

HULBERT'S HILL

21 Hulberts Way

Bar Harbor

\$1,550,000



*Distinctive properties.
Legendary service.*



Mixed use opportunity with endless potential! Set on 6.36+/- acres with sweeping mountain views, this property offers incredible flexibility for a variety of uses. At its heart is a specious 4-bedroom, 2-bath primary residence, complemented by 4 additional buildings: the Mountainview Apartment, Summer House, Carriage House, and Deer Path. Altogether, the property features an impressive 11 bedrooms and 6 full bathrooms, making it well suited as a multigenerational compound or employee housing. Each structure contributes its own character, while the expansive grounds provide ample privacy, storage, and room to grow. Whether you're seeking a unique investment opportunity, a place to accommodate extended people, or a property with the space to bring your vision to life, this offering delivers exceptional versatility in a beautiful mountain setting.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

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

info@KnowlesCo.com
www.KnowlesCo.com

HULBERT'S HILL

21 Hulberts Way
Bar Harbor



Mountain Views



Main House Interior



Interior Addl. Dwelling



Interior Addl. Dwelling

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Public Detail Report

MLS #: 1674715
Status: Active
Directions: GPS Accommodating.

County: Hancock
Property Type: Residential

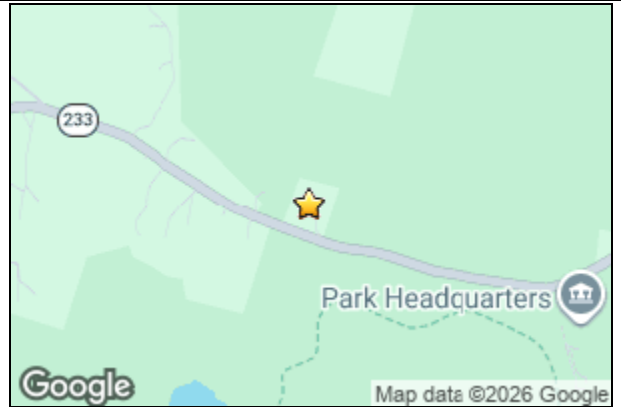
Seasonal: No

List Price: \$1,550,000
Original List Price: \$1,750,000



**21 Hulberts Way
 Bar Harbor, ME 04609-7377**

**List Price: \$1,550,000
 MLS#: 1674715**



General Information

Sub-Type: Single Family Residence	Year Built: 1980	Rooms: 18	Sqft Fin Abv Grd+/-: 6,534
Style: Chalet	Fireplaces Total: 0	Beds: 11	Sqft Fin Blw Grd+/-: 0
Levels: Multi-Level		Baths: 6/0	Sqft Fin Total+/-: 6,534
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: McFarland Hill Rural
Lot Size Acres +/-: 6.36	Water Views: No	Zoning Overlay: No
Source of Acreage: Public Records		
Surveyed: No		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 5	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Bonus Room			First		Bedroom 6			Second	
Primary Bedroom			Second		Bedroom 7			Second	
Bedroom 2			Second		Bedroom 8			Second	
Bedroom 3			Second		Bedroom 9			Second	
Bedroom 4			Second		Bedroom 10			Second	
Living Room			First		Bedroom 11			Second	
Kitchen			First						
Dining Room			First						
Bedroom 5			Second						
Bonus Room			Second						
Bonus Room			Second						
Laundry			First						

Property Features

Site: Rolling/Sloping; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: None
Parking: 5 - 10 Spaces	Foundation Materials: Slab
Location: Near Town	Exterior: Wood Siding
Rec. Water: Nearby	Roof: Shingle
Roads: Paved	Heat System: Baseboard; Wood Stove
Electric: Circuit Breakers	Heat Fuel: Electric; Wood
Gas: No Gas	Water Heater: Electric
Sewer: Private Sewer	Cooling: None
Water: Private	Floors: Carpet; Tile
Basement Entry: Not Applicable	Veh. Storage: 2 Car
	Garage: Yes
	Garage Spaces: 2
	View: Mountain(s)

Tax/Deed Information

Book/Page 3431/260-262	Full Tax Amt/Yr: \$10,620/ 2024	Map/Block/Lot: 246/I/1
		Tax ID: BARH-000246-000000-000001

Remarks

Remarks: Mixed-use opportunity with endless potential! Set on 6.36± acres with sweeping mountain views, this property offers incredible flexibility for a variety of uses. At its heart is a spacious 4-bedroom, 2-bathroom primary residence, complemented by four additional buildings: the Mountainview Apartment, Summer House, Carriage House, and Deer Path. Altogether, the property features an impressive 11 bedrooms and 6 full bathrooms, making it well suited as a multigenerational compound, employee housing. Each structure contributes its own character, while the expansive grounds provide ample privacy, storage, and room to grow. Whether you're seeking a unique investment opportunity, a place to accommodate extended people, or a property with the space to bring your vision to life, this offering delivers exceptional versatility in a beautiful mountain setting.

