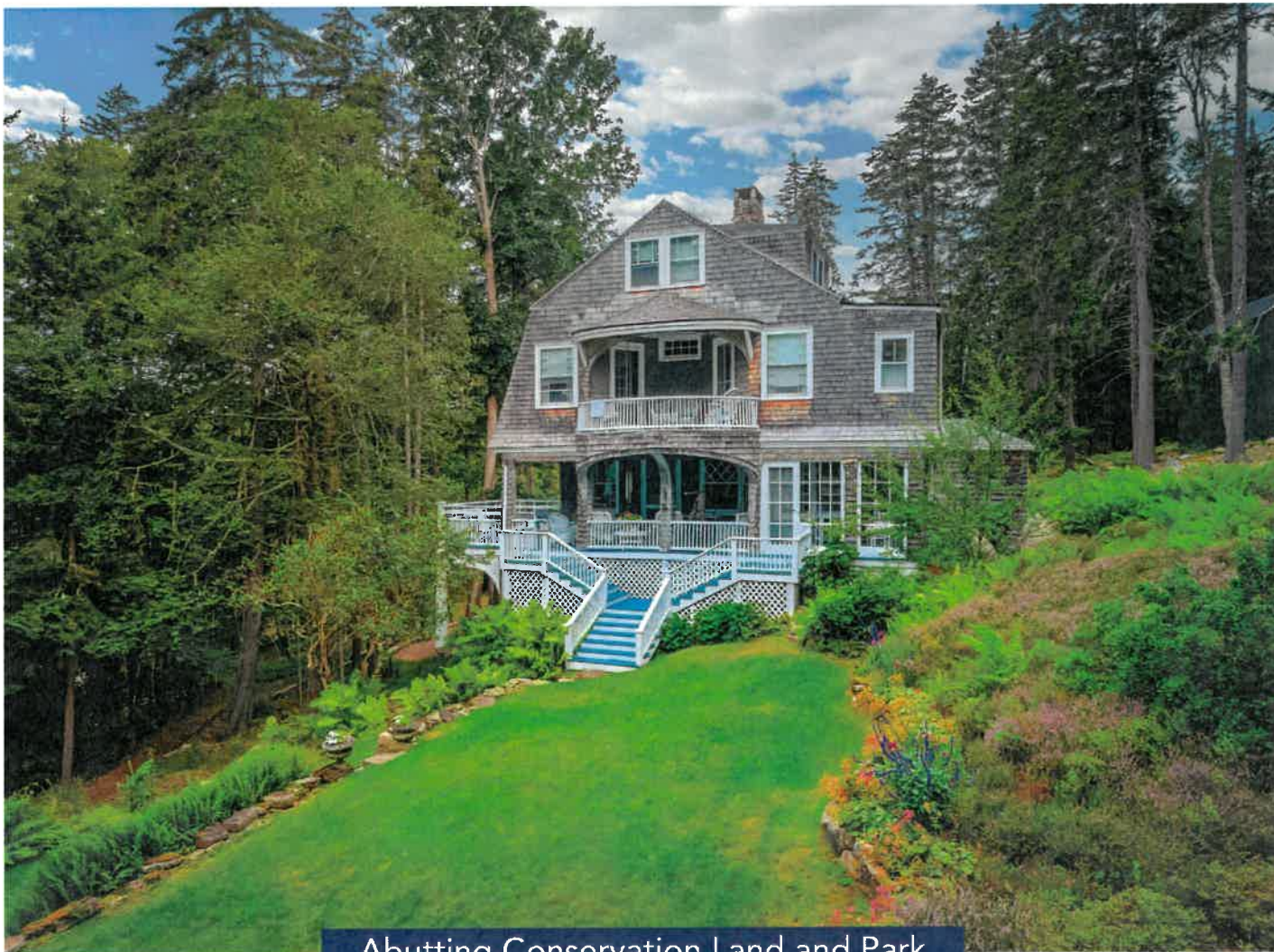


BIRCHCROFT
3 ASTICOU WAY
NORTHEAST HARBOR
\$3,750,000



*Distinctive properties.
Legendary service.*



Abutting Conservation Land and Park

Offered exclusively through:
THE KNOWLES COMPANY
One Summit Road
Northeast Harbor, Maine 04662

