

RAINBOW HOUSE

20 Greeley Avenue

Bar Harbor

\$1,190,000



*Distinctive properties.
Legendary service.*



"Rainbow House" is a wonderful blend of vintage with upscale modern features. In downtown Bar Harbor, the house was originally built in 1910, had an extensive renovation in 2015. Upgrades include custom Marvin windows throughout, charming wrap around porch, plumbing electrical, heating & cooling systems, several bathrooms, cedar shingles, top end roof shingles, insulation & a wonderfully warm kitchen. The 3rd-floor of the cottage includes 6-bedrooms, 3.5 bathroom, kitchen with breakfast nook, dining room & living room. Original features include solid wood 5 panel doors with polished wood knobs throughout, maple flooring, fireplace mantle, double pockets doors, clawfoot tub and a stained-glass front door. The upscale kitchen, boasts custom cherry cabinetry complimented by cherry fronted appliances, reclaimed wood flooring from the depths of Penobscot River, BlueStar pro range, Silestone counters and an abundance of windows provide generous natural lighting. A wood stove insert provides both warmth and ambiance in the living room. The primary bedroom with en suite bath has a delightful tile floor. The remaining 5 bedrooms range in size and provide an opportunity for multiple uses from bedrooms to office space. A generous wrap-around covered porch and generous lot with 2-vehicle garage and additional parking spaces makes this an uncommon opportunity tucked away on no-outlet Greeley Avenue, yet still close to everything in the vibrant downtown remains within reach.

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.

RAINBOW HOUSE

20 Greeley Avenue
Bar Harbor



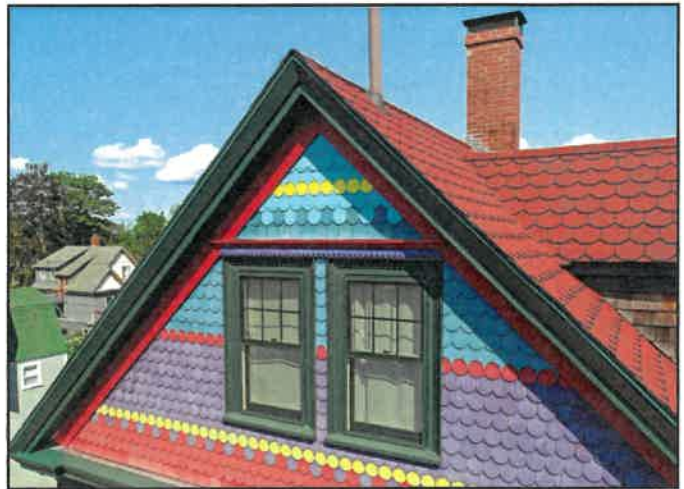
Kitchen



Living Room



Porch



Gable Detail

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Public Detail Report

MLS #: 1675084
Status: Active

Nbd/Assn: None
County: Hancock
Property Type: Residential

Seasonal: No

List Price: \$1,190,000
Original List Price: \$1,190,000

Directions: Cottage St to Greeley Avenue. 20 Greeley is on your left.



20 Greeley Avenue
Bar Harbor, ME
04609-1413

List Price: \$1,190,000
MLS#: 1675084



General Information

Sub-Type: Single Family Residence	Year Built: 1910	Rooms: 10	Sqft Fin Abv Grd+/-: 2,243
Style: Shingle; Victorian	Fireplaces Total: 1	Beds: 6	Sqft Fin Blw Grd+/-: 0
Levels: Three or More		Baths: 3/1	Sqft Fin Total+/-: 2,243
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: Downtown Res
Lot Size Acres +/-: 0.15	Water Views: No	Zoning Overlay: No
Source of Acreage: Public Records		
Surveyed: Yes		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:							
Full Baths Lvl 1: 0	Half Baths Lvl 1: 1								
Full Baths Lvl 2: 2	Half Baths Lvl 2: 0								
Full Baths Lvl 3: 1	Half Baths Lvl 3: 0								
Full Baths Upper: 0	Half Baths Upper: 0								
Appliances: Dishwasher; Dryer; Gas Range; 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>
Living Room			First	Formal,Wood Burning Fireplace	Other Room			First	Breakfast Nook,Cathedral
Dining Room			First		2				Ceiling(s),Informal
Kitchen			First		Bedroom 6			Third	
Primary			Second	Full Bath,Laundry/Laundry Hook-					
Bedroom				up,Walk-In Closet(s)					
Bedroom 2			Second	Closet					
Bedroom 3			Second	Built-Ins					
Bedroom 4			Third	Closet					
Bedroom 5			Third	Closet					

