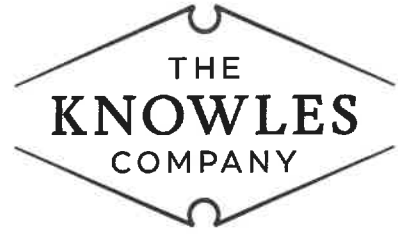


GREELEY APARTMENTS

50 Greeley

Bar Harbor

\$795,000



*Distinctive properties.
Legendary service.*



This is a great opportunity to live in the heart of Bar Harbor while generating income from two additional units--or add a well-maintained three-unit property to your investment portfolio. Ideally located in Bar Harbor village, this versatile property offers a two-bedroom apartment on the first floor, a one-bedroom apartment with private deck on the second floor, and a third-floor studio. Thoughtful updates throughout make the property ready for its next chapter. The first-floor unit features an updated kitchen with granite countertops, quality cabinetry and newer dishwasher, along with an updated bath and portable washer/dryer. The second floor unit offers an updated kitchen, full-size washer/dryer and a private deck while the partially furnished third-floor studio includes newer flooring, window A/C and updated doors opening to its own deck. All three units have been freshly painted, with flooring either new or in excellent condition. A new boiler was installed in 2022, with individual thermostats for each unit and separate electric accounts. Three off-street parking spaces add valuable convenience in the village. Tenants are currently in place, with the opportunity for a buyer to assume existing leases. Whether envisioned as an owner occupied property with supplemental rental income or as a three unit investment, 50 Greeley Avenue offers exceptional flexibility in the Bar Harbor village.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

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

GREELEY APARTMENTS

50 Greeley
Bar Harbor



For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

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

Public Detail Report

MLS #: 1669457

County: Hancock

Seasonal: No

List Price: \$795,000

Status: Active

Property Type: Multi-Family

Original List Price: \$825,000

Kick-Out: No

Directions: Rte 3 to Cottage St., then right on Greeley Ave., loop all the way around to the right at the end, property on



**50 Greeley Avenue
Bar Harbor, ME
04609-1457**

**List Price: \$795,000
MLS#: 1669457**



General Information

# 1BD/2BD/3BD/4BD:	2/ 1/ 0/ 0	Number of Units:	3	Year Built:	1900	SqFt Fin Above :	1,856
Total Baths:	3	Style:	New			SqFt Fin Below :	0
Total Full Baths:	3		Englander			SqFt Finished Total:	1,856
Total Half Baths:	0	Levels:	Multi-Level				
		Gross Income:	\$57,600				
		Operating Expenses:	\$11,500				

Land Information

Leased Land:	No	Waterfront:	No	Zoning:	Downtown
Surveyed:	Unknown	Water Views:	No		Residential
Lot Size Acres +/-:	0.06			Zoning Overlay:	No
Source of Acreage:	Public Records				

Interior Information

Unit 1: Lease: Yes; Level: First; Security Deposit: Yes; Monthly Rent: 2,300; # Full Baths: 1; # of Half Baths: 0; # of Rooms: 4; # of Bedrooms: 2; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: Yes; Electric: No; Heat: Yes; Range: Yes; Refrigerator: Yes; Sewer: Yes; Water: Yes	Unit 2: Lease: Yes; Level: Second; Security Deposit: Yes; Monthly Rent: 1,400; # Full Baths: 1; # of Half Baths: 0; # of Rooms: 3; # of Bedrooms: 1; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: Yes; Electric: No; Heat: Yes; Range: Yes; Refrigerator: Yes; Sewer: Yes; Water: Yes	Unit 3: Lease: Yes; Level: Third; Security Deposit: Yes; Monthly Rent: 1,200; # Full Baths: 1; # of Half Baths: 0; # of Rooms: 2; # of Bedrooms: 1; Dedicated Electric Meter: Yes; Dedicated Gas Meter: No; Dedicated Water Heater: Yes; Electric: No; Heat: Yes; Range: Yes; Refrigerator: Yes; Sewer: Yes; Water: Yes
--	---	--