LO: The Knowles Company

Listing provided courtesy of:

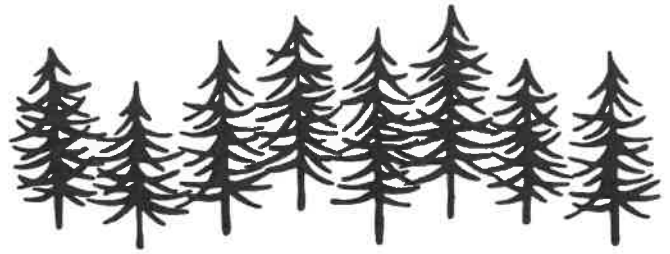
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info@knowlesco.com

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“HULBERT’S HILL”

21 Hulberts Way, Bar Harbor



Property details...

Main house:

4 bedroom, 2 full bathroom home with an additional “bonus” room on the first floor. The house was thoughtfully designed to be passive solar allowing for the wood stove to heat the home comfortably. Adorned with mountain views and a generous wood deck. Wifi installed. Private in-house laundry. This is a winterized, year-round dwelling.

Mountainview Apartment:

The name speaks for itself! 2 bedrooms, 1 bathroom with tub + shower, full kitchen. Unlike the other units, this apartment does have heat and is a year-round dwelling. Ample light with south-facing windows & a spacious deck, wifi installed.

Carriage House:

2 bedrooms + loft, 1 full bathroom, full kitchen, spacious deck, wifi installed. This is a seasonal dwelling with no source of heat

Summer House:

2 bedrooms + loft, full bathroom with tub + shower, full kitchen, wifi installed. This is a seasonal dwelling with no source of heat

Deer Path:

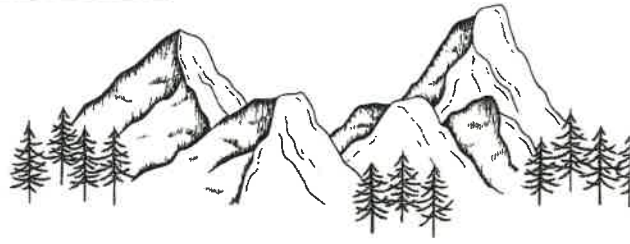
1 bedroom, 1 full bathroom, full kitchen, wifi installed. This is a seasonal dwelling with no source of heat except small in-wall units (not included in property disclosure as they are not a sufficient source of heat in the winter.

Additional notes:

- Laundry included onsite in the coin-operated laundry room (4 total sets)
- Ample storage space to be found in warehouse/garage onsite



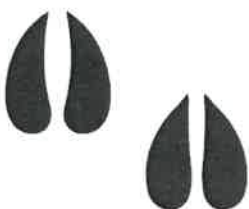
Mountainview Apt



Summer House



Carriage House



Deer Path
(lower unit)



PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE), 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: UNKN. 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: IN FRONT OF MAIN HOUSE IN GARDEN

Installed by: _____ JORDAN (ELLSWORTH)

Date of Installation: ~ 1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE

Source of Section I information: SELLERS, PREVIOUS DISCLOSURE

Buyer Initials _____

Page 1 of 8

Seller Initials

MM

SR

PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE) , 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: (2) 1000 GALLON TANKS

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

Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ Unknown

Date installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSH

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

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: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH

Source of Section II information: SELLERS, PREVIOUS DISCLOSURE

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PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE), 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	WOOD STOVE			
Age of system(s) or source(s)	~1980			
TYPE(S) of Fuel	WOOD			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	LESS THAN 1 CORD ANNUALLY			
Name of company that services system(s) or source(s)	NONE USED			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	NONE KNOWN			
Other pertinent information	HEATS VERY WELL			

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown~~If Yes, date: _____~~Date chimney(s) last cleaned: UNKNOWNDirect and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: HOUSE HAS AN EXCEPTIONAL PASSIVE SOLAR DESIGNSource of Section III information: SELLER, PREVIOUS DISCLOSURE**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): N/A Size of tank(s): N/ALocation: NOT APPLICABLE

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Seller Initials

Initial
MKTInitial
SKH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE) , BAR HARBOR, ME 04609

What materials are, or were, stored in the tank(s)? NOT APPLICABLE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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: NO KNOWN ASBESTOS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: NOT KNOWN TO BE UNSATISFACTORY

If applicable, what remedial steps were taken? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: NO METHAMPHETAMINE ONSITE

Source of information: SELLERS

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Seller Initials

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SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE) , BAR HARBOR, ME 04609

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~ _____

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

~~If Yes, describe:~~ _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE) , 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: 23009C0995D Year: 2016 (Attach a copy)Comments: PROPERTY NOT LOCATED WITHIN A FLOOD ZONESource of Section VI information: SELLERS, FEMA

Buyer Initials _____

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Seller Initials

initial
MKHinitial
SKA

PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE), 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: N/A

Year Principal Structure Built: ~ 1980 What year did Seller acquire property? 1979

Roof: Year Shingles/Other Installed: ~1980 (AREAS REPLACED AS NEEDED)

Water, moisture or leakage: NONE KNOWN

Comments: NONE

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: ALL DWELLINGS ARE ON A SLAB

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

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

Comments: TESTED AFTER WATER HEATER MALFUNCTION IN MAIN HOUSE YEARS AGO

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

Comments: NONE

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: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials





PROPERTY LOCATED AT: 21 HULBERTS WAY (MAIN HOUSE), 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: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

This disclosure is for the main house.