207.276.3322
info@KnowlesCo.com
www.KnowlesCo.com

BIRCHCROFT

3 Asticou Way
Northeast Harbor



Aerial NEH



Front Porch



Back Porch

- 4.07+/- ac
- Abuts Conservation
- Close to Acadia & Land Garden Preserve

BIRCHCROFT

3 Asticou Way
Northeast Harbor



Living Room



Dining Room



Library



Sunroom



Bedroom



Aerial NEH

Public Detail Report

MLS #: 1663565 County: Hancock Seasonal: No List Price: \$3,750,000
 Status: Active Property Type: Residential Original List Price: \$3,750,000
 Directions: From Route 198 Northeast Harbor, right on Route 3 (Peabody Drive), left on Asticou Hill. #3 ("Birchcroft") is on the right.



**3 Asticou Hill
 Trail-Northeast
 Harbor
 Mount Desert, ME
 04662**

**List Price:
 \$3,750,000
 MLS#: 1663565**



General Information

Sub-Type: Single Family Residence	Year Built: 1920	Rooms: 14	Sqft Fin Abv Grd+/-: 4,224
Style: Cottage; Shingle	Fireplaces Total: 2	Beds: 8	Sqft Fin Blw Grd+/-: 0
		Baths: 4/2	Sqft Fin Total+/-: 4,224
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Water Body: Northeast Harbor	Zoning: R1
Lot Size Acres +/-: 4.07	Water Views: Yes	Water Body Type: Harbor; Ocean	Zoning Overlay: Yes
Source of Acreage: Public Records			
Surveyed: Unknown			

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 1	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: 1	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Living Room			First	Built-Ins, Wood Burning Fireplace	Sunroom			First	Three-Season
Dining Room			First	Dining Area, Formal, Wood Burning Fireplace	Bedroom 6			Third	Closet
Library			First	Built-Ins, Wood Burning Fireplace	Bedroom 7			Third	Closet
Kitchen			First	Pantry					
Primary			Second	Balcony/Deck, Closet, Full					
Bedroom				Bath, Suite, Walk-In Closet(s)					
Bedroom 1			Second	Balcony/Deck					
Bedroom 2			Second	Closet					
Bedroom 3			Second	Closet					
Bedroom 4			Second	Closet					
Bedroom 5			Third	Closet					
Family Room			Basement	Built-Ins					

Property Features

Site: Level; Open; Rolling/Sloping; Well Landscaped; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Daylight; Finished; Unfinished; Walk-Out Access
Parking: 5 - 10 Spaces; Off Street; Paved	Exterior: Shingle Siding; Wood Siding
Location: Abuts Conservation; Rural	Roof: Fiberglass; Shingle
Roads: Paved; Public	Heat System: Baseboard; Direct Vent Furnace; Hot Water; Radiator
Electric: Circuit Breakers; On Site	Heat Fuel: Oil; Wood
Gas: No Gas	Water Heater: Off Heating System; Oil; Tank
Sewer: Public Sewer	Cooling: None
Water: Private; Well	Floors: Linoleum; Tile; Wood
Basement Entry: Interior	Veh. Storage: 1 Car; Detached
	Garage: Yes
	Garage Spaces: 1

Tax/Deed Information

Book/Page 5400/346	Full Tax Amt/Yr: \$17,296.01/ 2026	Map/Block/Lot: 3//65-01
		Tax ID: MTDS-000003-000000-000065-000001

Remarks

Remarks: 'Birchcroft', a c.1920 classic Fred Savage shingle style cottage encompassing 4.07+/- private acres high on Asticou Hill Trail above Northeast Harbor, with 8-bedrooms, 4-baths, and vast porches overlooking gardens and an expansive lawn. Renovated over the years to modern times and comfort, while still embracing graceful antiquity. With expansive porches front and back, an elegant living room, library, and a grand dining room with diamond mullions windows, all together are perfect for friends and family gatherings throughout the seasons. Abutting Land Garden Preserve conservation areas and gardens to the South, Asticou Gardens moments away, and Acadia's mountains to the North, outdoor enjoyment is

endless! 'Birchcroft ' offers timeless elegance and comfort fostering precious time together, coupled with the joys of Acadia by land and sea.