Property Features

Site: Level	Construction: Wood Frame	Electric: Circuit Breakers
Driveway: Other; Paved	Basement: Bulkhead; Crawl Space;	Gas: Bottled
Parking: 1 - 4 Spaces; On Site	Foundation: Partial	Water: Public
Garage: No	Materials: Block	Heat System: Hot Water; Radiator; Zoned
Garage Spaces: 0	Exterior: Vinyl Siding	Heat Fuel: Gas Bottled
Patio and Porch: Deck	Roof: Composition	Water Heater: Electric
Features:	Floors: Carpet; Laminate; Tile; Vinyl; Wood	Cooling: Other; Window Unit(s)
Location: Intown; Near Shopping; Neighborhood	Vehicle Storage: No Vehicle Storage	Sewer: Public Sewer
Restrictions: No Restrictions	View: Mountain(s)	
Recreational Water: Nearby	Other Structures: Shed(s)	
Roads: Paved; Public		
Basement Entry: Exterior Only		

Tax/Deed Information

Book/Page 7228/934	Full Tax Amt/Yr: \$5,838/ 2024	Map/Block/Lot: 104//249
		Tax ID: BARH-000104-000000-000249

Remarks

Remarks: A unique opportunity to live in the heart of Bar Harbor while generating income from two additional units--or add a well-maintained three-unit property to your investment portfolio. Ideally located in Bar Harbor village, this versatile property offers a two-bedroom apartment on the first floor, a one-bedroom apartment with private deck on the second, and a third-floor studio. Thoughtful updates throughout make the property ready for its next chapter. The first-floor unit features an updated kitchen with granite countertops, quality cabinetry and newer dishwasher, along with an updated bath and portable washer/dryer. The second-floor unit offers an updated kitchen, full-size washer/dryer and private deck.

partially furnished third-floor studio includes newer flooring, window A/C and updated doors opening to its own deck. All three units have been freshly painted, with flooring either new or in excellent condition. A new boiler was installed in 2022, with individual thermostats for each unit and separate electric accounts. Three off-street parking spaces add valuable convenience in the village. Tenants are currently in place, with the opportunity for a buyer to assume existing leases. Whether envisioned as an owner-occupied property with supplemental rental income or as a three-unit investment, 50 Greeley Avenue offers exceptional flexibility in Bar Harbor village.

LO: The Knowles Company

Listing provided courtesy of:

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

info@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

 Maine
Listings



PROPERTY LOCATED AT: **50 Greeley Ave., Bar Harbor, ME 04609**

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): _____ ☐ N/A ☐ Yes ☒ No ☐ Unknown
 Quantity: _____ ☐ Yes ☒ No ☐ Unknown
 Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

~~WATER TEST: Have you had the water tested? _____ ☐ Yes ☐ No
 If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? _____ ☐ Yes ☐ No
 If Yes, are test results available? _____ ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____
 Installed by: _____
 Date of Installation: _____
 USE: Number of persons currently using system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: **Public water supply**

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

Buyer Initials _____

Page 1 of 8

Seller Initials

☒ DS ☒ Initial ☒ DS
 [Signature] [Signature] [Signature]

PROPERTY LOCATED AT: **50 Greeley Ave., Bar Harbor, ME 04609**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public ☐ Unknown

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

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

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

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

Have you experienced any malfunctions? ☐ Yes ☐ No

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

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

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

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

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

Have you experienced any malfunctions? ☐ Yes ☐ No

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

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

If Yes, are they available? ☐ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

Comments: **Public sewer**

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

Buyer Initials _____

Page 2 of 8

Seller Initials

DS
KGL

Initial
LTL

DS
RGL

PROPERTY LOCATED AT: **50 Greeley Ave., 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	HW baseboard			
Age of system(s) or source(s)	2024			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	~\$3800-4200 annually Total for all three units			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	2025			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	New boiler 2024			