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: Stevens R. Hulbert 8/3/2026
SELLER DATE
STEVENS R. HULBERT

Signed by: Marilyn R. Hulbert 8/3/2026
SELLER DATE
MARILYN R. HULBERT

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



PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609**PROPERTY DISCLOSURE**

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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: UNKN. 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: IN FRONT OF MAIN HOUSE IN GARDEN

Installed by: JORDAN (ELLSWORTH)

Date of Installation: ~ 1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE

Source of Section I information: SELLERS

Buyer Initials _____

Page 1 of 8

Seller Initials

AKR

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), 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: (2) 1000 GALLON TANKS

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

Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ Unknown

Date installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSH

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

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: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH

Source of Section II information: SELLERS

Buyer Initials _____

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Seller Initials MRH SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), 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	ELECTRIC BASEBOARD			
Age of system(s) or source(s)	~1990			
TYPE(S) of Fuel	ELECTRICITY			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNKNOWN			
Name of company that services system(s) or source(s)	NONE USED			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	NONE KNOWN			
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~

~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~

Chimney(s): ☐ Yes ☒ No

~~If Yes, are they lined? ☐ Yes ☐ No ☐ Unknown~~

~~Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown~~

~~Had a chimney fire? ☐ Yes ☐ No ☐ Unknown~~

~~Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, date: _____~~

~~Date chimney(s) last cleaned: _____~~

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

Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

~~If Yes, date: _____~~

Comments: **THIS IS THE ONLY WINTERIZED UNIT ASIDE FROM MAIN HOUSE**Source of Section III information: **SELLERS****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): N/A Size of tank(s): N/A

Location: **NOT APPLICABLE**

Buyer Initials _____

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Seller Initials

MRHSKR

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609What materials are, or were, stored in the tank(s)? NOT APPLICABLE~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITESource of information: SELLERS, PREVIOUS DISCLOSURE**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: NO KNOWN ASBESTOS ONSITESource of information: SELLERS, PREVIOUS DISCLOSURE**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? NOT APPLICABLE~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~Results/Comments: NOT KNOWN TO BE UNSATISFACTORYSource of information: SELLERS**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: NOT KNOWN TO BE UNSATISFACTORYIf applicable, what remedial steps were taken? NOT APPLICABLE~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~Results/Comments: NOT KNOWN TO BE UNSATISFACTORYSource of information: SELLERS**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NO METHAMPHETAMINE ONSITESource of information: SELLERS

Buyer Initials _____

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Seller Initials

MRHSRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), BAR HARBOR, ME 04609

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?

..... Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~

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

~~If Yes, describe.~~

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

MRH

SPH

PROPERTY LOCATED AT: **21 HULBERTS WAY (MOUNTAINVIEW APT), 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: **23009C0995D** Year: **2016** (Attach a copy)

Comments: **PROPERTY NOT LOCATED WITHIN A FLOOD ZONE**

Source of Section VI information: **SELLERS, FEMA**

Buyer Initials _____

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Seller Initials

MRH

SKR

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), 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 ☐ UnknownIf Yes, explain: **HOMESTEAD EXEMPTION**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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: N/AYear Principal Structure Built: ~ 1990 What year did Seller acquire property? 1979Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)Water, moisture or leakage: NONE KNOWNComments: NONE

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: ALL DWELLINGS ARE ON A SLABMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NONEElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NONEHas 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 ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials

A/RH

S/RH

PROPERTY LOCATED AT: 21 HULBERTS WAY (MOUNTAINVIEW APT), 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: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

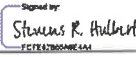
this disclosure is for Mountainview Apt.

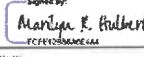
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

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:

 8/3/2026
 SELLER
 STEVENS R. HULBERT

Signed by:

 8/3/2026
 SELLER
 MARILYN R. HULBERT

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



PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), 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: UNKN. 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: IN FRONT OF MAIN HOUSE IN GARDEN

Installed by: JORDAN (ELLSWORTH)

Date of Installation: ~1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE

Source of Section I information: SELLERS

Buyer Initials _____

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Seller Initials

ALM

SKH

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), 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: (2) 1000 GALLON TANKS

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

Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ Unknown

Date installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSH

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

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: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH

Source of Section II information: SELLERS

Buyer Initials _____

Page 2 of 8

Seller Initials

MRH

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE). 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	NONE			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☐ Yes ☒ No~~If Yes, are they lined? ☐ Yes ☐ No ☐ Unknown~~~~Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown~~~~Had a chimney fire? ☐ Yes ☐ No ☐ Unknown~~~~Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~~~Date chimney(s) last cleaned: _____~~Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: THIS UNIT IS NOT WINTERIZED AND HAS NO HEAT SOURCESource of Section III information: SELLERS**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): N/A Size of tank(s): N/ALocation: NOT APPLICABLE

Buyer Initials _____

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Seller Initials

Initial
MKTInitial
SRP

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609

What materials are, or were, stored in the tank(s)? NOT APPLICABLE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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: NO KNOWN ASBESTOS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: NOT KNOWN TO BE UNSATISFACTORY

