

# 1 UPPER DUNBAR

1 Upper Dunbar

Seal Harbor

\$1,300,000



*Distinctive properties.*

*Legendary service.*



- 3 Bedrooms, 2 Full Baths
- 2 Car Garage
- In town lot .45 ac+/-
- Close to Acadia & Land and Garden Preserve

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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

# 1 UPPER DUNBAR

1 Upper Dunbar  
Seal Harbor



Kitchen



Living Room



Sunroom



Back of House

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**Public Detail Report**

**MLS #:** 1663453

**County:** Hancock

**Seasonal:** No

**List Price:** \$1,300,000

**Status:** Active

**Property Type:** Residential

**Original List Price:** \$1,300,000

**Directions:** From Seal Harbor Beach, bear left n Route 3 through the village of Seal Harbor. Go up hill on Route 3. Bear Left on Upper Dunbar, House is on the right.



**1 Upper Dunbar-  
Seal Harbor  
Mount Desert, ME  
04675**

**List Price:  
\$1,300,000  
MLS#: 1663453**



**General Information**

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 1920	<b>Rooms:</b> 8	<b>Sqft Fin Abv Grd+/-:</b> 1,912
<b>Style:</b> Cottage; New Englander	<b>Fireplaces Total:</b> 2	<b>Beds:</b> 3	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> Brown		<b>Baths:</b> 2/0	<b>Sqft Fin Total+/-:</b> 1,912
			<b>Source of Sqft:</b> Public Records

**Land Information**

<b>Leased Land:</b> No	<b>Waterfront:</b> No	<b>Zoning:</b> VR1
<b>Lot Size Acres +/-:</b> 0.45	<b>Water Views:</b> No	<b>Zoning Overlay:</b> Yes
<b>Source of Acreage:</b> Public Records		
<b>Surveyed:</b> Unknown		

**Interior Information**

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0	<b>VA Certification:</b>
<b>Full Baths Lvl 1:</b> 1	<b>Half Baths Lvl 1:</b> 0	
<b>Full Baths Lvl 2:</b> 1	<b>Half Baths Lvl 2:</b> 0	
<b>Full Baths Lvl 3:</b> 0	<b>Half Baths Lvl 3:</b> 0	
<b>Full Baths Upper:</b> 0	<b>Half Baths Upper:</b> 0	

**Fixtures Exclusions:** Chest Freezer, Electric Dryer

**Appliances:** Cooktop; Dishwasher; Dryer; Electric Range; Microwave; Refrigerator; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen	14	21	First	Breakfast Nook,Pantry	Sunroom	20	8.75	First	Four-Season,Heated
Dining Room	10	13	First	Dining Area,Informal	Mud Room	5.4	8.7	First	
Living Room	12.5	19.5	First	Gas Fireplace					
Primary Bedroom	13.7	23.1	Second	Walk-In Closet(s)					
Bedroom 1	15	8.11	Second	Closet					
Bedroom 2	8	12	Second	Closet					

**Property Features**

<b>Utilities On:</b> Yes	<b>Construction:</b> Wood Frame
<b>Site:</b> Corner Lot; Level; Well Landscaped	<b>Basement Info:</b> Crawl Space; Partial; Unfinished
<b>Driveway:</b> Paved	<b>Foundation Materials:</b> Poured Concrete; Stone
<b>Parking:</b> 1 - 4 Spaces; Off Street; On Site; Paved	<b>Exterior:</b> Clapboard; Wood Siding
<b>Location:</b> Intown; Near Public Beach; Neighborhood	<b>Roof:</b> Fiberglass; Shingle
<b>Restrictions:</b> No Restrictions	<b>Heat System:</b> Heat Pump; Hot Water; Pellet Stove; Radiant; Radiator; Zoned
<b>Rec. Water:</b> Nearby	<b>Heat Fuel:</b> Oil; Other Heat Fuel; Propane
<b>Roads:</b> Paved; Public	<b>Water Heater:</b> Gas; Heat Pump
<b>Transportation:</b> Major Road Access	<b>Cooling:</b> Heat Pump; Wall Unit(s)
<b>Electric:</b> Circuit Breakers; Generator Hookup; On Site	<b>Floors:</b> Tile; Wood
<b>Gas:</b> Bottled	<b>Window Features:</b> Double Pane Windows
<b>Sewer:</b> Public Sewer	<b>Other Structures:</b> Outbuilding
<b>Water:</b> Public	<b>Veh. Storage:</b> 2 Car; Auto Door Opener; Detached
<b>Equipment:</b> Cable; Generator	<b>Garage:</b> Yes
<b>Basement Entry:</b> Interior	<b>Garage Spaces:</b> 2
	<b>Amenities:</b> Bathtub; Fence; Hot Tub; Shower; Walk-in Closets
	<b>Patio and Porch Features:</b> Deck
	<b>View:</b> Mountain(s); Scenic

