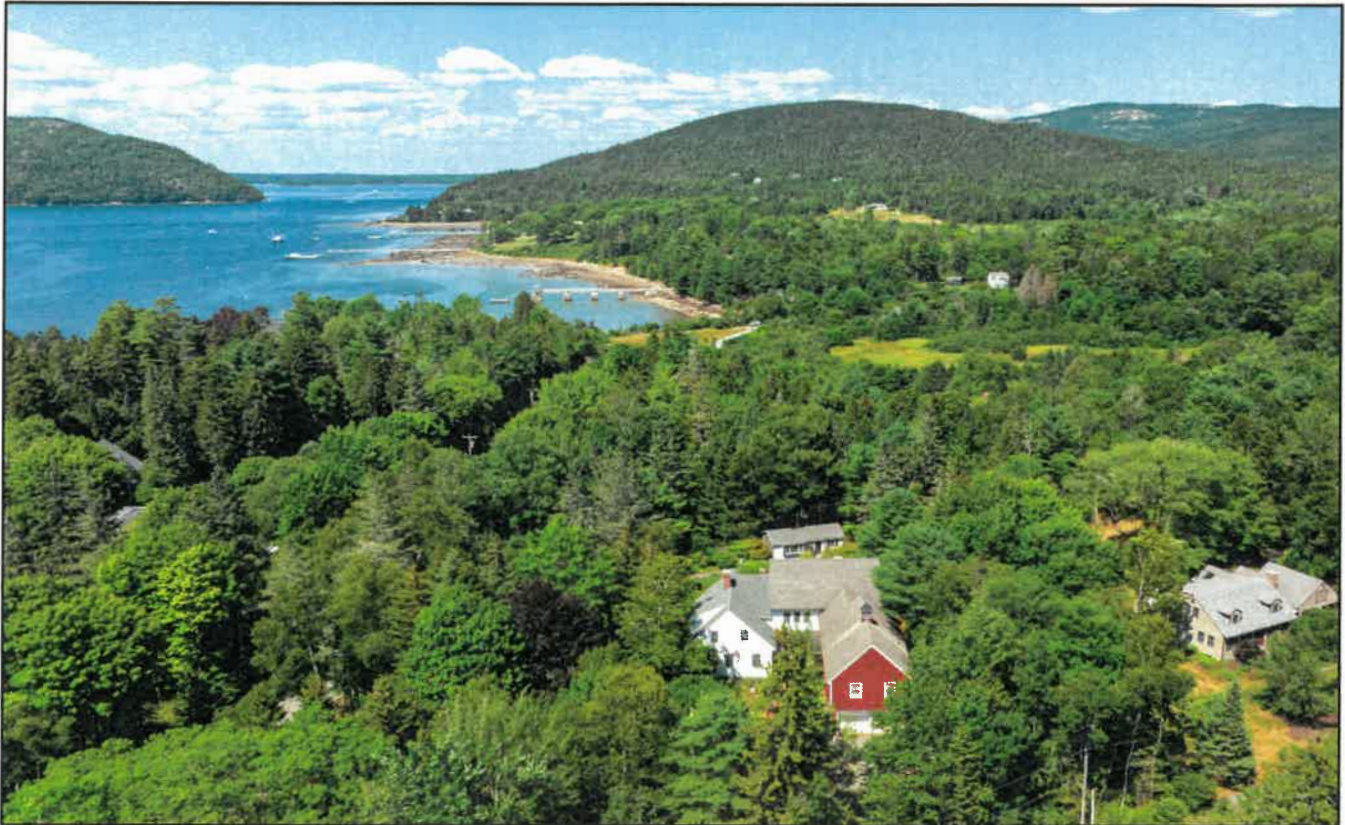


LITTLE ACORNS

77 Manchester
Northeast Harbor
\$4,500,000



*Distinctive properties.
Legendary service.*



As the quote attributed to Chaucer goes "from little acorns, great oaks grow", and this name suits the property perfectly. For what began as one family's find twenty years ago has grown, through the years of devoted care, into one of Northeast Harbor's most cherished homes. Meticulously maintained and lovingly enjoyed, Little Acorns is a stylish haven of privacy in the heart of the village in the sought-after location of Manchester Road and close proximity to all Northeast Harbor amenities. This five-bedroom, year-round residence was built in 1990 with a discerning eye to detail, its nautical and shingle-style touches were accomplished by talented craftsmen to the highest standards. This spacious home with a large living room, family room, den, dining room and sunroom. Main floor study can also serve as a downstairs en-suite bedroom. The fully furnished residence also includes an open exterior deck, an attached 4-car heated garage with living space above. Full generator, a large out building suitable for a studio, office or guest house. Lush, organic landscaping completes the property. Two decades of care have only deepened its character making Little Acorns is a unique offering.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322