If applicable, what remedial steps were taken? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: NO METHAMPHETAMINE ONSITE

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

AKH

SKR

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), BAR HARBOR, ME 04609

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~ _____

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

~~If Yes, describe:~~ _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

MRH

SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), 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: 23009C0995D Year: 2016 (Attach a copy)

Comments: PROPERTY NOT LOCATED WITHIN A FLOOD ZONE

Source of Section VI information: SELLERS, FEMA

Buyer Initials _____

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Seller Initials

MRH

SKR

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), 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 EXEMPTIONIs 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: N/A

Year Principal Structure Built: ~1990 What year did Seller acquire property? 1979Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)Water, moisture or leakage: NONE KNOWNComments: NONE

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: ALL DWELLINGS ARE ON A SLABMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NONEElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NONEHas 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 ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials _____

Initial
ALPInitial
SPH

PROPERTY LOCATED AT: 21 HULBERTS WAY (SUMMER HOUSE), 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: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

This disclosure is for Summer House

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: Stevens R. Hulbert 8/3/2026
SELLER DATE
STEVENS R. HULBERT

Signed by: Marilyn R. Hulbert 8/3/2026
SELLER DATE
MARILYN R. HULBERT

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



PROPERTY LOCATED AT: **21 HULBERTS WAY (DEER PATH), 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: UNKN. 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: **IN FRONT OF MAIN HOUSE IN GARDEN**

Installed by: **JORDAN (ELLSWORTH)**

Date of Installation: **~ 1980**

USE: Number of persons currently using system: **2-10**

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: **ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE**

Source of Section I information: **SELLERS**

Buyer Initials _____

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Seller Initials

Initial


Initial


PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), 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: (2) 1000 GALLON TANKS

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

Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ Unknown

Date installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSH

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

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: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH

Source of Section II information: SELLERS

Buyer Initials _____

Page 2 of 8

Seller Initials

ALRH

SPH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), 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	NONE			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☐ Yes ☒ No~~If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown~~~~Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown~~~~Had a chimney fire: ☐ Yes ☐ No ☐ Unknown~~~~Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~~~Date chimney(s) last cleaned: _____~~Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: **THIS UNIT IS NOT WINTERIZED AND HAS NO HEAT SOURCE**Source of Section III information: **SELLERS****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): **N/A** Size of tank(s): **N/A**Location: **NOT APPLICABLE**

Buyer Initials _____

Page 3 of 8

Seller Initials



PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609What materials are, or were, stored in the tank(s)? NOT APPLICABLE~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITESource of information: SELLERS, PREVIOUS DISCLOSURE**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: NO KNOWN ASBESTOS ONSITESource of information: SELLERS, PREVIOUS DISCLOSURE**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? NOT APPLICABLE~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~Results/Comments: NOT KNOWN TO BE UNSATISFACTORYSource of information: SELLERS**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: NOT KNOWN TO BE UNSATISFACTORYIf applicable, what remedial steps were taken? NOT APPLICABLE~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~~~Are test results available? ☐ Yes ☐ No~~Results/Comments: NOT KNOWN TO BE UNSATISFACTORYSource of information: SELLERS**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NO METHAMPHETAMINE ONSITESource of information: SELLERS

Buyer Initials _____

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Seller Initials

Initial
MRHInitial
SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), BAR HARBOR, ME 04609

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

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Seller Initials

MRH

SKH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), 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: 23009C0995D Year: 2016 (Attach a copy)

Comments: PROPERTY NOT LOCATED WITHIN A FLOOD ZONE

Source of Section VI information: SELLERS, FEMA

Buyer Initials _____

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Seller Initials

MJR

SKR

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), 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: N/A

Year Principal Structure Built: ~ 1990 What year did Seller acquire property? 1979

Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)

Water, moisture or leakage: NONE KNOWN

Comments: NONE

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: ALL DWELLINGS ARE ON A SLAB

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: NONE

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: NO DEFECTS KNOWN

Buyer Initials _____

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Seller Initials

Initial
MPT

Initial
SPH

PROPERTY LOCATED AT: 21 HULBERTS WAY (DEER PATH), 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: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

this disclosure is for Deer Path.

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:
Stevens R. Hulbert

8/3/2026

SELLER
STEVEN R. HULBERT

DATE

Signed by:
Marilyn R. Hulbert

8/3/2026

SELLER
MARILYN R. HULBERT

DATE

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



PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), 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: UNKN. 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: IN FRONT OF MAIN HOUSE IN GARDEN

Installed by: JORDAN (ELLSWORTH)

Date of Installation: ~ 1980

USE: Number of persons currently using system: 2-10

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: ALL UNITS AND MAIN HOUSE SUPPLIED BY THIS WELL WITHOUT ISSUE

Source of Section I information: SELLERS

Buyer Initials _____

Page 1 of 8

Seller Initials _____

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), 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: (2) 1000 GALLON TANKS

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

Location: (1) LOCATED BEHIND MAIN HOUSE (2) LOCATED BEHIND SUMMER HOUSE OR ☐ Unknown