**Tax/Deed Information**

<b>Book/Page/Deed:</b> 5612/84/All	<b>Full Tax Amt/Yr:</b> \$4,734.3/ 2026	<b>Map/Block/Lot:</b> 31//116
<b>Deed/Conveyance Type Offered:</b> Quit Claim		<b>Tax ID:</b> MTDS-000031-000000-000116

**Remarks**

**Remarks:** Tucked away in upper Seal Harbor, this inviting year-round cottage is set on approximately .45 acres and offers a rare combination of character, comfort, and versatility, with 3 bedrooms, 2 full baths, a 2-car garage, and a large barn. The beautifully landscaped grounds feature a spacious fenced backyard, seasonal gardens, and ample room for relaxing, entertaining, or enjoying the outdoors. Inside, thoughtful upgrades enhance both style and function, including radiant tile flooring in the kitchen, back hall, and full bath areas, along with cherry cabinetry, quartz countertops, and updated appliances. An updated upstairs full bath provides added convenience, while the primary bedroom has been refreshed with new flooring and a heat pump for year-round comfort. Additional improvements such as new roofing on all structures, updated windows throughout the home, and a propane stove in the living room further elevate the property's appeal. Just moments from the village of Seal Harbor and Seal Harbor Beach, and only minutes from Acadia National Park and Land & Garden Preserve, this exceptional property offers an ideal blend of coastal charm, modern updates, and sought-after Mount Desert Island living.

LO: The Knowles Company

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**Listing provided courtesy of:**

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

*Info@KnowlesCo.com*

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 Maine  
Listings



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

### 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: 2026 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: Mount Desert Water District Annual Water Test available upon request.

Source of Section I information: Seller, Public records, Service Contractors  
Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials MC LL



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

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

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

If Yes, what results: \_\_\_\_\_

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

What steps were taken to remedy the problem? \_\_\_\_\_

~~IF PRIVATE (Strike Section if Not Applicable):~~

~~Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
 Overboard Discharge (38 MRS Section 413(3) and (3-A))~~

~~Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_~~

~~Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_~~

~~Location: \_\_\_\_\_ 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: \_\_\_\_\_~~

Source of Section II information: Seller , Public records, Service Contractors

Buyer Initials \_\_\_\_\_

Seller Initials   \_\_\_\_\_

PROPERTY LOCATED AT: **1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675**

**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHW -Radiators	radient heat-electric	Heat pumps	Propane & Pellet
Age of system(s) or source(s)	unknown (1970+/-)	2017	2015	2006 2008
TYPE(S) of Fuel	Oil	Electric	Electric	prpn pellet
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	350g (2025-2026)	part of household Electric	part of household Electric	134g 2024-2026 pellet- 20 bags/yr +/-
Name of company that services system(s) or source(s)	Dead River	Bennett Brown Tile	MAC Heat Pumps	dead riv. & evergreen
Date of most recent service call	05/07/26	-----	06/11/25	May 2026 Service
Malfunctions per system(s) or source(s) within past 2 years	radiator knob replaced	-----		
Other pertinent information	annaul service (May)	Kitchen, Hallway Bath	Liv Rm & Primary Bed	Liv Room & Hallway *annual service May

- 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: 2017
- Date chimney(s) last cleaned: 2025
- Direct and/or Power Vent(s): .....  Yes  No  Unknown
- ~~Has vent(s) been inspected? .....  Yes  No  Unknown~~
- If Yes, date: ----

