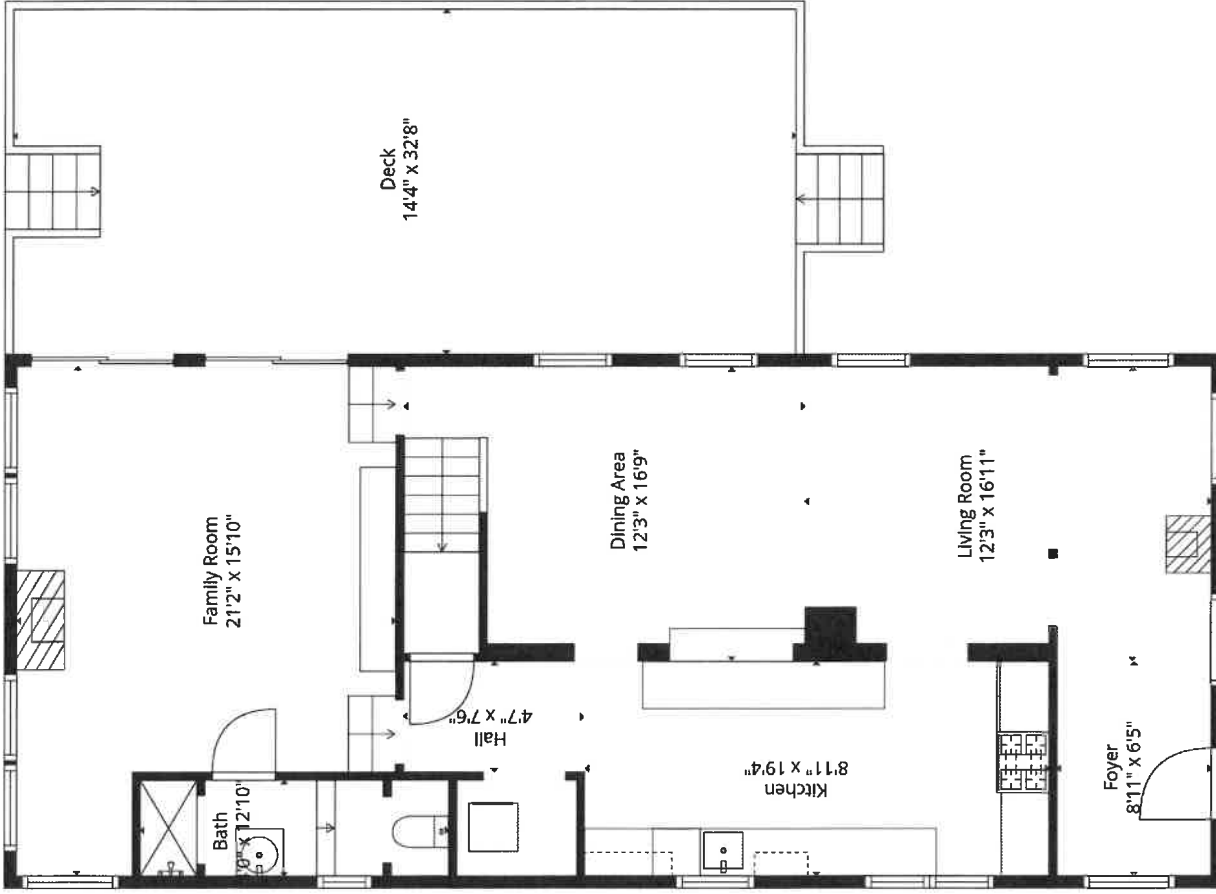


TOTAL: 1892 sq. ft

1st floor: 1057 sq. ft, 2nd floor: 835 sq. ft

EXCLUDED AREAS: DECK: 456 sq. ft, LOW CEILING: 78 sq. ft, WALLS: 138 sq. ft

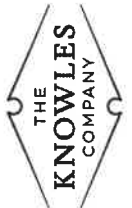
Sizes And Dimensions Are Approximates. Actual May Vary.