Date installed: ~1980 Date last pumped: 2023 Name of pumping company: ROYAL FLUSH

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

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: TANK 1 SERVES MAIN HOUSE, CARRIAGE HOUSE, MTN VIEW. TANK 2 SERVES SUMMER HOUSE & DEER PATH

Source of Section II information: SELLERS

Buyer Initials _____

Page 2 of 8

Seller Initials

MJK

SKH

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), 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	NONE			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☐ Yes ☒ No~~If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown~~~~Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown~~~~Had a chimney fire: ☐ Yes ☐ No ☐ Unknown~~~~Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~~~Date chimney(s) last cleaned: _____~~Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: **THIS UNIT IS NOT WINTERIZED AND HAS NO HEAT SOURCE**Source of Section III information: **SELLERS****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): N/A Size of tank(s): N/ALocation: **NOT APPLICABLE**

Buyer Initials _____

Page 3 of 8

Seller Initials

MRSR

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609

What materials are, or were, stored in the tank(s)? NOT APPLICABLE

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

Comments: NO KNOWN UNDERGROUND STORAGE TANKS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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: NO KNOWN ASBESTOS ONSITE

Source of information: SELLERS, PREVIOUS DISCLOSURE

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? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: NOT KNOWN TO BE UNSATISFACTORY

If applicable, what remedial steps were taken? NOT APPLICABLE

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

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

Results/Comments: NOT KNOWN TO BE UNSATISFACTORY

Source of information: SELLERS

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: NO METHAMPHETAMINE ONSITE

Source of information: SELLERS

Buyer Initials _____

Page 4 of 8

Seller Initials

Initial
AKR

Initial
SRH

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), BAR HARBOR, ME 04609

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~ _____

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

~~If Yes, describe:~~ _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: NONE

Source of information: SELLERS

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: NONE

Source of information: SELLERS

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: SELLERS

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? SELLERS RESPONSIBLE FOR MAINTENANCE

Road Association Name (if known): NOT KNOWN

Source of information: SELLERS

Buyer Initials _____

Page 5 of 8

Seller Initials

MRH

SRH

PROPERTY LOCATED AT: **21 HULBERTS WAY (CARRIAGE HOUSE), 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: **23009C0995D** Year: **2016** (Attach a copy)Comments: **PROPERTY NOT LOCATED WITHIN A FLOOD ZONE**Source of Section VI information: **SELLERS, FEMA**

Buyer Initials _____

Page 6 of 8

Seller Initials

MKR

SKR

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), 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 EXEMPTIONIs 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: N/A

Year Principal Structure Built: ~ 1990 What year did Seller acquire property? 1979Roof: Year Shingles/Other Installed: ~1990 (AREAS REPLACED AS NEEDED)Water, moisture or leakage: NONE KNOWNComments: NONE

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: ALL DWELLINGS ARE ON A SLABMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NONEElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NONEHas 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 ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: NO DEFECTS KNOWN

Buyer Initials _____

Page 7 of 8

Seller Initials

Initial
MRBInitial
SRB

PROPERTY LOCATED AT: 21 HULBERTS WAY (CARRIAGE HOUSE), 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: NONE KNOWN

Comments: NONE

Source of Section VII information: SELLERS, PREVIOUS DISCLOSURE

SECTION VIII - ADDITIONAL INFORMATION

this disclosure is for Carriage Houvre.

