Village Retreat

11 Grason Lane, Bar Harbor

$2,825,000

MLS #: 1663564



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Village Retreat

11 Grason Lane, Bar Harbor



"Village retreat" is an attractive and well-conceived home and guest house/garage, in a perfect neighborhood. The location can't be beat, a stone's throw to Bar Harbor's village and Shore Path, and with a stellar protected view of the bay and Porcupine islands. The main house has a main en suite bedroom on the first floor (level access) including a walk-in closet. Its full bath has a spacious shower, and all fixtures throughout the property are high-end. Also on the first floor is the open plan living room, kitchen and dining area, open to the balconied second floor. There are 2 half baths on the first floor, as well as an inviting screen porch and terrace overlooking the backyard and ocean. The second floor has an open family room overlooking the 1st floor living room, and a bedroom with full bath. At the front of the house on the second floor are another kitchen with dining area and living area which also have ocean views. On the 3rd is a bedroom with peaks of the water. A separate entrance and stairway leads up to this 2nd/3rd floor living area from the front of the house, and at the stairway's foot in another half bath. This arrangement creates versatility, easily accommodating extended family or guests. The garage/studio features a nicely appointed, open plan second floor with bedroom area, full bath, kitchenette, and balcony with ocean views.

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MLS #: 1663564
Status: Active

Nbd/Assn: Shore Acres Subdivision
County: Hancock
Property Type: Residential

Association Fee: $100/ Annually
Seasonal: No

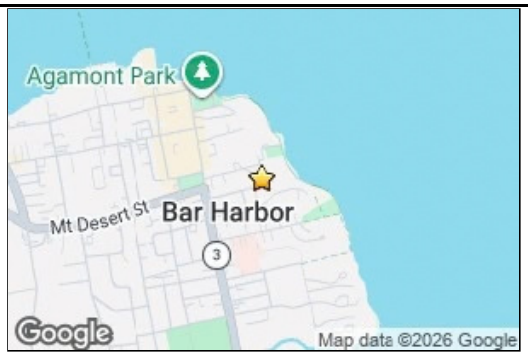
List Price: $2,825,000
Original List Price: $2,900,000

Directions: From Main Street, take Derby lane, which turns into Grason Lane, on left #11 with gravel drive.



11 Grason Lane
Bar Harbor, ME 04609-1776

List Price: $2,825,000
MLS#: 1663564



General Information

Sub-Type: Single Family Residence
Style: Contemporary; Cottage
Structure Type: Post & Beam
Levels: Multi-Level

Year Built: 1999
Fireplaces Total: 0

Rooms: 5
Beds: 4
Baths: 5/2

Sqft Fin Abv Grd+/-: 3,784
Sqft Fin Blw Grd+/-: 0
Sqft Fin Total+/-: 3,784
Source of Sqft: Seller

Land Information

Leased Land: No
Lot Size Acres +/-: 0.32
Source of Acreage: Public Records
Surveyed: Yes

Waterfront: No
Water Views: Yes

Water Body: Frenchmen Bay (Atlantic)
Water Body Type: Ocean

Zoning: Downtown Res
Zoning Overlay: No

Interior Information

Full Baths Bsmnt: 0
1 Full Baths Lvl 1:
3 Full Baths Lvl 2:
1 Full Baths Lvl 3:
Full Baths Upper: 0

Half Baths Bsmnt: 0
Half Baths Lvl 1: 2
Half Baths Lvl 2: 0
Half Baths Lvl 3: 0
Half Baths Upper: 0

VA Certification:

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

Room Name	Length	Width	Level	Room Features
Bedroom 1			First	
Family Room			Second	
Kitchen			First	
Kitchen			Second	
Family Room			Second	

Property Features

Site: Level
Driveway: Gravel
Parking: 1 - 4 Spaces; Electric Vehicle Charging Station(s)
Location: Interior Lot; Intown; Near Shopping; Near Town; Neighborhood
Restrictions: Other Restrictions
Rec. Water: Nearby
Roads: Association; Paved; Private Road
Transportation: Public Transport Access
Electric: Circuit Breakers
Gas: Bottled
Sewer: Public Sewer
Water: Public
Equipment: Air Radon Mitigation System; Cable; Generator
Basement Entry: Not Applicable