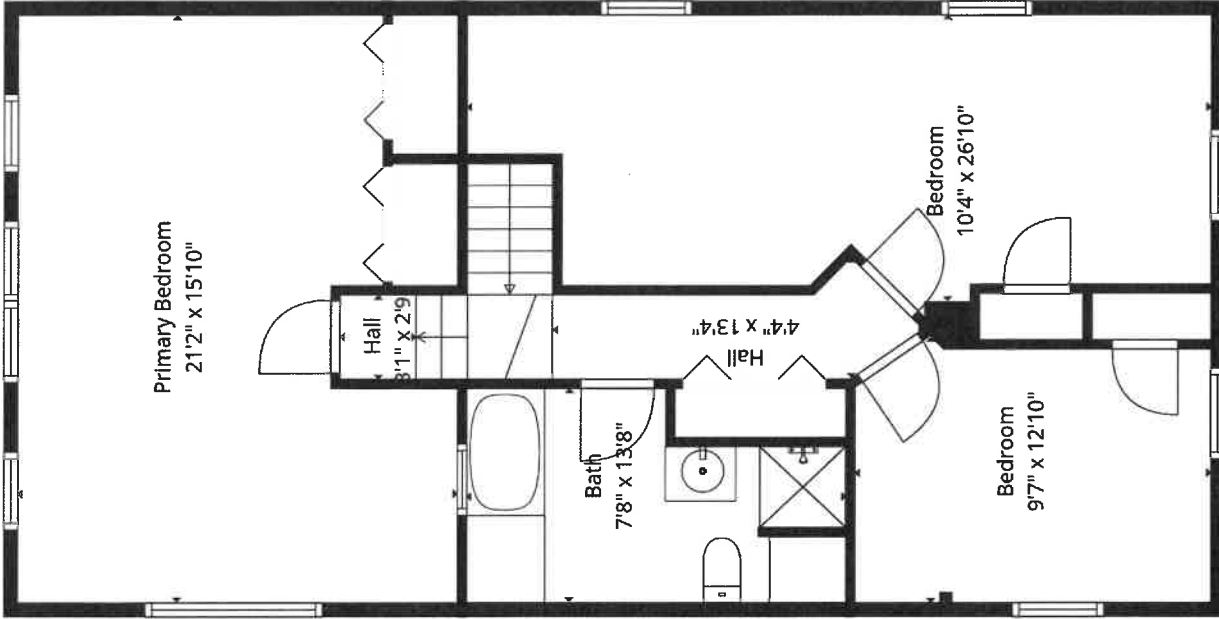


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Sizes And Dimensions Are Approximates. Actual May Vary.





3 Wayman Ln,
Bar Harbor
Map 108, Lot 55

E2

WAYMAN LANE

STANWOOD PLACE

WAYMAN STREET

CENTER STREET

OLIVER STREET

OLIVER STREET

(22)

(12)

155.84

148.86

156.25

147

114.7

(29)

(28)

(27)

(26)

(25)

(24)

463.44

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*Town of Bar Harbor, ME
Friday, March 27, 2026*