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: Stevens R. Hulbert

8/3/2026
SELLER DATE
STEVENS R. HULBERT

Signed by: Marilyn R. Hulbert

8/3/2026
SELLER DATE
MARILYN R. HULBERT

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

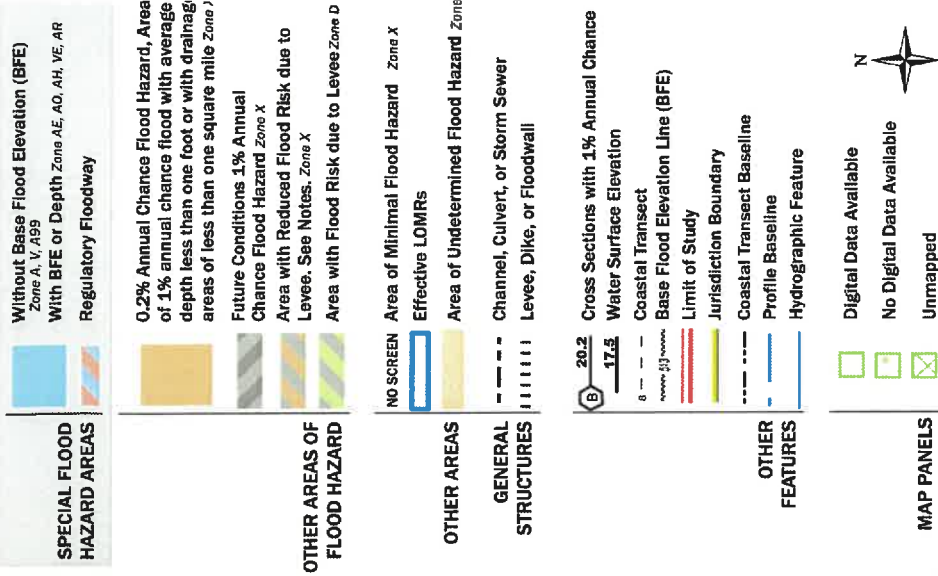
National Flood Hazard Layer FIRMette



68°16'36"N 44°22'56"W

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

Legend

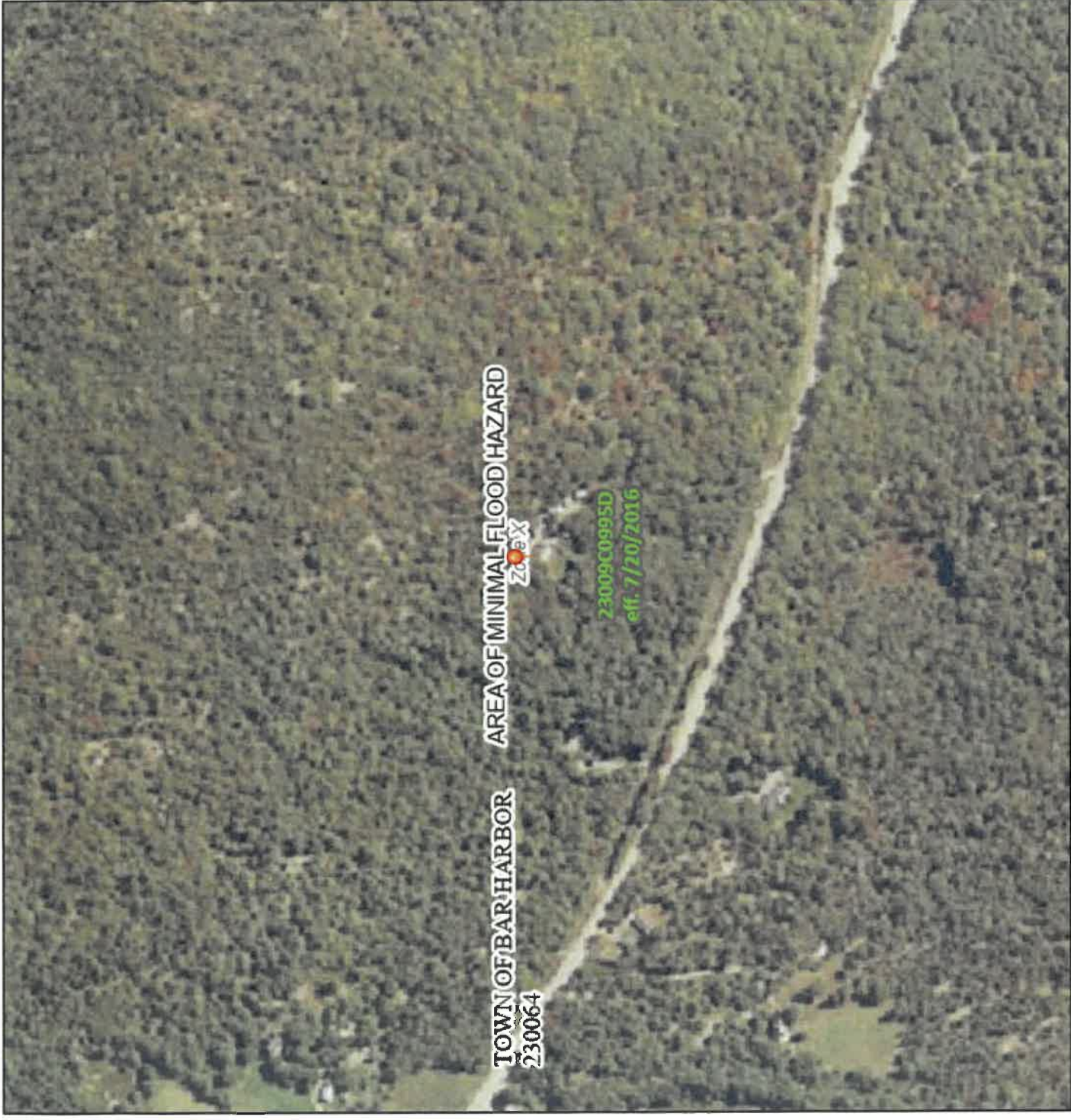


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2026 at 8:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



68°15'59" W 44°22'31" N

1:6,000

Feet

0 250 500 1 000 1 500 2 000

LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN **STEVENS R. HULBERT, MARILYN R. HULBERT**

(hereinafter "Seller")

AND

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **21 HULBERTS WAY, 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 _____

Signed by: Stevens R. Hulbert 8/3/2026Seller **STEVENS R. HULBERT** Date 8/3/2026Signed by: Marilyn R. Hulbert
Seller **MARILYN R. HULBERT** Date _____

Seller _____ Date _____

Signed by: Megan Adler Moore 8/3/2026Agent **MEGAN ADLER MOORE** Date _____

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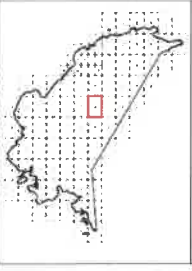