Comments: **Propane Heater (Monitor) in Barn.. mininal use**

Source of Section III information: **Seller , Public records, Service Contractors**

**SECTION IV - HAZARDOUS MATERIAL**

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

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

Buyer Initials \_\_\_\_\_ Page 3 of 8 Seller Initials   *JS*     *ML*  



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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

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

Comments: **Seller is not aware of any underground storage tanks**

Source of information: **Seller, Public records, Service Contractors**

**B. ASBESTOS** - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: **Seller is unaware of any asbestos during their ownership**

Source of information: **Seller, Public records, Service Contractors**

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 01/03/11 By: Criterion Brown-Inspections

Results: 2.0 Pci/L

If applicable, what remedial steps were taken? **no actions needed- results below limits**

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

~~Are test results available? .....  Yes  No~~

Results/Comments: **no actions needed- results below limits**

Source of information: **Criterion Brown Inspections**

**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: **Seller, Public records, Service Contractors**

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

Comments: \_\_\_\_\_

Source of information: **Public Records**

Buyer Initials \_\_\_\_\_

Seller Initials *MC* *LL*



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

**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: Minimal peeling paint- seasonal painting as needed

Source of information: Seller , Public records, Service Contractors

**G. OTHER HAZARDOUS MATERIALS - Current or previously existing:**

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: -----

Source of information: Seller , Public records, Service Contractors

**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: Utility Easements

Source of information: Deed, Public Records

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: Deed, Public Records