LO: The Knowles Company

Listing provided courtesy of:

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

Lnfo@knowlesco.com

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2026 and FBS. Broker Attribution: 207 276-3322



PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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: West of house
Installed by: Gilbert
Date of Installation: 1970s+/-
USE: Number of persons currently using system: 2-6
Does system supply water for more than one household? Yes No Unknown

Comments: Coastal Irrigation sprinkler system (not in use)

Source of Section I information: Seller, Service Contractors, Caretaker, Public Records
Buyer Initials _____ Page 1 of 8 Seller Initials MM MM MM

PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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(2) and (2-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: Owner-Caretaker-Contractors

Buyer Initials _____

Seller Initials DS MM Initial MM MM

PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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-Radiators	FP-LR	FP-Dining	FP-Library
Age of system(s) or source(s)	2015+/-	1920	1920	1920
TYPE(S) of Fuel	Oil	wood	wood	wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	266.40 (2025)	seasonal use	seasonal use	seasonal use
Name of company that services system(s) or source(s)	Graves Plumbing Heating	Caretaker & Chimney	Caretaker & Chimney	Caretaker & Chimney
Date of most recent service call	2024 Annual Service	2020+/-	2020+/-	2020+/-
Malfunctions per system(s) or source(s) within past 2 years	n/a	n/a	n/a	n/a
Other pertinent information	n/a	n/a	n/a	n/a

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: 2015+/-
 Direct and/or Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: Graves Heating and Plumbing

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

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 DS MM DS MM Initial MM

PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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

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

Comments: -----

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

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 not aware of any asbestos

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: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

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

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

Comments: -----

Source of information: Seller, Public Records

Buyer Initials _____

Seller Initials DS MM DS MM Initial MM

PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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: Seasonal Painting Annually Exterior and Interior, as needed

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

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 , Service Contractors, Caretaker, Public Records

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: Easements-Utilities, ROW for Access on Asticou Hill

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? Seller for driveway off Asticou Hill Road

Road Association Name (if known): None

Source of information: Seller, Caretaker, Public Records

Buyer Initials _____

Seller Initials DS MM MM MM

PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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: 23009C1217D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: FEMA

Buyer Initials _____

Seller Initials

DS DS Initial
MM MM MM

National Flood Hazard Layer FIRMette



68°17'11"W 44°18'28"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE of Depth *Zone AE, AO, AH, VE, AP*
- 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*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone B*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/24/2026 at 7:22 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°16'33"W 44°18'27"N

1:6,000

Feet



PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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: None

Year Principal Structure Built: 1920 What year did Seller acquire property? 1979 & 2010

Roof: Year Shingles/Other Installed: 2015 +/-

Water, moisture or leakage: _____

Comments: 50 year Shingles with IWS +/-

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: _____ Unknown

Comments: wiring updated by Stanley Electric 2010-2015+/-

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 _____ Page 7 of 8 Seller Initials MM MM MM

PROPERTY LOCATED AT: 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: seller is not aware of any Material Defects

Comments: -----

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

SECTION VIII - ADDITIONAL INFORMATION

History of Improvements by request. Caretaker: Alan Graves

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:
NAN HALBACH MERZ 4/23/2026
SELLER DATE

Nan R. Halbach-Merz, Trustee

Melissa Lloyd Halbach-Merz 4/24/2026
SELLER DATE

Melissa Lloyd Halbach-Merz

DocuSigned by:
NAN HALBACH MERZ 4/23/2026
SELLER DATE

Nan R. Halbach-Merz-POA

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 Nan R. Halbach-Merz, Trustee, Nan R. Halbach-Merz-POA, Melissa Lloyd Halbach-Merz (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 3 Asticou Hill-Northeast Harbor, Mount Desert, ME 04662

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.