info@KnowlesCo.com
www.KnowlesCo.com

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

LITTLE ACORNS

77 Manchester
Northeast Harbor



Front of House



Great Room



Kitchen



Sitting Room



Office



Study/Media Room

LITTLE ACORNS

77 Manchester
Northeast Harbor



Primary



Deck



Cottage



Lawn

For more information, please contact: THE KNOWLES COMPANY

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Public Detail Report

MLS #: 1674444
Status: Active Under Contract
Kick-Out: No

County: Hancock
Property Type: Residential

Seasonal: No

List Price: \$4,500,000
Original List Price: \$4,500,000



**77 Manchester Rd
 Northeast Harbor
 Mount Desert, ME
 04662**

**List Price:
 \$4,500,000
 MLS#: 1674444**



General Information

Sub-Type: Single Family Residence	Year Built: 1990	Rooms: 14	Sqft Fin Abv Grd+/-: 5,930
Style: New Englander	Fireplaces Total: 1	Beds: 5	Sqft Fin Blw Grd+/-: 0
Levels: Multi-Level	Furniture: Furnished	Baths: 4/1	Sqft Fin Total+/-: 5,930
Color: White & Red			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 344.78
Lot Size Acres +/-: 2	Water Views: No	Source of Rd Front: Public Records
Source of Acreage: Survey		Zoning: R2
Surveyed: Unknown		Zoning Overlay: No

Interior Information

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

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

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Great Room			First	Built-Ins	Office			First	Vaulted Ceiling(s)
Bonus Room			First	Built-Ins	Media Room			First	Built-Ins, Wood Burning Fireplace
Den			First	Wood Burning Fireplace					
Kitchen			First	Kitchen Island, Pantry					
Dining Room			First	Built-Ins					
Primary Bedroom			Second	Built-Ins, Closet, Double Vanity, Full Bath, Separate Shower, Suite, Walk-In Closet(s)					
Bedroom 2			Second	Closet, Full Bath					
Bedroom 3			Second	Closet, Full Bath					
Laundry			Second	Built-Ins, Utility Sink					
Kitchen			Second						
Bedroom 4			Second	Built-Ins					
Bedroom 5			Second	Closet					

Property Features

Site: Level; Well Landscaped; Wooded
Driveway: Paved
Parking: 5 - 10 Spaces; On Site; Other Parking
Location: Near Country Club; Near Golf Course; Near Town; Neighborhood
Roads: Public
Electric: Circuit Breakers
Gas: Bottled
Sewer: Public Sewer
Water: Public
Equipment: Generator; Internet Access Available
Basement Entry: Bulkhead; Interior

Construction: Steel Frame; Wood Frame
Basement Info: Bulkhead; Unfinished
Foundation Materials: Poured Concrete
Exterior: Clapboard; Shingle Siding; Wood Siding
Roof: Composition; Shingle
Heat System: Baseboard; Heat Pump; Hot Water; Zoned
Heat Fuel: Oil; Wood
Water Heater: Off Heating System
Cooling: Heat Pump; Window Unit(s)
Floors: Brick; Carpet; Tile; Wood
Other Structures: Outbuilding; Shed(s)
Veh. Storage: 4+ Car; Attached; Direct Entry to Living
Garage: Yes
Garage Spaces: 4
Amenities: 1st Floor Primary Bedroom w/Bath; Animal Containment System; Bathtub; Clubhouse; Fence; In-Law Apartment; Laundry - 2nd Floor; Pantry; Primary Bedroom w/Bath; Shower; Walk-in Closets
Patio and Porch Features: Deck; Porch
Accessibility Amenities: 32 - 36 Inch Doors
View: Scenic; Trees/Woods
Energy Efficiency: Ceiling Fans