2 Dtchd Houses on 1 Lot: Yes
Construction: Wood Frame
Basement Info: None; Slab
Foundation Materials: Poured Concrete
Exterior: Shingle Siding; Wood Siding
Roof: Shingle
Heat System: Hot Water; Radiant; Zoned
Heat Fuel: Gas Bottled; Propane
Water Heater: Off Heating System; On Demand
Cooling: None
Floors: Ceramic Tile; Hardwood; Wood
Veh. Storage: No Vehicle Storage
Garage: No
Amenities: 1st Floor Bedroom; Bathtub; Laundry - 1st Floor; Laundry - 2nd Floor; Shower; Walk-in Closets
Patio and Porch Features: Patio; Porch; Porch-Screened
View: Scenic

Tax/Deed Information

Book/Page/Deed: 2687/017/All
Deed Restrictions: Yes

Full Tax Amt/Yr: $15,446/ 2024

Map/Block/Lot: 2/3/04-03
Tax ID: BARH-000105-000000-000021

Remarks

Remarks: "Village retreat" is an attractive and well conceived home and guest house/garage, in a perfect neighborhood. The location can't be beat, a stone's throw to Bar Harbor's village and Shore Path, and with a stellar protected view of the bay and Porcupine islands. The main house has a main en suite bedroom on the first floor (level access) including a walk-in closet. Its full bath has a spacious shower, and all fixtures throughout the property are high-end. Also on the first floor is the open plan living room, kitchen and dining area, open to the balconied second floor. There are 2 half baths on the first floor, as well as an inviting screen porch and terrace overlooking the backyard and ocean. The second floor has an open family room overlooking the 1st floor living room, and a bedroom with full bath. At the front of the house on the second floor are another kitchen with dining area and living area which also have ocean views. On the 3rd is a bedroom with peaks of the water. A separate entrance and stairway leads up to this 2nd/3rd floor
living area from the front of the house, and at the stairway's foot in another half bath. This arrangement creates versatility, easily accommodating extended family or guests. The garage/studio features a nicely appointed, open plan second floor with bedroom area, full bath, kitchenette, and balcony with ocean views. The radiant heated 2-car garage includes 220v circuits for both shop tools and EV's, as well as a utility area with washer and dryer. The property includes generous storage, numerous high-end appliances, a generator, and many clever convenience features. And, of course, the buildings are served by town water and sewer. This property is a real standout, and completely turnkey.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
PO Box367 - One Summit Road
Northeast Harbor, ME 04662 207-
276-3322 info@knowlesco.com

Prepared by The Knowles Company on Wednesday, September 30, 2026 1:54 PM.

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PROPERTY LOCATED AT: **11 Grason Lane, 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: [X] 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: **Town water supply**

Source of Section I information: **Public record**

The Knowles Company, One Summit Rd Northeast Harbor ME 04662 Phone: (207) 276-3322 Fax: (207) 276-4114 Saul
Nick Burnett
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PROPERTY LOCATED AT: **11 Grason Lane, Bar Harbor, ME 04609**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

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

Have you had the sewer line inspected? ..... [X] Yes [ ] No

If Yes, what results: **Clean**

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

What steps were taken to remedy the problem? **3 Backflow preventers installed**

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: **Town sewer**

Source of Section II information: **Public record**

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PROPERTY LOCATED AT: **11 Grason Lane, 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	**Radiant/On demand**			
Age of system(s) or source(s)	**2022**			
TYPE(S) of Fuel	**Propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**TOTAL FOR BOTH HOUSES: 1472**			
Name of company that services system(s) or source(s)	**Graves Plumbing**			
Date of most recent service call	**None needed**			
Malfunctions per system(s) or source(s) within past 2 years	**None**			
Other pertinent information	**Fuel total is entire property**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown

Chimney(s): ..... [ ] Yes [X] 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 [X] No [ ] Unknown

~~Has vent(s) been inspected?~~ ..... [ ] Yes [ ] No [ ] Unknown

~~If Yes, date:~~ _____

Comments: **Exterior venting wall boiler**

Source of Section III information: **Seller**

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 [X] 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: _____

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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: _____

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

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: _____	☐ Yes	☒ No	☐ Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **~2021** By: **Norlens**