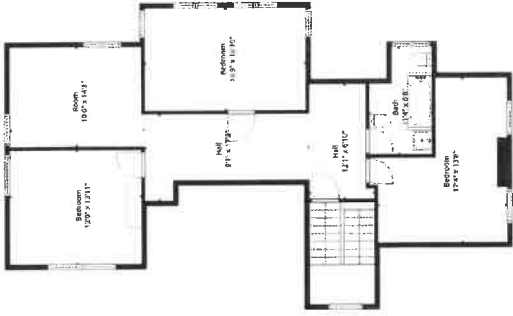
Certification of Accuracy

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	<u>NAN HALBACH MERZ</u> 78DC198A0C554E5...	4/23/2026
Buyer	Date	Seller <u>Nan R. Halbach-Merz, Trustee</u>	Date
_____	Date	<u>NAN HALBACH MERZ</u> 78DC198A0C554E5...	4/23/2026
Buyer	Date	Seller <u>Nan R. Halbach-Merz-POA</u>	Date
_____	Date	<u>Melissa Lloyd Halbach-Merz</u> 06D648F9CC619A2...	4/24/2026
Buyer	Date	Seller <u>Melissa Lloyd Halbach-Merz</u>	Date
_____	Date	<u>Lili Pew</u> 31BFCD84EA454ED...	4/27/2026
Buyer	Date	Seller <u>Lili Pew</u>	Date
_____	Date	<u>Lili Pew</u> B985AAE145D6418...	4/27/2026
Agent	Date	Agent <u>Lili Pew</u>	Date

 **Maine Association of REALTORS®/Copyright © 2026.**
All Rights Reserved. Revised 2023.

Signed by: Matthew Levesque 4/27/2026
B985AAE145D6418...

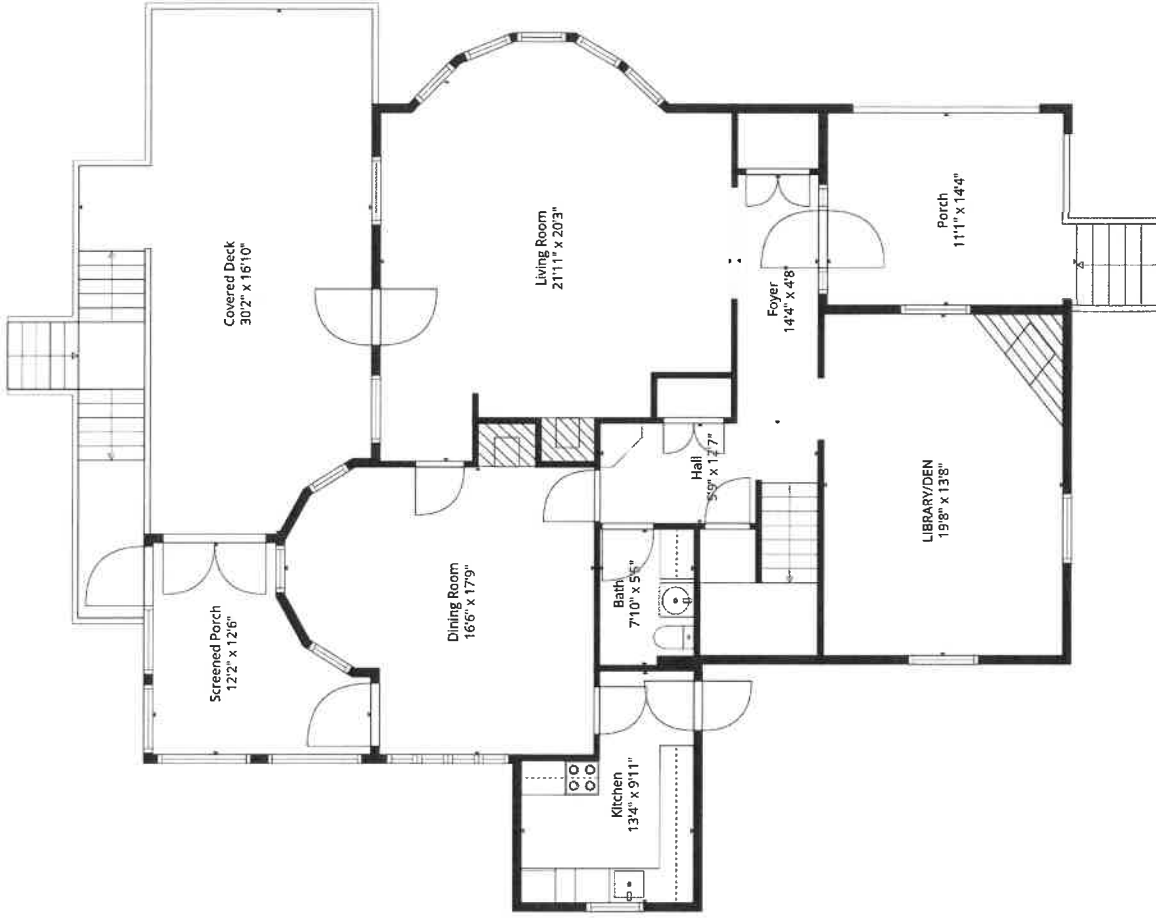



TOTAL: 3968 sq. ft.