**TOWN OF
BAR HARBOR**
HANCOCK CO.
MAINE



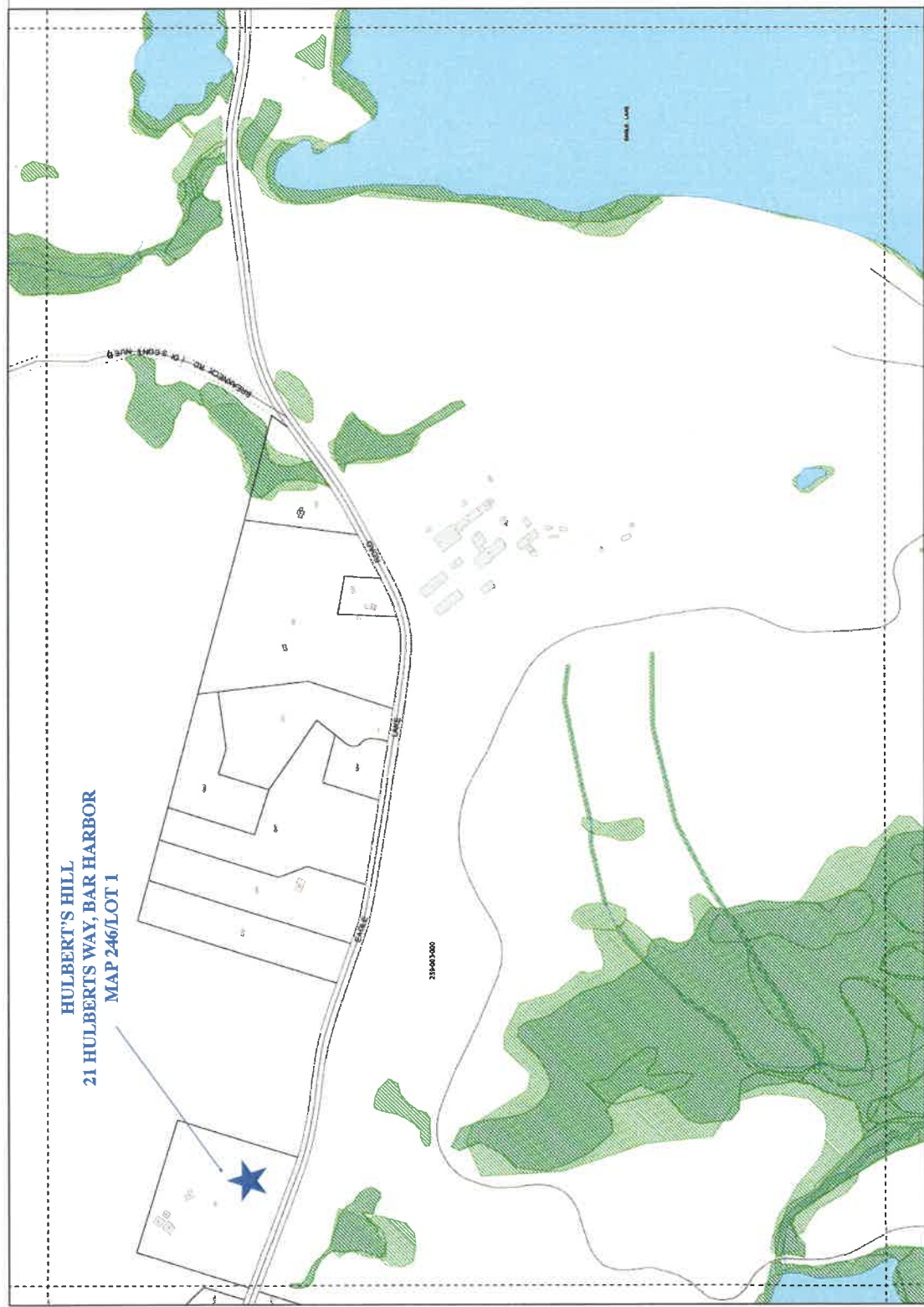
- Parcel Lines
- Map Divisions
- Lot Number
- Property Address
- Historic Parcel Lines
- Building Footprint
- Lake or Pond
- River or Stream
- Significant Vernal Pool
- Wetlands
- Bar Harbor Town Line
- Right of Ways
- FEMA Districts
- A
- VE
- AE
- X

MAP LOCATION



247	248	249	250	251
246	245	244	243	242

**2026
246**



HULBERT'S HILL
21 HULBERTS WAY, BAR HARBOR
MAP 246/LOT 1

Spatial Reference: NAD 1983 StatePlane Maine East FIPS 1801 Feet
Data credits: Town of Bar Harbor, ME; Maine Geological Survey, USFWS.
Tax maps are compiled from aerial photography, existing surveys, deeds, and landowner's descriptions. They are to be used for assessment purposes only, and not for conveyance.
Effective 04/01/2025.