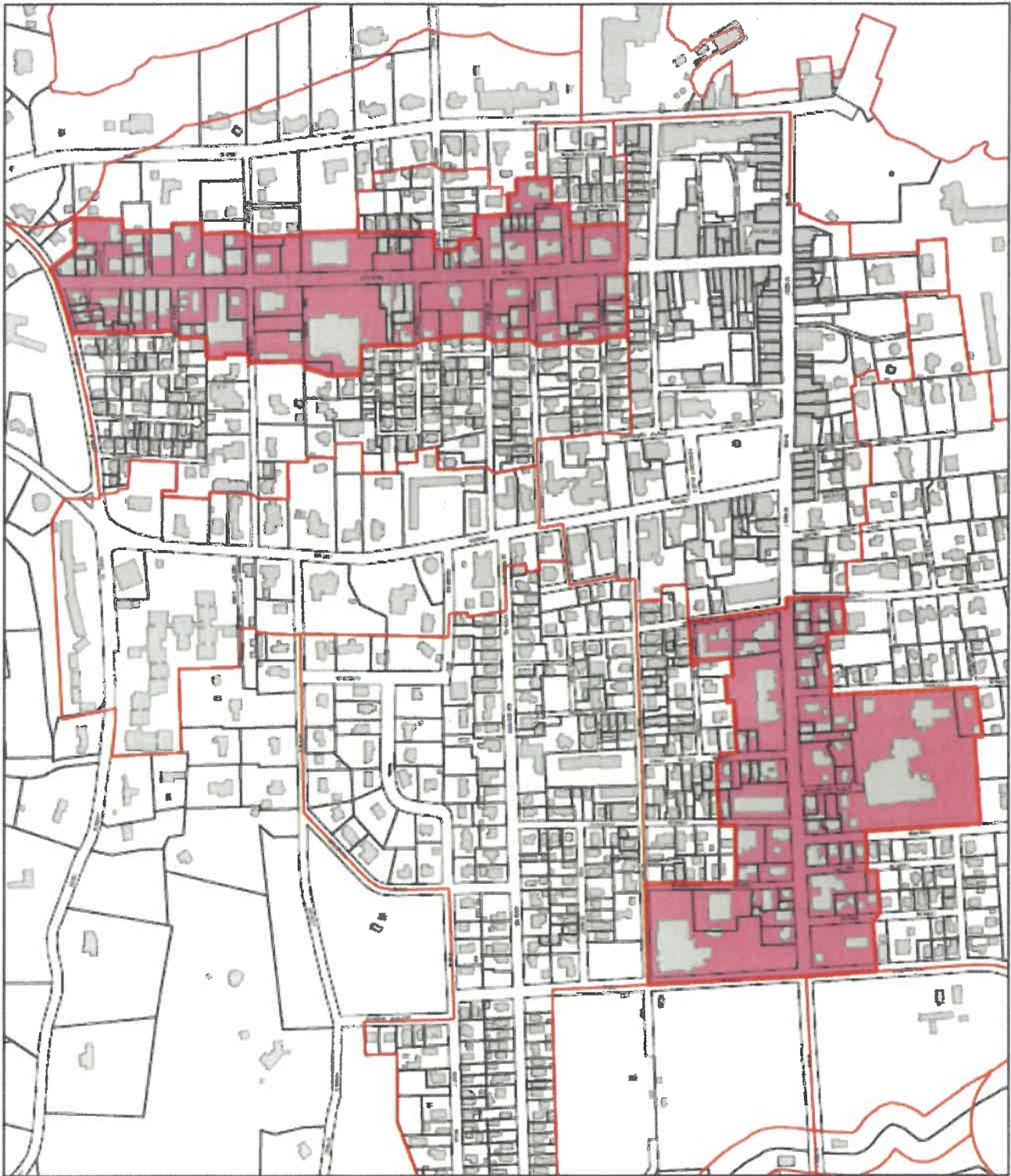
Chapter 125. Land Use

Article III. Land Use Activities and Standards

§ 125-21.1. Downtown Village II.

[Added 11-4-2003; amended 5-2-2005; 6-8-2010; ^[1] 6-9-2015; 6-14-2016; 6-13-2017; 6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022]

Downtown Village II



0 250 500 1,000 Feet

Printed July 14, 2022
by
Bar Harbor Assessing/ GIS Office

Map based on Official Neighborhood District Map of Bar Harbor, Maine dated July 14, 2022 and as may be amended. In the event of a discrepancy between the District Map and Official Neighborhood District Map, the latter shall control. Any conflict between the District Map and a description by metes and bounds shall be resolved in favor of the description by metes and bounds



- A. Purpose. The purpose of the Downtown Village II Zone is to provide a commercial and visual transition between the core business district to the scenic byway of Route 3.