Buyer Initials \_\_\_\_\_

Seller Initials <sup>Initial</sup> Me <sup>Initial</sup> UL

# National Flood Hazard Layer FIRMette



## Legend

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

### SPECIAL FLOOD HAZARD AREAS



### OTHER AREAS OF FLOOD HAZARD



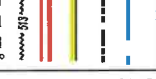
### OTHER AREAS



### GENERAL STRUCTURES



### OTHER FEATURES



### MAP PANELS

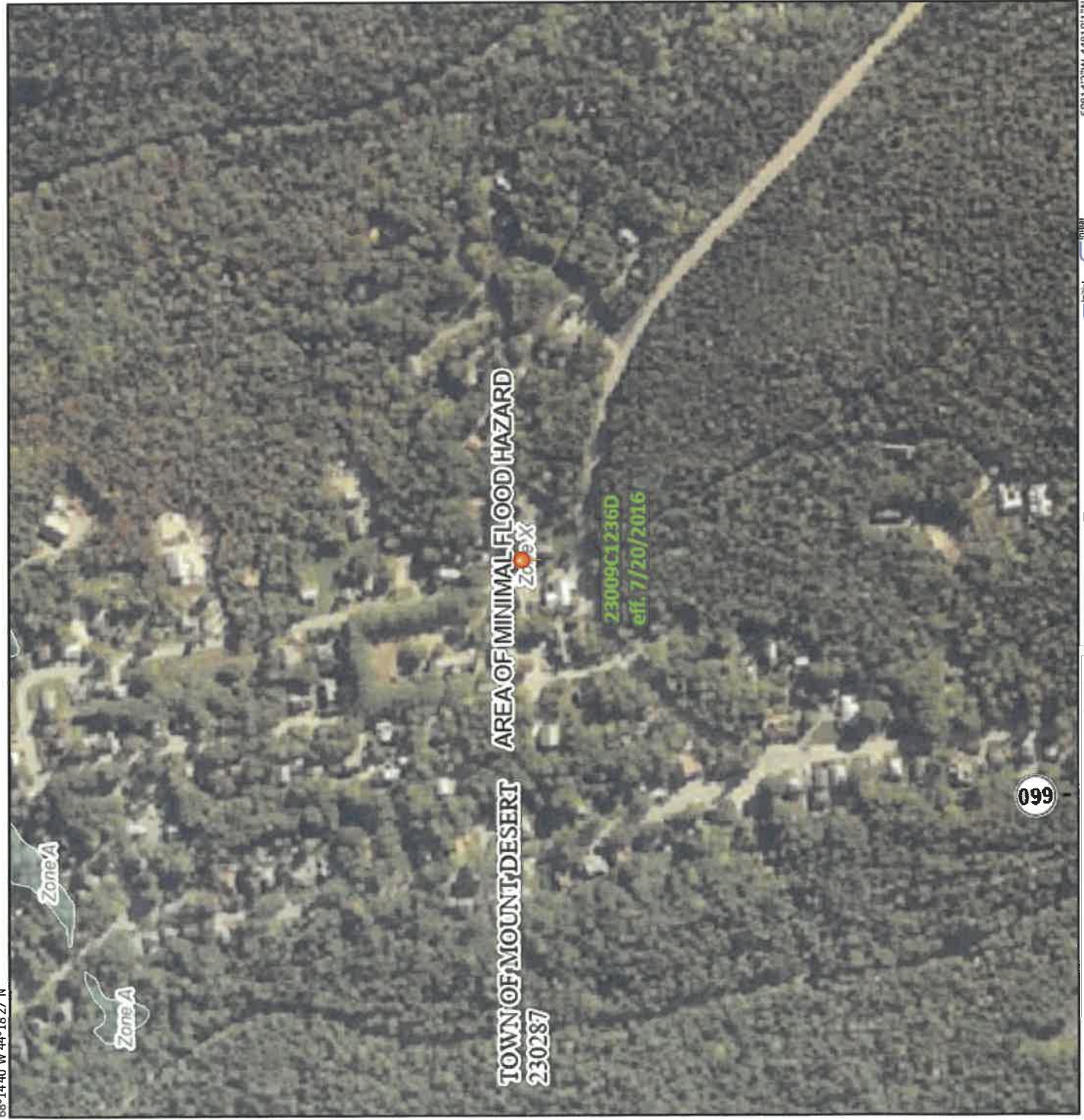


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/28/2026 at 3:10 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

**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: 23009C1236D Year: 2016 (Attach a copy)

Comments: \_\_\_\_\_

Source of Section VI information: FEMA

Buyer Initials \_\_\_\_\_

Seller Initials

Initial  
ML

Initial  
UL

PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

**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

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 3x100g

Year Principal Structure Built: 1920 What year did Seller acquire property? 2011

Roof: Year Shingles/Other Installed: 2018

Water, moisture or leakage: -----

Comments: New roof/shingles Nelson Goodwin Jr. (House, garage, barn)

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: -----

Electrical:  Fuses  Circuit Breaker  Other: Generator 16Kw-Automatic  Unknown

Comments: Generator Service Annually by Colwell Diesel

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 hc ll



PROPERTY LOCATED AT: 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none

Comments: -----

Source of Section VII information: Seller, Public records, Service Contractors

**SECTION VIII - ADDITIONAL INFORMATION**

**History of Improvements/Maintenance upon request.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_ 4/30/2026  
*Gregory W. Carter*  
SELLER DATE  
Gregory W. Carter

Signed by: \_\_\_\_\_ 5/1/2026  
*Caroline C. Childress*  
SELLER DATE  
Caroline C. Childress

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 Gregory W. Carter, Caroline C. Childress (hereinafter "Seller")

AND \_\_\_\_\_ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 1 Upper Dunbar-Seal Harbor, Mount Desert, ME 04675

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.