Results: **Above recommended**

If applicable, what remedial steps were taken? **Installed mitigation system w/monitor app.**

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

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: **Airthings app monitors current rate, averages .5 pCi/L over 365 days**

Source of information: **Airthings app.**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: _____

Source of information: _____

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

Comments: **Seller owned from date of construction**

Source of information: **Seller**

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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 [X] 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: **Seller, age of property**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... [ ] Yes [X] No [ ] Unknown

LAND FILL: ..... [ ] Yes [X] No [ ] Unknown

RADIOACTIVE MATERIAL: ..... [ ] Yes [X] No [ ] Unknown

Other: -----

Source of information: **Seller**

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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Easements and road association**

Source of information: **Deed, covenants**

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? ..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

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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: **23009C 1014D** Year: **2016** (Attach a copy)

Comments: **No flooding history**

Source of Section VI information: **Public record**

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National Flood Hazard Layer FIRMette

FEMA



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 or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag 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 X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

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

OTHER FEATURES
- 20.2 (B) — Cross Sections with 1% Annual Chance
- 17.5 — 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

N

The pin displayed on the map is an approximate point selected by the user and does not represe 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 5/26/2026 at 1:00 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: **11 Grason Lane, 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: **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: **3 propane tanks**

Year Principal Structure Built: **1999** What year did Seller acquire property? **1997**

Roof: Year Shingles/Other Installed: **2010**

Water, moisture or leakage: **None**

Comments: **Solid roofing**

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: _____

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: _____

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PROPERTY LOCATED AT: **11 Grason Lane, 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 defects**

Comments:

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Minor tile repair needed (2 tiles) and one 2nd floor window is difficult to close.

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: Charles E. Saul 5/20/2026
SELLER DATE
Charles E. Saul

Signed by: Suzanne R. Saul 5/20/2026
SELLER DATE
Suzanne R. Saul

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

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Charles E. Saul, Suzanne R. Saul** (hereinafter "Seller")

AND (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **11 Grason Lane GUEST, 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).

X 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: Charles E. Saul FE7B8D46D6C14D1... Seller Charles E. Saul	5/20/2026 Date
Buyer	Date	Suzanne R. Saul FE7B8D46D6C14D1... Seller Suzanne R. Saul	5/20/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	DocuSigned by: Nick Burnett ED71712FC7554D9... 5/22/2026 Agent Nick Burnett & Torie Hallock	DocuSigned by: Torie Hallock 70F5BB41431248C... 5/22/2026 Date

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REALTOR®

EQUAL HOUSING OPPORTUNITY

PROPERTY LOCATED AT: **11 Grason Lane GUEST, 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: [X] 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: _____

Source of Section I information: **Public record**

The Knowles Company, One Summit Rd Northeast Harbor ME 04662 Phone: (207) 276-3322 Fax: (207) 276-4114 Saul Guest
Nick Burnett
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PROPERTY LOCATED AT: **11 Grason Lane GUEST, Bar Harbor, ME 04609**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

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

Have you had the sewer line inspected? ..... [X] Yes [ ] No

If Yes, what results: **All clear**

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

What steps were taken to remedy the problem? **3 backflow preventers installed on property**

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: _____

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PROPERTY LOCATED AT: **11 Grason Lane GUEST, 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	**Boiler/on demand h2o**			
Age of system(s) or source(s)	**2012**			
TYPE(S) of Fuel	**Propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**TOTAL FOR BOTH HOUSES 1472g's**			
Name of company that services system(s) or source(s)	**Graves Plumbing**			
Date of most recent service call	**8/26**	**05/20/2026**		
Malfunctions per system(s) or source(s) within past 2 years	**Ignitor and regulator replace**			
Other pertinent information	**Fuel usage is for entire property**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [X] Yes [ ] No [ ] Unknown
Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown
Chimney(s): ..... [ ] Yes [X] 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): ..... [X] Yes [ ] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: _____
Comments: **Exterior venting wall boiler**
Source of Section III information: **Seller**

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 [X] 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: _____

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~~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**

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

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

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

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

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

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

Other: _____ ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

~~If Yes: Date: _____ By: _____~~

Results: **(SEE BELOW)**

~~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: **Sellers have self-tested guest house/garage and found no appreciable radon levels.**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: _____