Tax/Deed Information**Book/Page/Deed:** 7196/375/All**Full Tax Amt/Yr:** \$29,236/ 2027**Map/Block/Lot:** 27//14**Deed/Conveyance Type Offered:** Quit Claim**School District:** Mount Desert Public Schools**Tax ID:** MTDS-000027-000000-000014**Remarks**

Remarks: As the quote attributed to Chaucer goes, "from little acorns, great oaks grow", and this name suits the property perfectly. For what began as one family's find twenty years ago has grown, through years of devoted care, into one of Northeast Harbor's most cherished homes. Meticulously maintained and lovingly enjoyed, Little Acorns is a stylish haven of privacy in the heart of the village. Set on a grand and private lawn in the quiet, sought-after location of Manchester Road, the property offers a rare combination: the serenity of a fully private setting with the convenience of in-town living. The five-bedroom, year-round residence was built in 1990 with a discerning eye to detail, its nautical and shingle-style touches were accomplished by talented craftsmen to the highest standards. This spacious home suits your every need, with a large living room, family room, den, dining room, and sunroom. The main floor study can also serve as a downstairs en-suite bedroom, with a full bath immediately adjoining. The fully furnished residence also includes an open exterior deck, an attached four-car heated garage with living space above, a mudroom, a full generator, and a large outbuilding suitable for a studio, office, or guest house, plus a gardener's shed. A discreet, fenced gardener's area completes this refined property. Surrounded by lush organic landscaping with flowering trees and shrubs, Little Acorns sits on a large, surveyed lot, with close proximity to Northeast Harbor's clubs, golf course, and in-town restaurants and shops. Fully private from the street, yet close to everything the village offers. Two decades of devoted care have only deepened its character; Little Acorns is a unique offering with many attributes that must be seen to be appreciated.

LO: The Knowles Company**Listing provided courtesy of:**

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

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PROPERTY LOCATED AT: 77 Manchester Rd (Northeast Harbor), Mount Desert,

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

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

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

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

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

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

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: Town Water

Source of Section I information: Seller & Town Office Records

Buyer Initials _____

Page 1 of 8

Seller Initials

PROPERTY LOCATED AT: 77 Manchester Rd (Northeast Harbor), Mount Desert,

SECTION II - WASTE WATER DISPOSAL

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

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

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

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

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

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

Location: _____ OR ☐ Unknown

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

Have you experienced any malfunctions? ☐ Yes ☐ No

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

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

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

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

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

Have you experienced any malfunctions? ☐ Yes ☐ No

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

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

If Yes, are they available? ☐ Yes ☐ No

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

Comments: Town Sewer

Source of Section II information: Seller & Town Office Records

Buyer Initials _____

Page 2 of 8

Seller Initials EL

PROPERTY LOCATED AT: 77 Manchester Rd (Northeast Harbor), Mount Desert,

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB	Heat Pump [Cottage]	Fireplace wood (2)	
Age of system(s) or source(s)	35+ yrs	2024	original to home	
TYPE(S) of Fuel	Oil (Coastal Energy)	Electricity	Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Northeast Plumbing			
Date of most recent service call	Fall 2024	Summer 2024	swept annually	
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information	Serviced annually			

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: Summer 2023
Date chimney(s) last cleaned: Summer 2023
Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown
Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown
If Yes, date: _____

Comments: _____

Source of Section III information: Seller

SECTION IV - HAZARDOUS MATERIAL

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

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

Buyer Initials _____

Page 3 of 8

Seller Initials Elo

PROPERTY LOCATED AT: 77 Manchester Rd (Northeast Harbor), Mount Desert,

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

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

Comments: No knowledge of any underground storage tanks on the property.

Source of information: Seller

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

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

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Not tested by Sellers.

Source of information: Seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Town Water - not tested by Seller as it is town water.

Source of information: Seller & Town Office Records

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

Comments: No knowledge of any methamphetamine on the property.

Source of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials EL

PROPERTY LOCATED AT: 77 Manchester Rd (Northeast Harbor), Mount Desert,

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: No knowledge of any hazardous materials on the property.