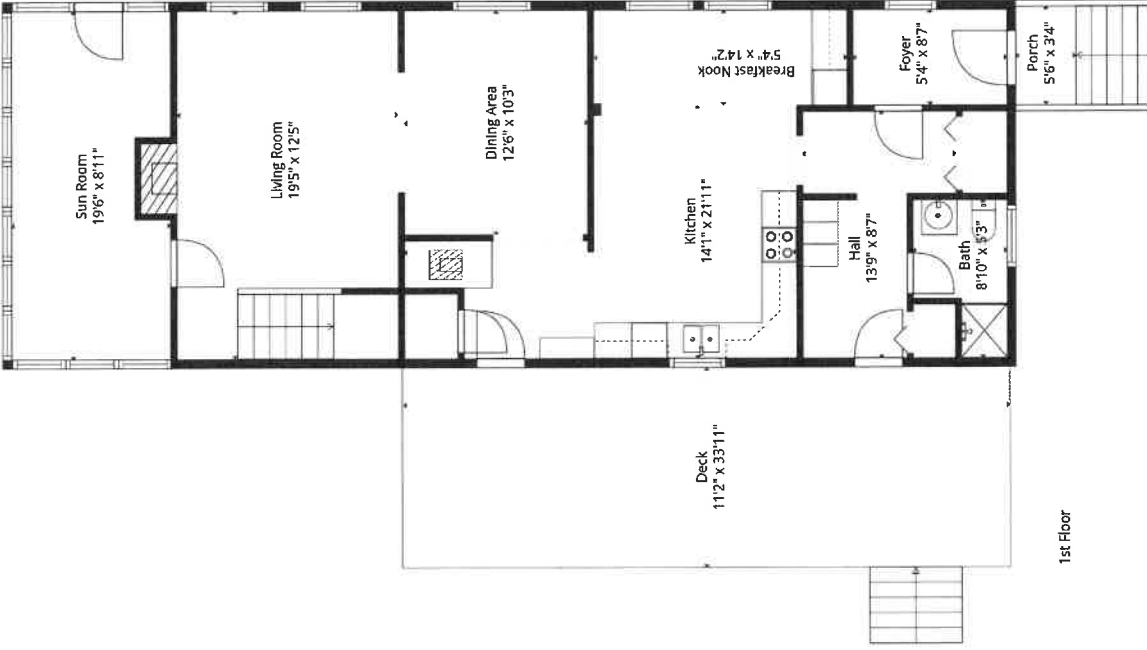
### Certification of Accuracy

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	Signed by: _____	4/30/2026
_____	Buyer	_____	Date	Signed by: <u>Gregory W. Carter</u>	Date 5/1/2026
_____	Buyer	_____	Date	Signed by: <u>Caroline C. Childress</u>	Date _____
_____	Buyer	_____	Date	Seller _____	Date _____
_____	Buyer	_____	Date	Seller _____	Date _____
_____	Agent	_____	Date	Signed by: <u>Lili Pew</u>	Date 5/1/2026
_____	Agent	_____	Date	Seller <u>Lili Pew</u>	Date _____

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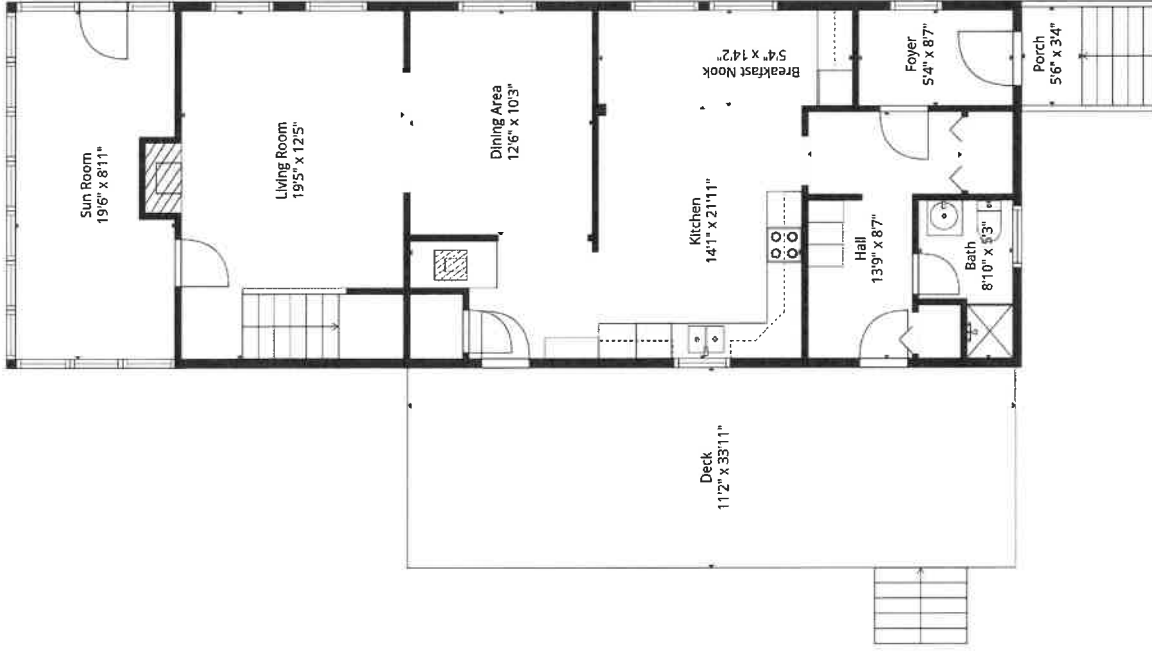
**TOTAL: 1832 sq. ft**