Source of information: _____

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

Comments: _____

Source of information: **Seller**

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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: **Seller**

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**

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: **Homeowners' association/easements**

Source of information: **Seller**

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

~~If No, who is responsible for maintenance?~~ _____

Road Association Name (if known): _____

Source of information: _____

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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: **23009C 1014D** Year: **2016** (Attach a copy)

Comments: **No flooding history**

Source of Section VI information: **Public record**

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National Flood Hazard Layer FIRMette

FEMA

68°12'24"W 44°23'29"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 or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag 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 X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

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

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 — 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

N

The pin displayed on the map is an approximate point selected by the user and does not represe 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 5/26/2026 at 1:00 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: 11 Grason Lane GUEST, 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: **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: **N/A**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **3 propane tanks on property**

Year Principal Structure Built: **1999** What year did Seller acquire property? **1997**

Roof: Year Shingles/Other Installed: **2010**

Water, moisture or leakage: **None**

Comments: **Solid roofing**

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:

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:

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PROPERTY LOCATED AT: **11 Grason Lane GUEST, 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:

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Floor radiant heat in garage and apartment above. Lots of unique features, including woodshop infrastructure.

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: Charles E. Saul — 5/20/2026

SELLER — DATE

Charles E. Saul

SELLER — DATE

Signed by: Suzanne R. Saul — 5/20/2026

SELLER — DATE

Suzanne R. Saul

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

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Charles E. Saul, Suzanne R. Saul** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **11 Grason Lane GUEST, 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).

_____

_____

X 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: Charles E. Saul — Seller: **Charles E. Saul**	5/20/2026 Date
Buyer	Date	Suzanne R. Saul — Seller: **Suzanne R. Saul**	5/20/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	DocuSigned by: Nick Burnett 5/22/2026 — Agent: **Nick Burnett & Torie Hallock**	DocuSigned by: Torie Hallock 5/22/2026 Date

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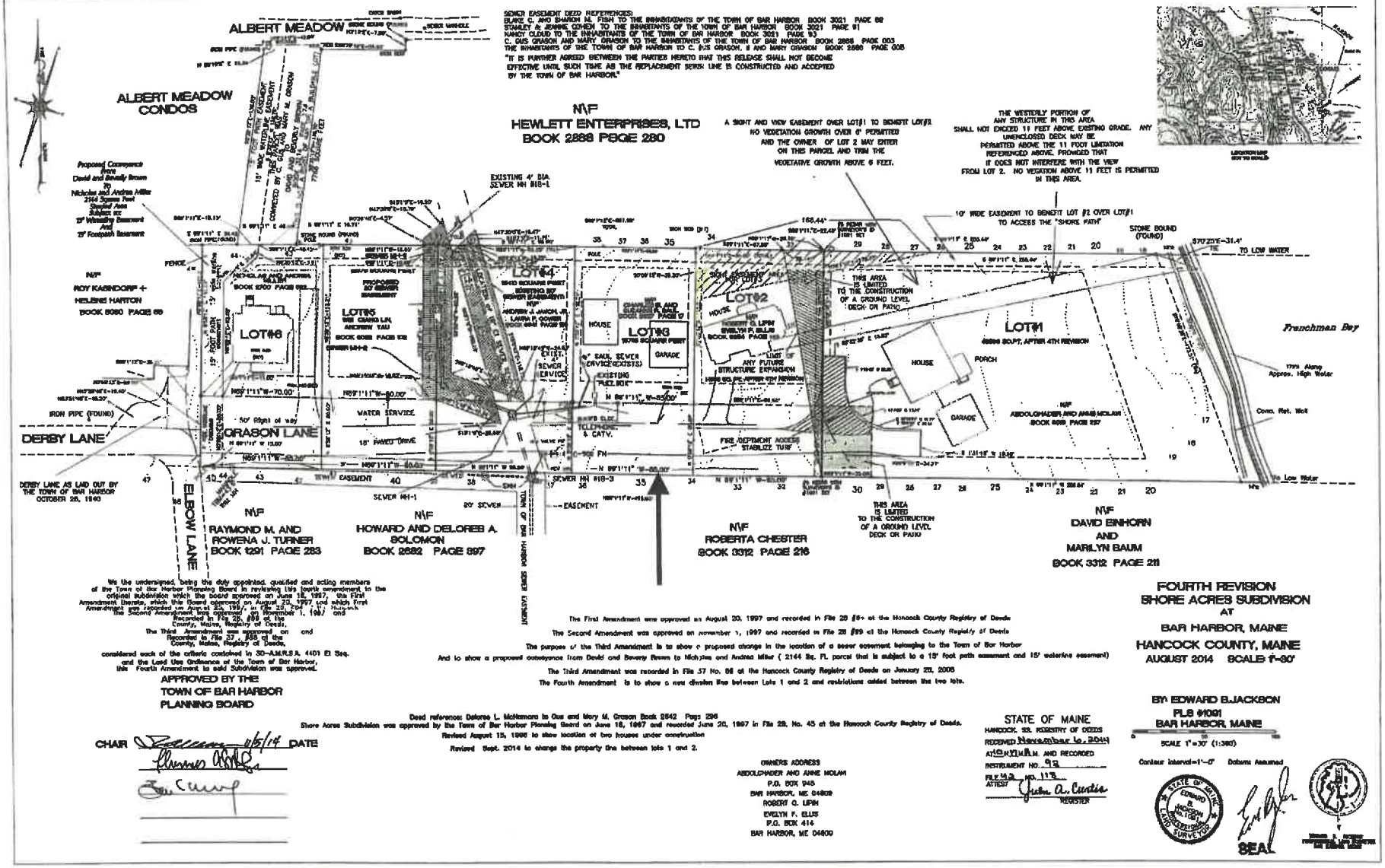