FLOOR 1: 1341 sq. ft, FLOOR 2: 1659 sq. ft, FLOOR 3: 968 sq. ft
EXCLUDED AREAS: SCREENED PORCH: 118 sq. ft, PORCH: 175 sq. ft, COVERED DECK: 483 sq. ft,
BALCONY: 109 sq. ft, LOW CEILING: 82 sq. ft, WALLS: 301 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.

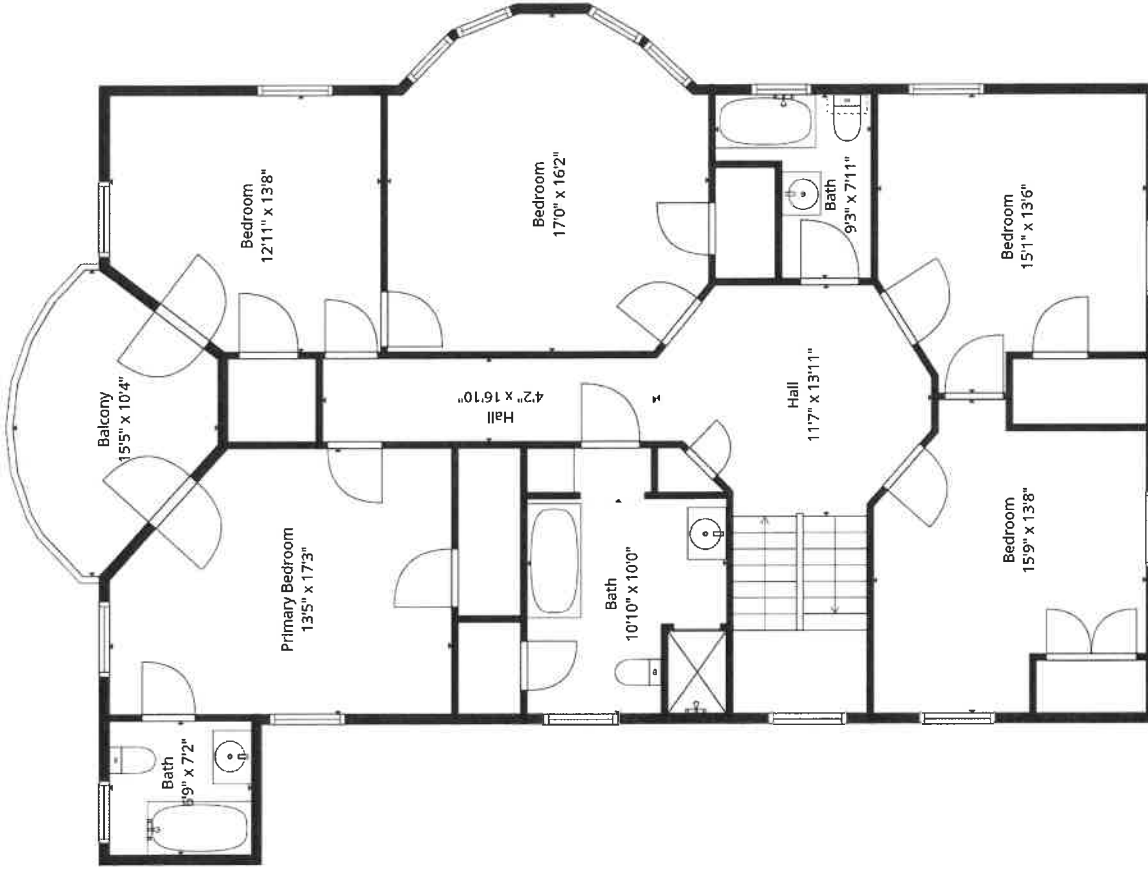




TOTAL: 3968 sq. ft
 FLOOR 1: 1341 sq. ft, FLOOR 2: 1659 sq. ft, FLOOR 3: 968 sq. ft
 EXCLUDED AREAS: SCREENED PORCH: 118 sq. ft, PORCH: 175 sq. ft, COVERED DECK: 483 sq. ft,
 BALCONY: 109 sq. ft, LOW CEILING: 82 sq. ft, WALLS: 301 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.