1st floor: 1073 sq. ft, 2nd floor: 759 sq. ft

EXCLUDED AREAS: DECK: 402 sq. ft, PORCH: 42 sq. ft, WALLS: 144 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.





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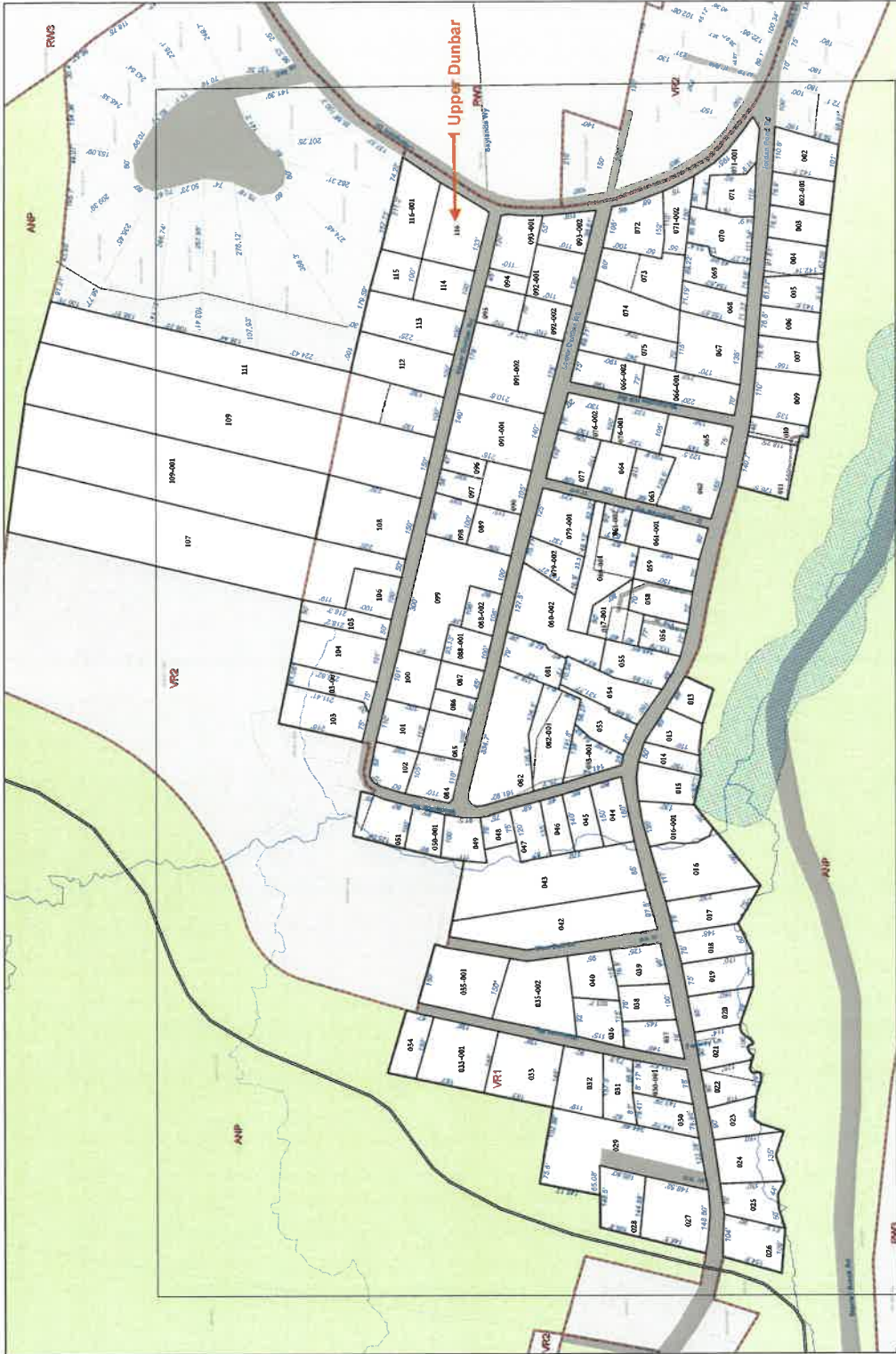
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Sizes And Dimensions Are Approximates. Actual May Vary.