We the undersigned, being the duty appointed, qualified and acting members of the Town of Bar Harbor Planning Board in reviewing this fourth amendment to the original subdivision which the board approved on June 18, 1997, this First Amendment thereto, which this Board approved on August 20, 1997 and which First Amendment was recorded on June 26, 1998 in File 28, Page 87, this Second Amendment was approved on November 1, 1997 and recorded in File 28 Page 89, this Third Amendment was approved on and Recorded in File 37, Page 88, all of the Hancock County, Maine, Registry of Deeds, considered each of the criteria contained in 30-A.M.R.S.A. 4401 Et Seq. and the Land Use Ordinance of the Town of Bar Harbor, this Fourth Amendment to add Subdivision was approved.

APPROVED BY THE TOWN OF BAR HARBOR PLANNING BOARD

CHAIR _____ DATE 10/5/14

The First Amendment was approved on August 20, 1997 and recorded in File 28 #87 at the Hancock County Registry of Deeds

The Second Amendment was approved on November 1, 1997 and recorded in File 28 #89 at the Hancock County Registry of Deeds

The purpose of the Third Amendment is to show a proposed change in the location of a sewer easement belonging to the Town of Bar Harbor And to show a proposed conveyance from David and Beverly Brown to Nicholas and Andrea Miller (2144 Sq. Ft. parcel that is subject to a 15' foot path easement and 15' waterline easement)

The Third Amendment was recorded in File 37 No. 88 at the Hancock County Registry of Deeds on January 22, 2008

The Fourth Amendment is to show a new division line between Lots 1 and 2 and restrictions added between the two lots.

Deed reference: Delores L. McNamara to Gus and Mary M. Grason Book 2842 Page 296

Shore Acres Subdivision was approved by the Town of Bar Harbor Planning Board on June 18, 1997 and recorded June 20, 1997 in File 28, No. 45 at the Hancock County Registry of Deeds.

Revised August 15, 1998 to show location of two houses under construction

Revised Sept. 2014 to change the property line between lots 1 and 2.