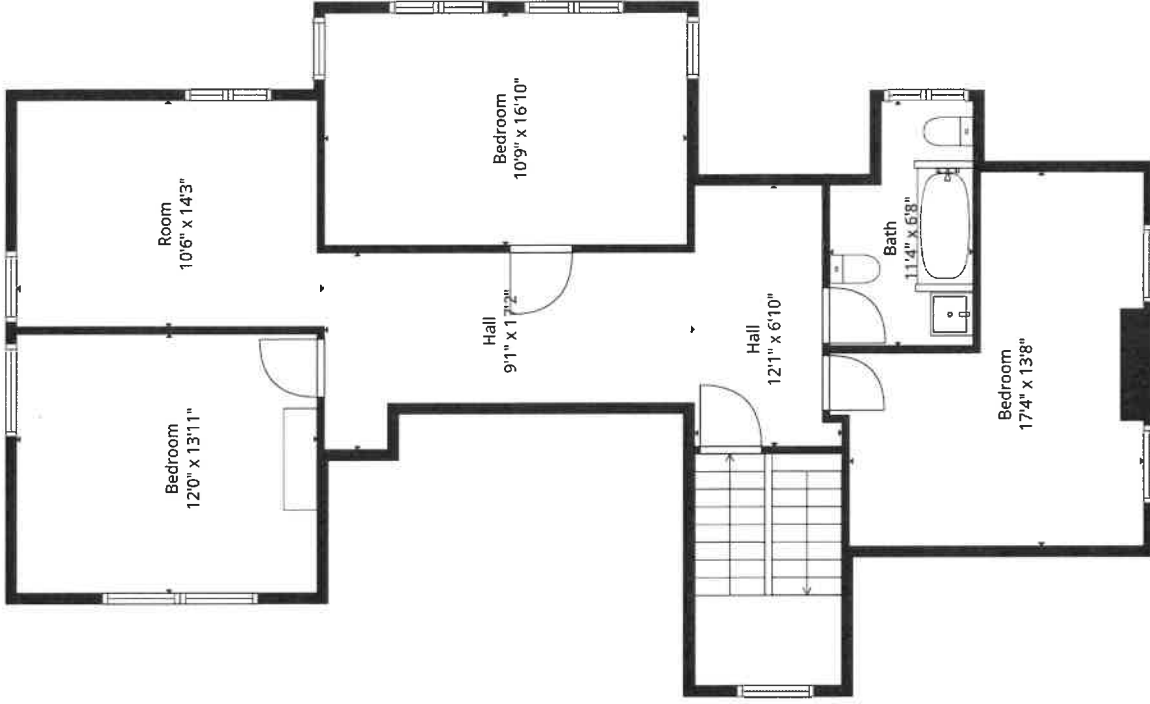




TOTAL: 3968 sq. ft
 FLOOR 1: 1341 sq. ft, FLOOR 2: 1659 sq. ft, FLOOR 3: 968 sq. ft
 EXCLUDED AREAS: SCREENED PORCH: 118 sq. ft, PORCH: 175 sq. ft, COVERED DECK: 483 sq. ft,
 BALCONY: 109 sq. ft, LOW CEILING: 82 sq. ft, WALLS: 301 sq. ft

Sizes And Dimensions Are Approximates. Actual May Vary.