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? ☒ Yes ☐ No ☐ Unknown
 Are all sleeved? ☒ Yes ☐ No ☐ Unknown
 Chimney(s): ☐ Yes ☒ No
~~If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown~~
 Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown
 Had a chimney fire: ☐ Yes ☐ No ☐ Unknown
 Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown
 If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown
 Has vent(s) been inspected? ☒ Yes ☐ No ☐ Unknown
 If Yes, date: **2025**

Comments: **New boiler has a direct vent (not a power vent) Units have their own T-stats.**

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 ☒ 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
kal

Initial
ltl

DS
RKL

PROPERTY LOCATED AT: **50 Greeley Ave., Bar Harbor, ME 04609**

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

~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~

~~Comments:~~

Source of information: **Seller, previous disclosures**

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: **None**

Source of information: **Previous disclosure, age of structure**

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: **Seller, previous disclosure**

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: **Public water supply**

Source of information: **Public record**

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

Comments:

Source of information: **Seller**

Buyer Initials _____

Page 4 of 8

Seller Initials

DS
KGL

Initial
LTL

DS
RA1

PROPERTY LOCATED AT: **50 Greeley Ave., Bar Harbor, ME 04609****F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: **None**Source of information: **Previous disclosure, observation****G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: **Previous disclosure, 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: ----

Source of information: **Public record**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: **Public record**