OWNERS ADDRESS
ABDOLCHADER AND ANNE MOLAM
P.O. BOX 945
BAR HARBOR, ME 04609
ROBERT O. LIPIN
EVELYN F. ELLIS
P.O. BOX 414
BAR HARBOR, ME 04609

STATE OF MAINE
HANCOCK, SS. REGISTRY OF DEEDS
RECEIVED November 6, 2014
AT 10 H 11 M. AND RECORDED
INSTRUMENT NO. 93
FILE 43 NO. 119
ATTEST Joan A. Curtis
REGISTER

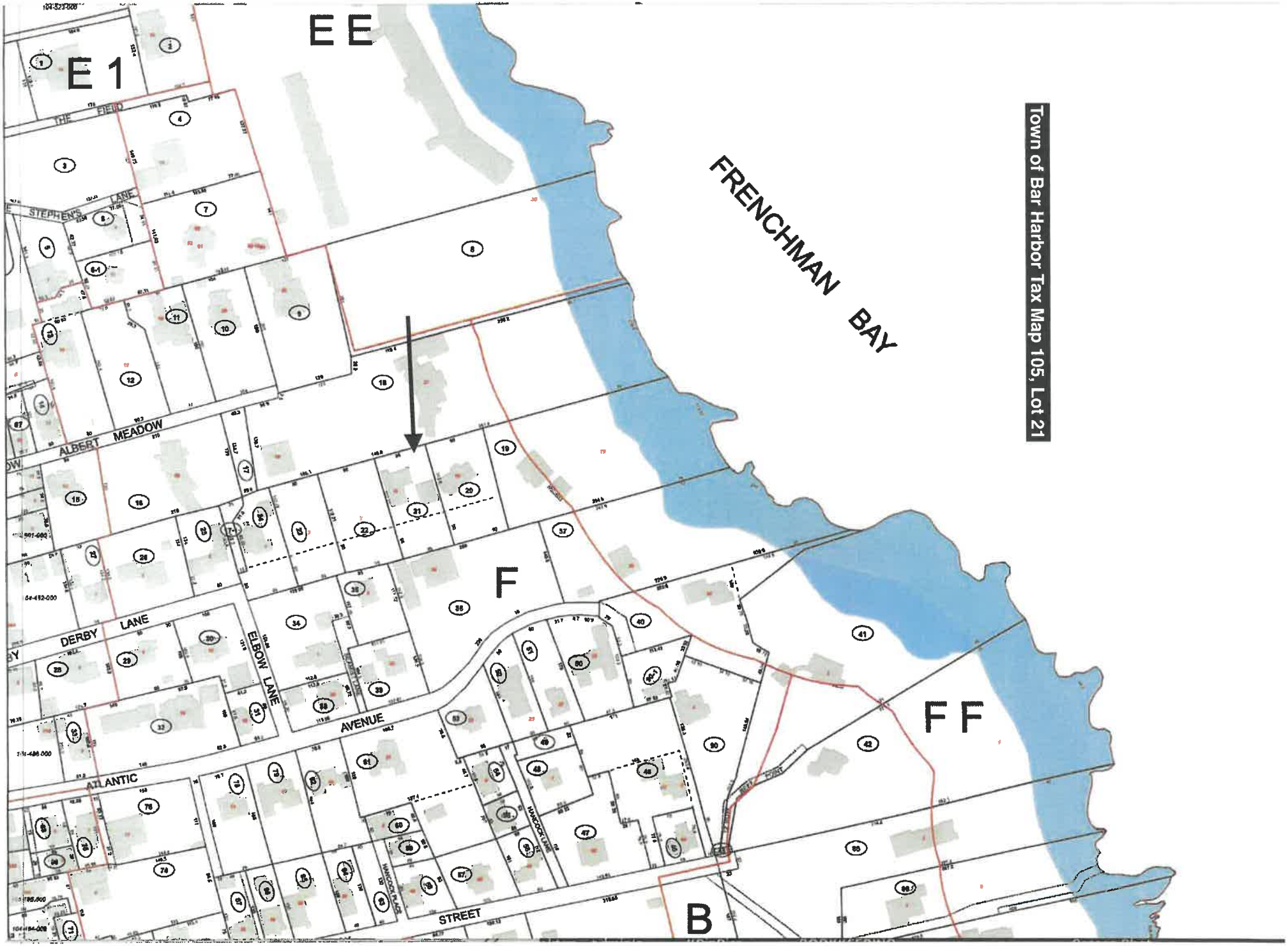
FOURTH REVISION
SHORE ACRES SUBDIVISION
AT
BAR HARBOR, MAINE
HANCOCK COUNTY, MAINE
AUGUST 2014 SCALE 1"=30'