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Abutter easement on the northeast portion of the parcel; refer to survey & deed

Source of information: Seller, Survey, Town Records

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

Buyer Initials _____

Page 5 of 8

Seller Initials EW

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?

Area of Minimal Flood Hazard

Relevant Panel Number: 23009C1216D Year: 2016 (Attach a copy)

Comments: none.

Source of Section VI information: Seller, Broker, FEMA

Buyer Initials _____

Page 6 of 8

Seller Initials EL

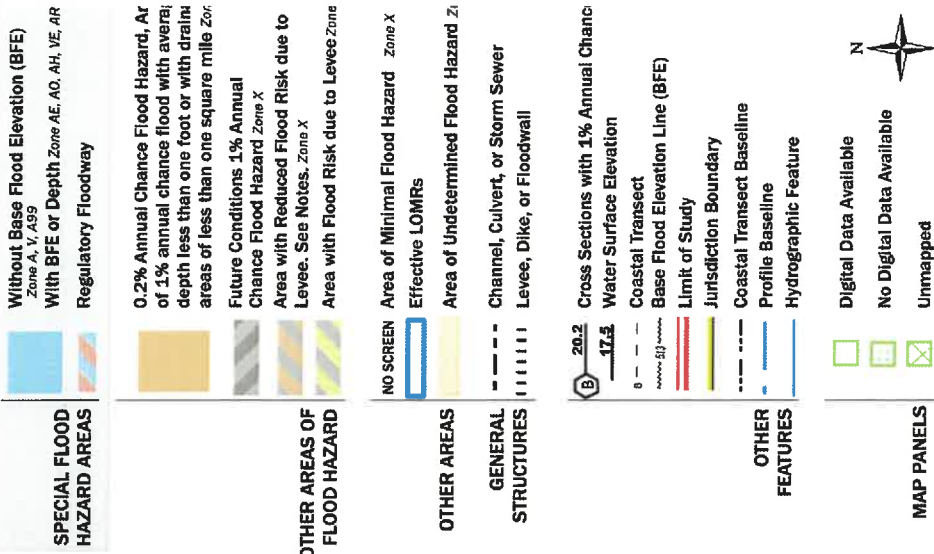
National Flood Hazard Layer FIRMette



8° 18' 25" N 44° 18' 6" W

Legend

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



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 7/31/2026 at 3:00 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



68°17'48"W 44°17'40"N

PROPERTY LOCATED AT: 77 Manchester Rd (Northeast Harbor), Mount Desert.

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____
Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

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

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

Year Principal Structure Built: 1990 What year did Seller acquire property? 2006

Roof: Year Shingles/Other Installed: as needed, 2/3 shingles replaced by Wallace Construction (c. 2024)

Water, moisture or leakage: None known or observed.

Comments: deed transfer 2022 from Husband to Wife (not sale)

Foundation/Basement:
Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown
Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown
Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: _____
Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown
If Yes, are test results available? ☒ Yes ☐ No

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

Comments: _____
Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown
If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:
Mobile Home ☐ Yes ☒ No ☐ Unknown
Modular ☐ Yes ☒ No ☐ Unknown

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

Comments: _____

Buyer Initials _____ Page 7 of 8 Seller Initials ELB

PROPERTY LOCATED AT: 77 Manchester Rd (Northeast Harbor), Mount Desert,
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: Property has been thoughtfully and fastidiously well-maintained during the 20 year ownership.

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

Cottage in backyard is insulated, with wood walls and heat pump installed for year round use.

Shed in northeast corner of backyard can be used for storage.

Gardener's shed and fenced area allows for landscaping materials to be stored discreetly, with easy
access to Sinclair Rd.

Additional property information & upgrades outlined on separate sheet.

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.