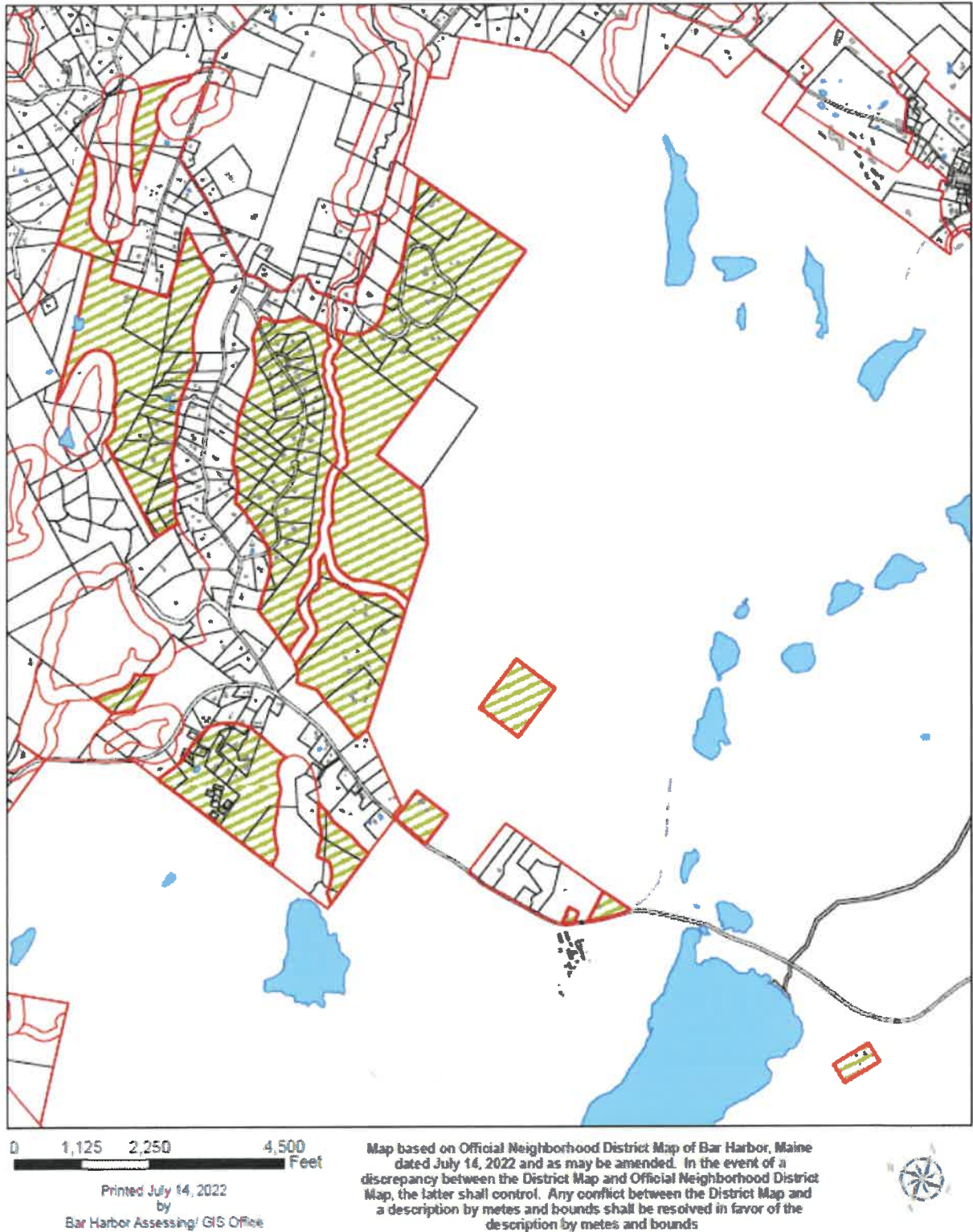
*Town of Bar Harbor, ME
Wednesday, August 5, 2026*

Chapter 125. Land Use

Article III. Land Use Activities and Standards

§ 125-34. McFarland Hill Rural.

[Amended 6-12-2018; 11-2-2021; 6-14-2022; 6-11-2024 ATM by Art. 2; 6-11-2024 ATM by Art. 4]

McFarland Hill Rural

- A. Purpose.
- B. Dimensional standards.
 - (1) Minimum lot size: 80,000 square feet.
 - (2) Minimum road frontage and lot width: 200 [feet].
 - (3) Minimum front setback: 75 [feet].

- (4) Minimum side setback: 25 [feet].
 - (5) Minimum rear setback: 25 [feet].
 - (6) Maximum lot coverage: 25%.
 - (7) Maximum height: 40 [feet].
 - (8) Minimum area per family: 80,000 square feet.
- 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.
- Agriculture, homestead
- 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 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:
- Agriculture, commercial
- Cemetery
- Commercial stable
- Eleemosynary, educational or scientific institution
- Employee living quarters-2
- Municipal school
- Place of worship
- Road construction
- Solar photovoltaic system, principal use (SPVS-PU)
- Veterinary clinic
- Wireless communications facility
- (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:

Private school

- (5) 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:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Kennel

Noncommercial greenhouse

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

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:

Private school

- 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

- G. Other requirements.

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 license completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships that you may make an informed decision as to the relationship you wish 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 _____

on behalf of _____

Licensee's Name
The Knowles Company
Company/Agency

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

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.