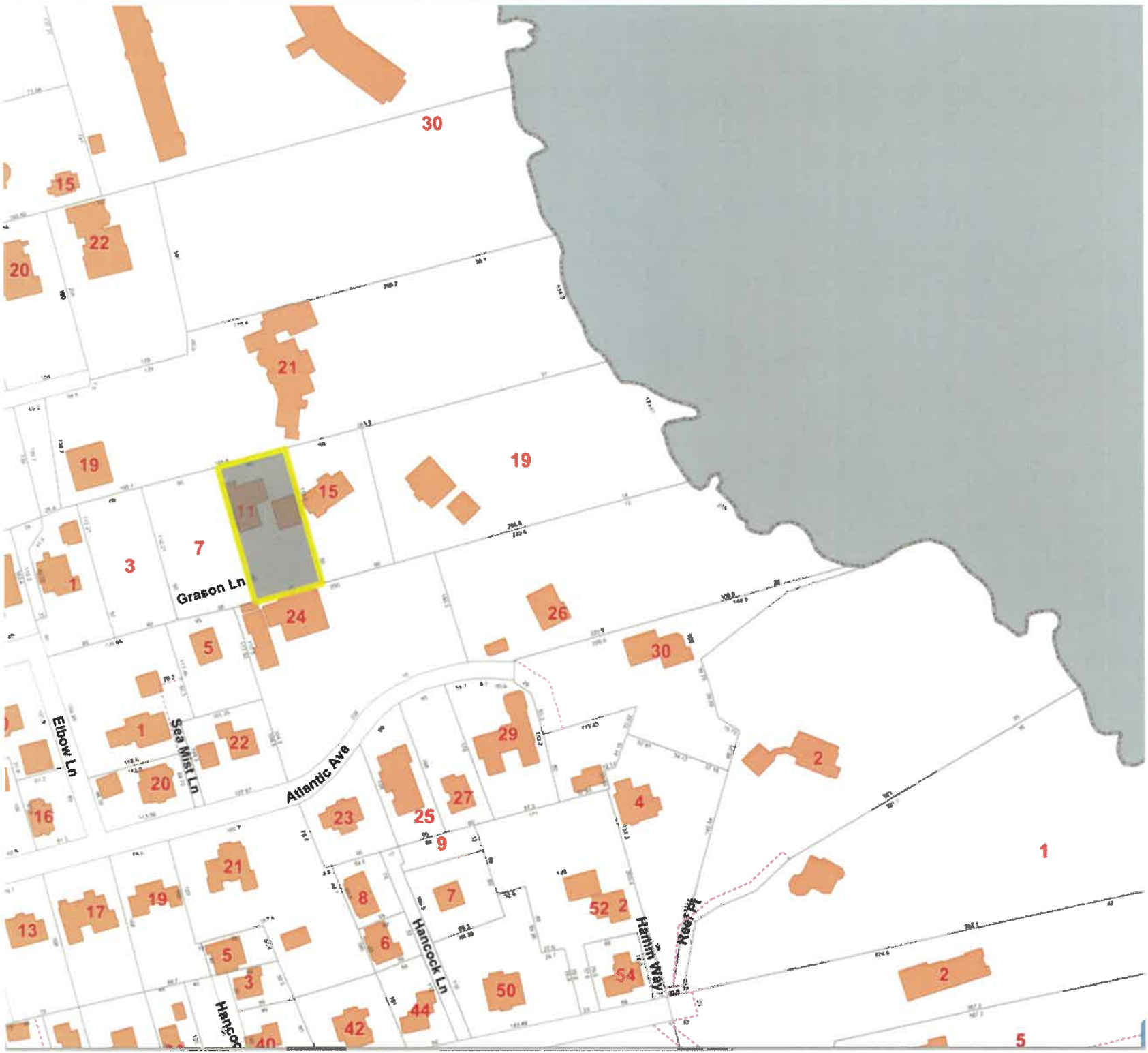
BY: EDWARD B. JACKSON
PLS #1091
BAR HARBOR, MAINE

SCALE 1"=30' (1:360)