SELLER _____ DATE _____
Elisabeth Kehoe

[Signature] 3 April
SELLER _____ DATE _____
202

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 _____

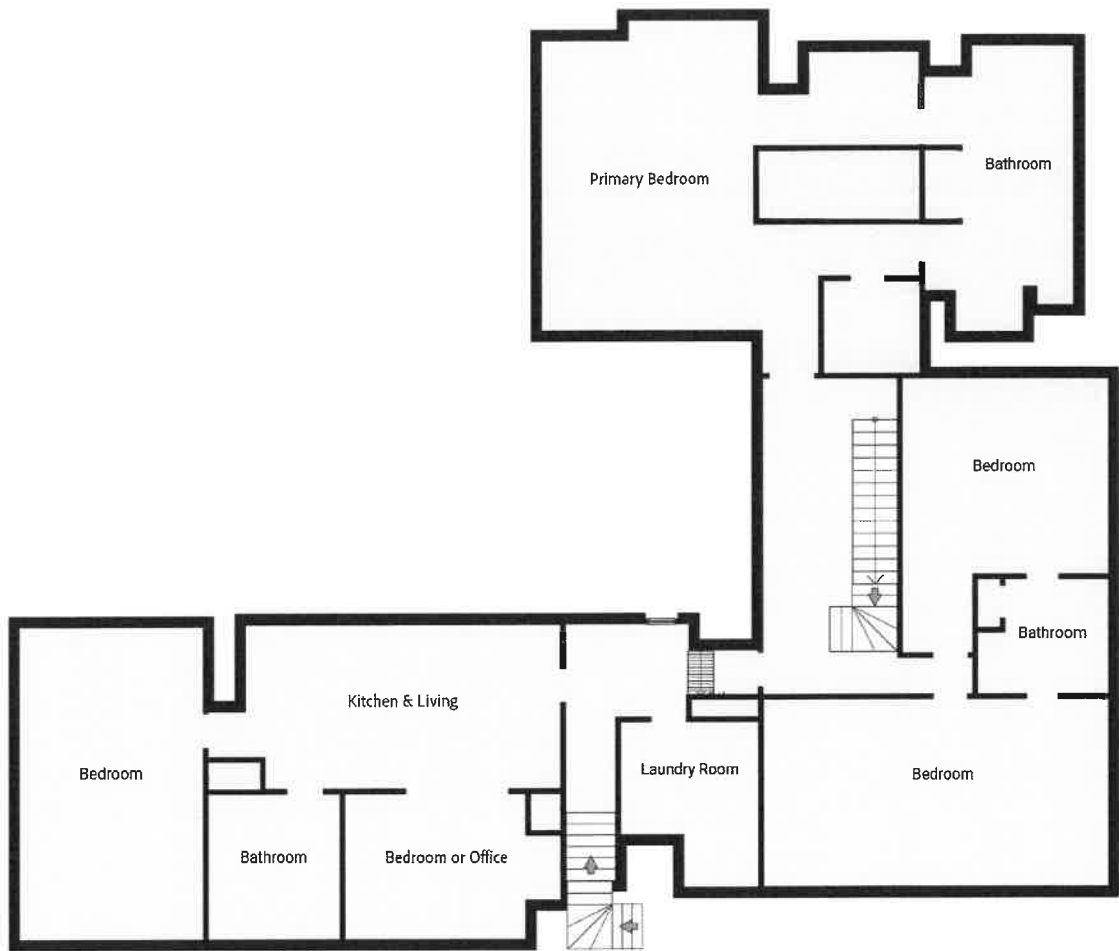
BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