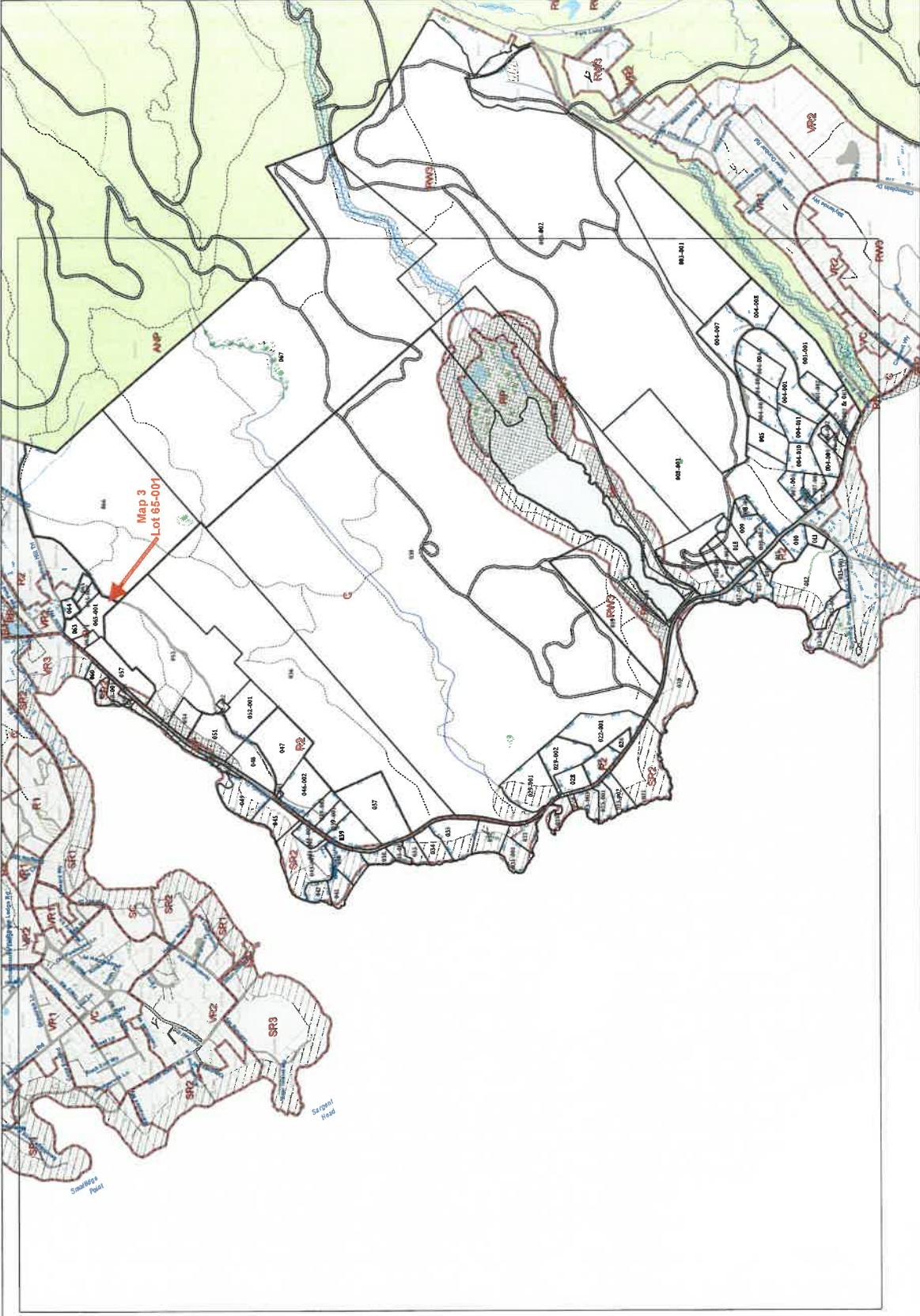


TOTAL: 3968 sq. ft

FLOOR 1: 1341 sq. ft, FLOOR 2: 1659 sq. ft, FLOOR 3: 968 sq. ft
 EXCLUDED AREAS: SCREENED PORCH: 118 sq. ft, PORCH: 175 sq. ft, COVERED DECK: 483 sq. ft,
 BALCONY: 109 sq. ft, LOW CEILING: 82 sq. ft, WALLS: 301 sq. ft

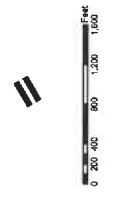
Sizes And Dimensions Are Approximates. Actual May Vary.





Legend

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



Current as of April 1, 2025

Tax Map 3

Information is provided by the Office of the Town of Mount Desert Island and does not constitute a warranty. The Town of Mount Desert Island does not warrant the accuracy of the information provided. The Town of Mount Desert Island is not responsible for any errors or omissions. Only the original information provided to the Town of Mount Desert Island is authoritative.

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

DISTRICTS	VR1	VR2	R1	R2
DIMENSIONS see Notes (b) (h¹)				
MINIMUM LOT AREA: A. with public sewer B. without public sewer: C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* * see Note (k)	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
MINIMUM WIDTH OF LOTS: Shore Frontage	N/A	N/A	N/A	N/A
SETBACKS FROM: normal high-water line of a water body (stream), tributary stream or upland edge of a wetland Great Ponds public road* * see Note (c) private roads or property lines** ** see Note (c) and Note (d)	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
MAXIMUM LOT COVERAGE	40%	40%	40%	40%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	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. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474** • TTY: Call Maine Relay 711





Fact Sheet: Arsenic Treated Wood

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

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

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

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



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.