**Legend**

- Parcel Line
- Historic Lot Line
- Easement
- Zone Line
- Shoreland Zone
- Stream Protection Zone
- Streams
- Perennial Wetland
- Intermittent Wetland
- Water



# Tax Map 31

Current as of April 1, 2025

DISCLAIMER: THIS MAP IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS NOT TO BE USED FOR ANY PURPOSES THAT REQUIRE A PROFESSIONAL ENGINEER'S OR ARCHITECT'S SEAL. THE TOWN OF MOUNT PLEASANT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE TOWN OF MOUNT PLEASANT IS NOT PROVIDING ANY WARRANTY FOR THIS MAP. THE TOWN OF MOUNT PLEASANT IS NOT PROVIDING ANY WARRANTY FOR THIS MAP.

Mountain Loop Carriage Rd

Day St

Day St

Champlain Dr

1 Upper Dunbar

Upper Dunbar Rd

Skylands Way

Upper Dunbar Rd

Upper Dunbar Rd

Lower Dunbar Rd

Rose Ridge

Lower Dunbar Rd

Whowille Way

McKenzie Hill Rd

Jordan Pond Rd

Jordan Pond Rd

Jordan Pond Rd

Jordan Pond Rd

Stanley Brook

Stanley Brook Rd (Closed Dec - Apr)

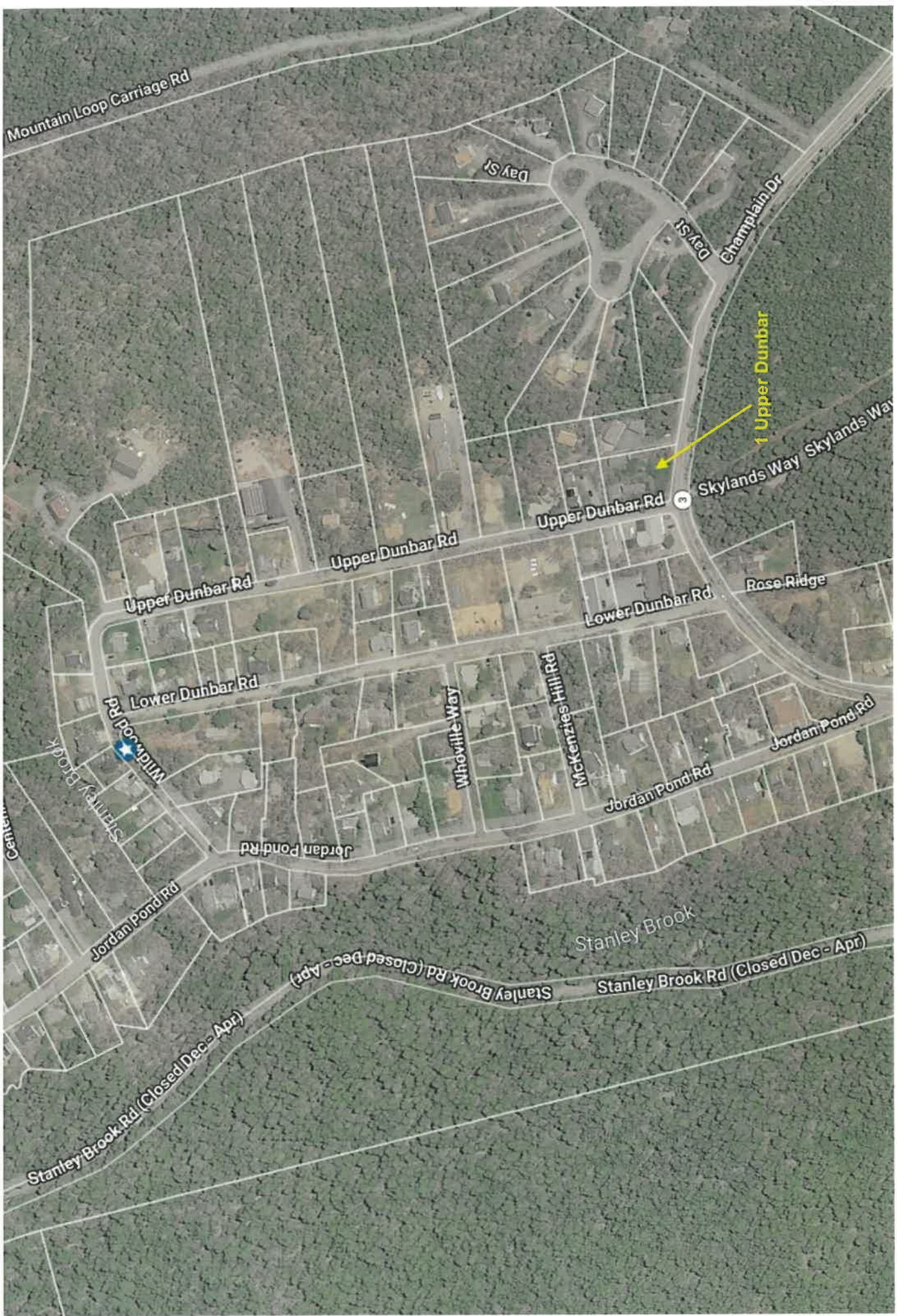
Stanley Brook Rd (Closed Dec - Apr)