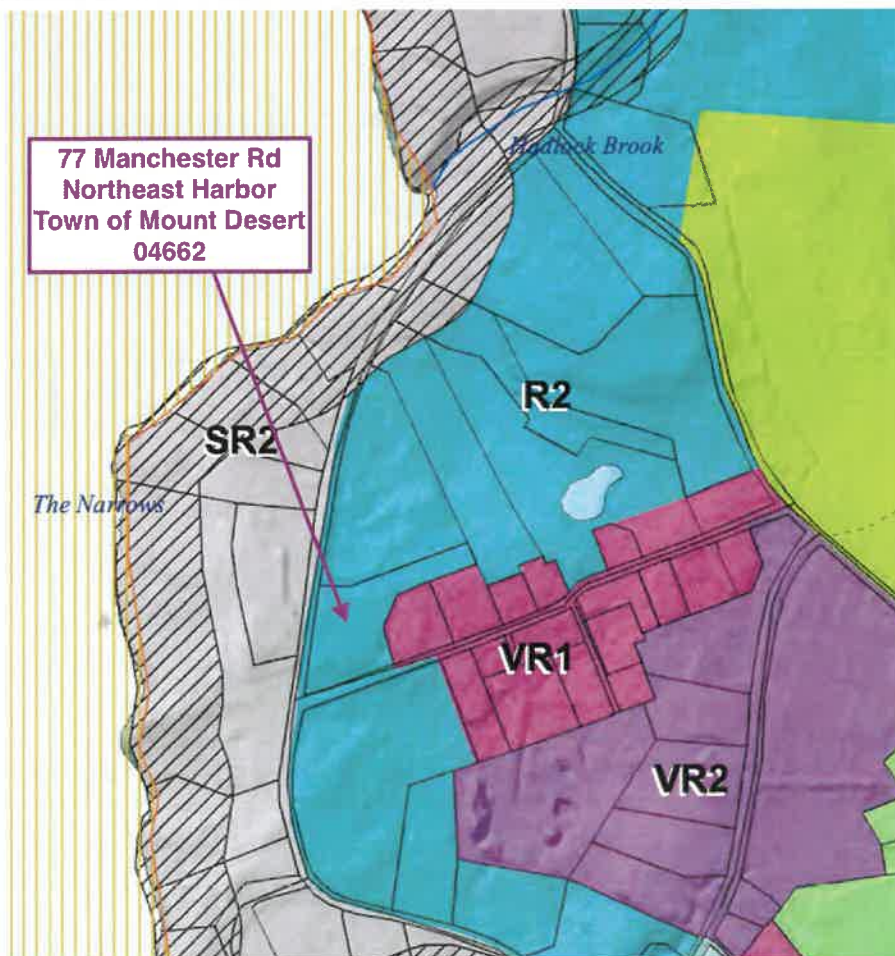




**LAND USE ZONING ORDINANCE OF THE TOWN OF MOUNT DESERT, page 3-14 and 3-17
TOWN OF MOUNT DESERT LAND USE MAP**

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

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



LAND USE ZONING ORDINANCE OF THE TOWN OF MOUNT DESERT, page 3-14 and 3-17
TOWN OF MOUNT DESERT LAND USE MAP

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

NOTES:

- (b) Refer to setback as defined in Section 8.
- (c) Setbacks from public and private roads are measured from edge of road surface, or edge of legally established right of way if no road exists.
- (d) In all districts restrictions on setback of structures from property lines may be varied or nullified by written agreement with the abutting property owner. Said agreement or a copy of said agreement showing signatures shall be filed at the Municipal Office.
- (e) The minimum SC setback from shoreline is 75 feet except for functionally water-dependent structures.
- (f) Within the shoreland zone: No new lot shall be created except in conformity with all of the requirements of this Ordinance for the district in which it is located. In addition to shore frontage, refer to Section 6B.11.4.3 for the required minimum lot width. For the required measurements, refer to shore frontage and minimum lot width in Section 8. When a legally existing parcel does not contain any shore frontage, the lot may be divided such that the newly created lots do not contain any shore frontage as otherwise required in Sections 3.5 and 6B.11.4.3, provided that all other minimum lot dimensional standards are met, including but not limited to lot area and minimum lot width.
- (g) Primary residential use in a Shoreland Commercial District must meet the dimensional requirements of the neighboring shoreland residential district. This requirement does not apply to projects that include covenants held by a qualified workforce housing entity.
- (h¹) Height: Structures outside the shoreland zone shall not exceed forty (40) feet. In exceptional cases, which meet the standards of this Ordinance and will not adversely affect the skyline of the Town, Conditional Use Approval may be issued, notwithstanding the above height limitations. Placement of fill to circumvent this height requirement is prohibited.
- (h²) Height: Structures in the shoreland zone shall not exceed thirty-five (35) feet. Placement of fill circumvent this height requirement is prohibited.
- (n) The setback from the normal high-water line of a great pond is 100 feet, except for these lots where the setback is 75 feet, indicated below.