B. Dimensional standards.

- (1) Minimum lot size: 1,000 square feet.
- (2) Minimum road frontage and lot width: 20 feet.
- (3) Minimum front setback:
 - (a) Ten feet for buildings up to 30 feet in height.
 - (b) Twenty feet for buildings over 30 feet and up to 45 feet in height.
 - (c) Ten feet for buildings up to 45 feet in height, provided that the portion of the building above 30 feet in height meets all three of the following conditions:
 - [1] The portion of the building which is above 30 feet in height shall be set back no fewer than 20 feet from the front property line;
 - [2] The dedicated dwelling units shall be rented for periods of no fewer than 90 consecutive days; and
 - [3] The building must provide a minimum number of residential units (See Table 3.^[2]) which qualify as affordable housing as defined or as otherwise provided.
[2] *Editor's Note: Table 3 is **included as an attachment to this chapter.***
- (4) Minimum side setback: zero feet.
- (5) Minimum rear setback: 20 feet for buildings on any yard that abuts a residential district; 10 feet for accessory structures and parking on any yard that abuts a residential district; five feet elsewhere.
- (6) Maximum lot coverage:
 - (a) Ninety percent for buildings up to 30 feet in height.
 - (b) Eighty percent for buildings over 30 feet and up to 35 feet in height.
 - (c) Seventy percent for buildings over 35 feet and up to 45 feet in height.
- (7) Maximum height: 45 feet and: within 15 feet of the front property line, the building height shall be no more than 35 feet. Beyond 15 feet of the front property line, the building may extend to a maximum height of 45 feet. The building shall contain no more than three stories above mean original grade unless the following conditions are met, in which case the building may contain a fourth story above mean original grade:
 - (a) An amount of space equal to the square footage of the floor area that extends above 35 feet is dedicated somewhere in the building for dwelling units only;
 - (b) These dedicated dwelling units shall be rented for periods of no fewer than 90 consecutive days; and
 - (c) The building must provide a minimum number of dwelling units (See Table 3.^[3]) which qualify as affordable housing as defined or otherwise provided.
[3] *Editor's Note: Table 3 is **included as an attachment to this chapter.***

(8) Minimum lot area per family: 750 square feet.

C. Allowed uses.

(1) Uses allowed by a building permit or a change of use permit with the Code Enforcement Officer: all retail, public information; municipal and government uses; restaurants and bars on lots with frontage on Cottage Street, Main Street, Mount Desert Street or West Street; theaters; galleries; artist studios; banks; services; shared accommodations (SA-1); theaters; food-processing establishment; professional office buildings; laundry and dry cleaning; artist studio; farmers market; single-family dwelling; two-family dwelling; home occupation; multifamily dwelling I.

[Amended 6-11-2024 ATM by Art. 4; 11-5-2024 ATM by Art. 3]

(2) Uses allowed by site plan review: employee living quarters-1; lodging II; lodging III; lodging IV; lodging V; multifamily dwelling II; parking lot; parking deck; all types of child-care facilities; all types of schools; hospitals, medical and dental clinics; automobile service stations; redemption centers; automobile sales lot; automobile repair garage; retirement community; shared accommodations (SA-2 and SA-3); veterinary clinic.

[Amended 6-11-2024 ATM by Art. 2; 11-5-2024 ATM by Art. 3]

(3) Uses allowed only by conditional use permit: public utility facility.

(4) Accessory uses that are usual and normal to a principal use are allowed if they are typically permitted by the Code Enforcement Officer or site plan review for the district in which the use is proposed. Accessory uses are allowed by review of the same permitting authority that approved the principal structure.

D. Allowed activities:

(1) Activities allowed without a permit, provided that they comply with all provisions of Chapter 125: activities necessary for managing/protecting land; filling/earthmoving activity of less than 10 cubic yards; nonintensive recreation uses not requiring structures; public utility installation; and vacation rental-1 and vacation rental-2 provided that it be registered per Chapter 174. Short-Term Rental Registration.

(2) Activities allowed by building permit and requiring approval of the Code Enforcement Officer: driveway construction; road construction (after subdivision approval has been granted); filling/earthmoving activity of 10 cubic yards or more; essential services.

E. Other requirements.

[Amended 6-11-2024 ATM by Art. 4; 11-5-2024 ATM by Art. 3]

(1) Parking requirements. [Also see parking requirements found in § 125-67B(4).]

(a) Schools as the principal use on a lot shall provide one parking space per classroom plus one space for every four employees.

(b) Professional offices, medical clinics and hospitals shall provide parking for the number of employees on the largest shift plus adequate parking for visitors and patients as reviewed by the Planning Board.

(c) Other uses shall not be required to provide parking.

[1] *Editor's Note: This ordinance also provided that it shall not apply to any proceedings or applications*

approved prior to the effective date of 7-8-2010, or to any proceedings or applications deemed to be "pending" within the meaning of 1 M.R.S.A. § 302 as of 7-8-2010 It also provided that it shall not apply to any application for construction or development-related permits for any project that received final subdivision and/or site plan approval from the Town prior to 7-8-2010 or for which an application or proceeding for subdivision and/or site plan approval was deemed "pending" within the meaning of 1 M.R.S.A. § 302 as of 7-8-2010.



Fact Sheet: Arsenic Treated Wood

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

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

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/
eohp

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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

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.