Stanley Brook Rd (Closed Dec - Apr)

Wildwood Rd

Stanley Brook

Central



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

DISTRICTS	VR1	VR2	R1	R2
<b>DIMENSIONS see Notes (b) (h<sup>1</sup>)</b>				
<b>MINIMUM LOT AREA:</b> A. with public sewer B. without public sewer. C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* * see <b>Note (k)</b>	10,000 sq ft 1 acre 5,000 sq ft 20,000 sq ft State Minimum	20,000 sq ft 1 acre 10,000 sq ft 20,000 sq ft State Minimum	1 acre 1 acre 20,000 sq ft 20,000 sq ft State Minimum	2 acres 2 acres 1 acre 1 acre State Minimum
<b>MINIMUM WIDTH OF LOTS:</b> Shore Frontage	N/A	N/A	N/A	N/A
<b>SETBACKS FROM:</b> normal high-water line of a water body (stream), tributary stream or upland edge of a wetland Great Ponds public road* * see <b>Note (c)</b> private roads or property lines** ** see <b>Note (c) and Note (d)</b>	75 ft N/A 20 ft 10 ft	75 ft N/A 30 ft 15 ft	75 ft N/A 30 ft 15 ft	75 ft N/A 30 ft 25 ft
<b>MAXIMUM LOT COVERAGE</b>	40%	40%	40%	40%
<b>MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS</b>	20 ft	20 ft	20 ft	20 ft

# 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](http://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](http://wellwater.maine.gov)
- Call for advice: **866-292-3474** • TTY: Call Maine Relay 711





# Fact Sheet: Arsenic Treated Wood

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

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

## IF YOU WORK WITH CCA WOOD

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

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

## TO LEARN MORE

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

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

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

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



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

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

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

### Second: If so, reduce contact with the arsenic.

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

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

## Common Questions

### What is CCA wood?

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

### What is Arsenic?

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



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a disclosed dual agent.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. Both the buyer and the seller must consent to this type of representation in writing.

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

**To Be Completed By Licensee**  
This form was presented on (date) \_\_\_\_\_  
To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)  
by \_\_\_\_\_  
Licensee's Name  
on behalf of **The Knowles Company**  
Company/Agency

MREC Form#3 Revised 07/200  
Office Title Changed 09/201

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