Legend

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

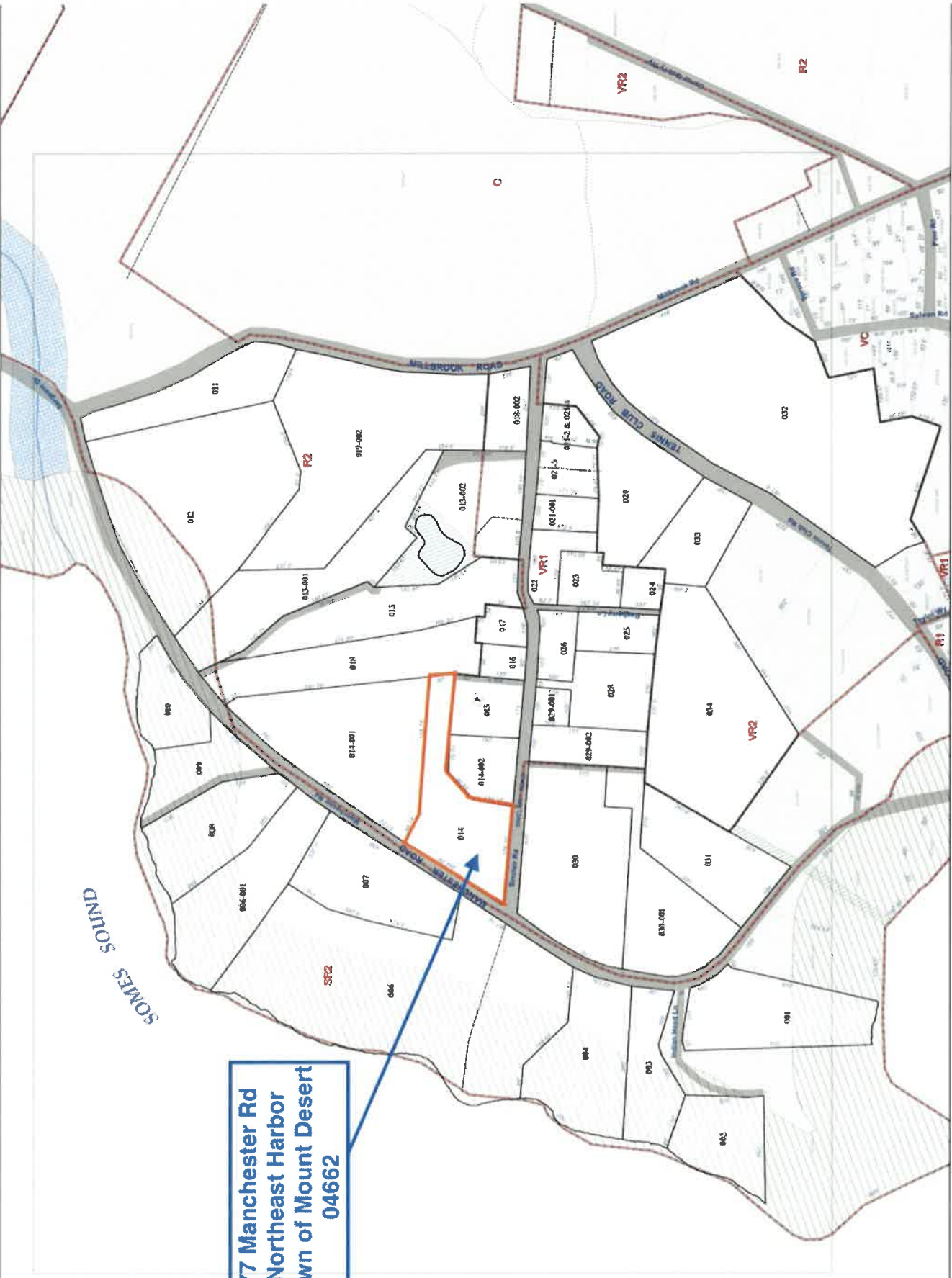


Current as of April 1, 2026

Tax Map 27

Disclaimer:
This information is provided to the citizens of the Town of Mount Desert Island for informational purposes only. It is not intended to be used for legal or financial purposes. While every effort has been made to ensure the accuracy of the information, the Town of Mount Desert Island does not warrant the accuracy or completeness of the information. Only a professional surveyor can provide such accuracy.

77 Manchester Rd
Northeast Harbor
Town of Mount Desert
04662



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

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

To _____

Name of Buyer(s) or Seller(s)

by _____

on behalf of _____

Licensee's Name

The Knowles Company
Company/Agency

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

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