Buyer Initials _____

Page 5 of 8

Seller Initials

DS
KGLInitial
LTLDS
RAD

PROPERTY LOCATED AT: **50 Greeley Ave., Bar Harbor, ME 04609**

SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

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

Comments: **No flood history**

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

Buyer Initials _____

Page 6 of 8

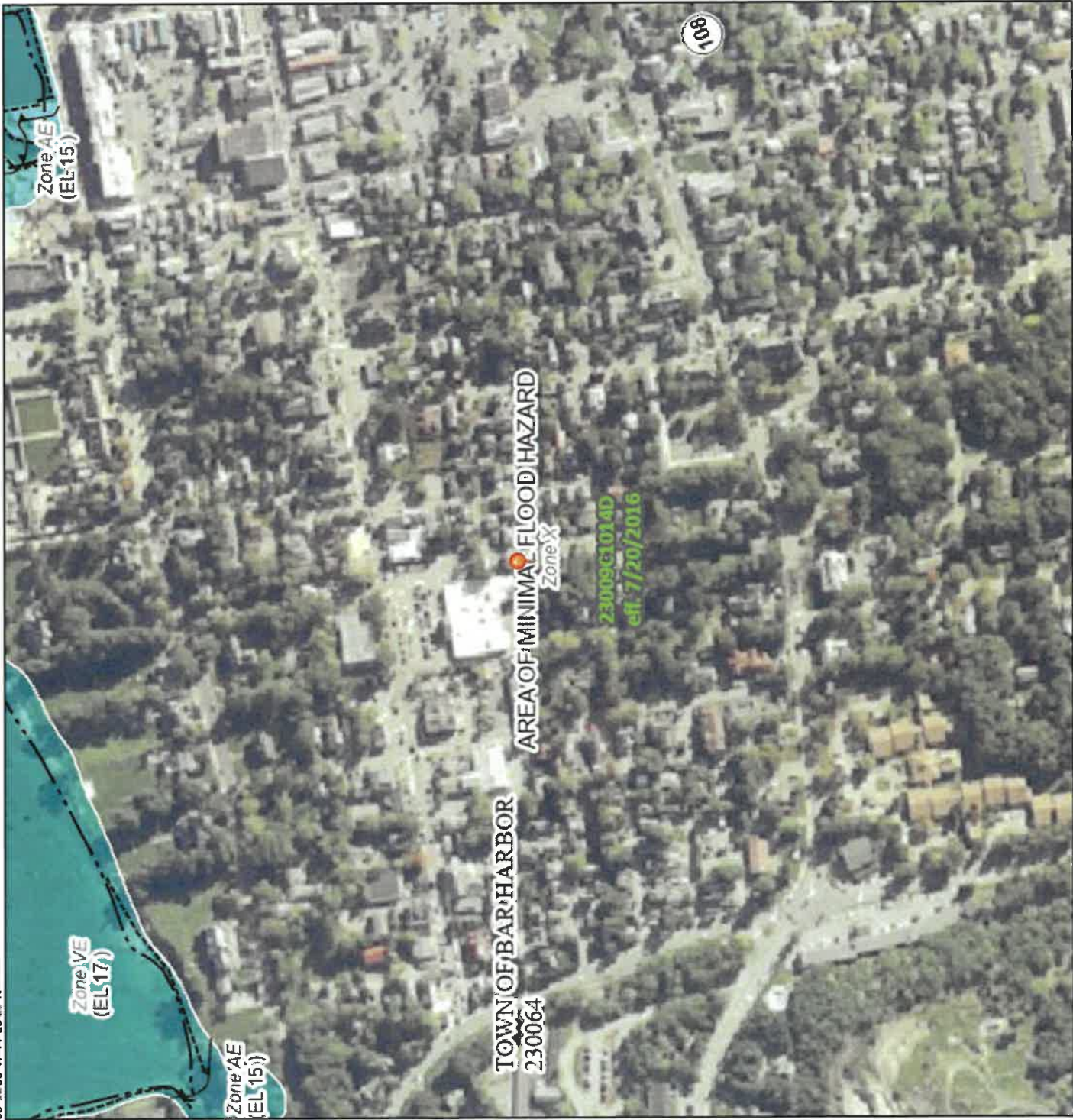
Seller Initials

DS Initial DS
KGL LTL RAG

National Flood Hazard Layer FIRMette



68°12'55"W 44°23'20"N



Legend

SEE HIS 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 drainage areas of less than one square mile (Zone X)
- 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 X)

GENERAL STRUCTURES

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

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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The plh 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 6/23/2026 at 1:49 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: 50 Greeley Ave., Bar Harbor, ME 04609

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain: _____~~

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain: _____~~

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

Year Principal Structure Built: 1900 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2013

Water, moisture or leakage: None

Comments: Roof is in excellent condition

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: 3' dry crawlspace, heating system are in separate shed.

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

~~If Yes, are test results available? ☐ Yes ☐ No~~

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: New

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: None

Buyer Initials _____

Page 7 of 8

Seller Initials

DS Initial DS
KGL LTL RAL

PROPERTY LOCATED AT: 50 Greeley Ave., 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. Seller has invested \$60-70k since purchasing in 2022.

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

Heat source is one boiler feeding entire building, while each unit has their own thermostats. Each of the 3 units has it's own electric account, currently held and paid by the individual tenants.

See separate information sheet regarding each units' features and work done since seller purchase in 2022.

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:
Kami G. Larson 6/10/2026
SELLER DATE

Kami G. Larson
DocuSigned by:
Raymond A. Larson 6/10/2026
SELLER DATE

Signed by:
Lars T. Larson 6/11/2026
SELLER DATE

Lars T. Larson
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/ADDENDUMAGREEMENT BETWEEN **Kami G. Larson, Lars T. Larson, Raymond A. Larson**

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **50 Greeley Ave., Bar Harbor, ME 04609**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

DocuSigned by:

6/10/2026

Kami G. Larson
 Seller **Kami G. Larson**
DR28594803F-187

Date

Lars T. Larson
 Seller **Lars T. Larson**
884C

6/11/2026

Date

Raymond A. Larson
 Seller **Raymond A. Larson**
884C

6/10/2026

Date

Nick Burnett
 Agent **Nick Burnett**
ED71AN

Date

6/11/2026

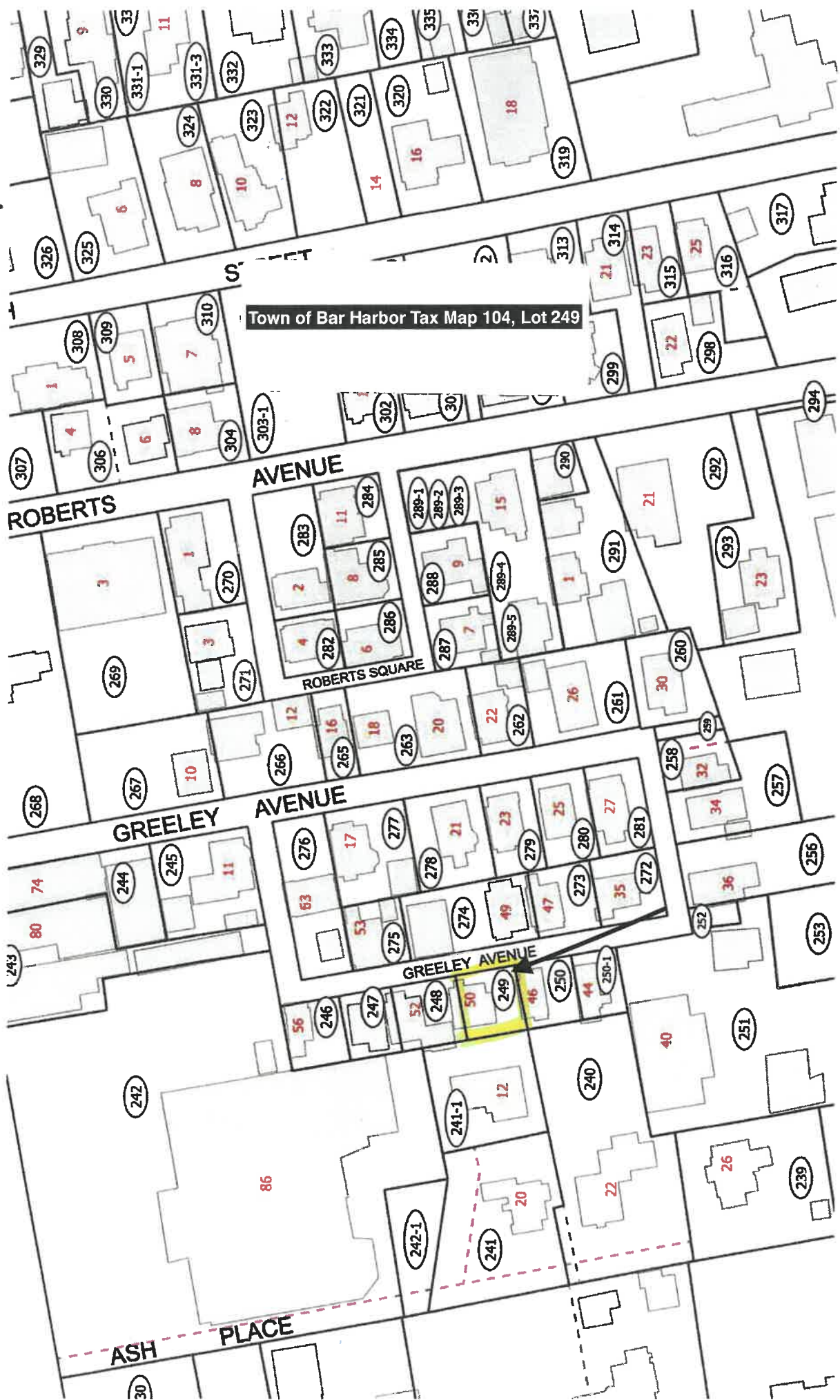
Date



Maine Association of REALTORS®/Copyright © 2026.

All Rights Reserved. Revised 2023.





Town of Bar Harbor Tax Map 104, Lot 249

*Town of Bar Harbor, ME
Monday, June 29, 2026*

Chapter 125. Land Use

Article III. Land Use Activities and Standards

§ 125-22. Downtown Residential.

[Amended 6-13-2006; ^[1] 6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022]

- (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]

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

- 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.

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

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 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

- [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.*

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

2. Do the test.

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

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](http://www.maine.gov/dhhs/eohp)

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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



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.