Contour Interval=1'-0" Datums Assumed

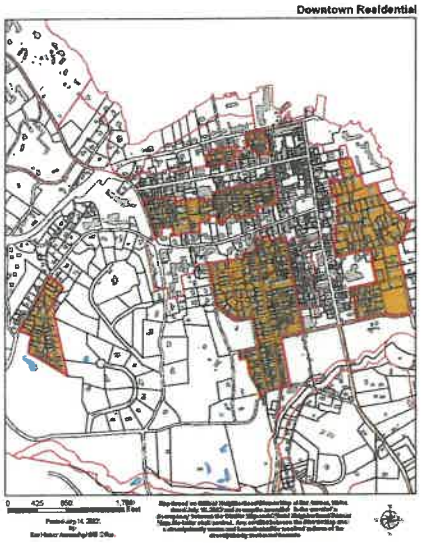
SEAL


E E
E 1
FRENCHMAN BAY
Town of Bar Harbor Tax Map 105, Lot 21
THE FIELD
STEPHEN'S LANE
ALBERT MEADOW
DERBY LANE
ELBOW LANE
AVENUE
ATLANTIC
STREET
HANCOCK PLACE
HANCOCK LANE
F
F F
B



30
15
22
20
21
19
19
15
11
7
3
1
Grason Ln
24
26
5
30
Elbow Ln
1
Sea Mist Ln
22
29
2
Atlantic Ave
20
27
4
16
23
25
9
1
21
8
7
52
2
13
17
19
6
Hancock Ln
Hamm Way
Reef Pt
5
3
50
54
2
Hancoc
42
44
40
5

§ 125-22. Downtown Residential. [Amended 6-13-2006; [1]6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022]



A. Purpose.

B. Dimensional standards.

(1) Minimum lot size: 5,000 square feet.

(2) Minimum road frontage and lot width: 50 [feet].

(3) Minimum front setback: 15 [feet].

(4) Minimum side setback: five [feet].

(5) Minimum side setback for accessory, nonresidential structures: five [feet].

(6) Minimum rear setback for principal structures: 15 [feet].

(7) Minimum rear setback for accessory, nonresidential structures: five [feet].

(8) Maximum lot coverage: 75%.

(9) Maximum height: 40 [feet].

(10) Minimum area per family: 2,500 square feet.[2]

C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:

Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

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1. **Editor's Note: This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.**

2. **Editor's Note: Former Subsection B(11), regarding maximum floor area ratio, which immediately followed, was repealed 6-13-2023.**

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Filling/earthmoving activity of less than 10 cubic yards

Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking

Public utility installation

Vacation rental-1 and vacation rental-2 provided that it be registered per Chapter 174. Short-Term Rental Registration.

D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:

Child-care center

Hospital

Lodging I

Lodging VII – Only for those portions of the district between Eden Street and the district boundary behind Kennebec Street; and from The Field south to Hancock Street. In addition, no building shall be expanded in floor area or volume by more than 10% over the lifetime of the building.

Parking garage and parking lot

Place of worship

Road construction

Wireless communications facility **[Amended 11-5-2024 ATM by Art. 3]**

(1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:

Uses or structures accessory to permitted uses or structures

(2) Total developed area greater than 2,000 square feet. Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet:

Government facility and grounds

(3) Accessory essential services. Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval:

Essential services accessory to a permitted use or structure

(4) Uses or structures greater than 2,000 square feet. Planning Board/Planning Department approval required for uses or structures with gross leasable area of more than 2,000 square feet:

Medical clinic

Museum

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Nursing/convalescent home or congregate housing

Professional office building

(5) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees:

Home occupation

(6) Wind turbine. Minor site plan review required:

Wind turbine

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Noncommercial greenhouse

Multifamily dwelling I

Public or private park with minimal structural development

Single-family dwelling

Two-family dwelling

Undertaking establishment

Uses or small structures accessory to permitted uses or structures

(1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:

Uses or structures accessory to permitted uses or structures

(2) Total developed area less than 2,000 square feet. CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet:

Government facility and grounds

(3) Accessory essential services. CEO permit for services accessory to uses or structures requiring CEO permit:

Essential services accessory to a permitted use or structure

(4) Uses or structures less than 2,000 square feet. CEO permit required for uses or structures

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with gross leasable area not exceeding 2,000 square feet:

Medical clinic

Museum

Nursing/convalescent home or congregate housing

Professional office building

(5) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:

Private sewage disposal system accessory to permitted uses

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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**

March 2020

Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

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

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

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

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

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

TO LEARN MORE

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

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_____
Company/Agency

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

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