Property Features

Utilities On: Yes	Construction: Wood Frame
Site: Level; Open; Sidewalks; Well Landscaped	Basement Info: Full; Unfinished
Driveway: Paved	Foundation Materials: Poured Concrete; Stone
Parking: 1 - 4 Spaces; Off Street; On Site; Paved	Exterior: Shingle Siding; Wood Siding
Location: Intown; Near Golf Course; Near Public Beach; Near Shopping; Neighborhood	Roof: Pitched; Shingle
Restrictions: No Restrictions	Heat System: Direct Vent Furnace; Heat Pump; Hot Water; Radiant; Zoned
Rec. Water: Lake/Fresh Water; Nearby; Oceanfront; Public	Heat Fuel: Electric; Propane; Wood
Roads: Dead End; Paved; Public	Water Heater: Off Heating System; Separate Booster
Transportation: Deep Water Access; Major Road Access; Near Airport; Public Transport Access	Cooling: Heat Pump
Electric: Circuit Breakers; Generator Hookup	Floors: Tile; Wood
Gas: Bottled	Window Features:Double Pane Windows; Low-Emissivity Windows
Sewer: Public Sewer	Veh. Storage: 2 Car; Auto Door Opener; Detached
Water: Public	Garage: Yes
Equipment:Air Radon Mitigation System; Internet Access Available	Garage Spaces: 2
Basement Entry: Bulkhead; Interior	Amenities: Bathtub; Fence; Laundry - 2nd Floor; Primary Bedroom w/Bath; Shower; Storage; Walk-in Closets
	Patio and Porch Features: Deck; Porch
	Energy Efficiency: 90% Efficient Furnace; Insulated Foundation

Tax/Deed Information

Book/Page 7248/87	Full Tax Amt/Yr: \$7,640/ 2025	Map/Block/Lot: 104//263
		Tax ID: BARH-000104-000000-000263

Remarks

Remarks: Rainbow House is a wonderful blend of vintage with upscale modern features. In downtown Bar Harbor, the house originally built in 1910, had an extensive renovation in 2015. Upgrades include custom Marvin windows throughout, charming wrap around porch, plumbing, electrical, heating & cooling systems, several bathrooms, cedar shingle siding, top end roof shingles, insulation & wonderfully warm kitchen. The 3-floor cottage includes 6 bedrooms, 3.5 bathrooms, kitchen with breakfast nook, dining room & living room. Original features include solid wood 5 panel doors with polished wood knobs throughout, maple flooring, fireplace mantle, double pocket doors, clawfoot tub and a stained-glass front door. The upscale kitchen, boasts custom cherry cabinetry complimented by cherry fronted appliances, reclaimed wood flooring, BlueStar pro range, Silestone counters and an abundance of windows provide generous natural lighting. A wood stove insert provides both warm and ambiance in the living room. The primary bedroom with ensuite bath has a delightful tile floor. The remaining 5 bedrooms range in size and provide opportunity for multiple uses from bedrooms to office space. A generous wrap-around covered porch and generous lot with a two-vehicle garage and additional parking spaces makes this an uncommon opportunity. Tucked away on no-outlet Greeley Ave. yet still everything in the vibrant downtown remains virtually within reach. Showings to be scheduled Sundays 10:30-3:30 unless showing can be accommodated.

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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 Maine
Listings



PROPERTY LOCATED AT: 20 Greeley Ave, Bar Harbor, ME 04609

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

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

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

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

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

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

IF PRIVATE: (Strike Section if Not Applicable):

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

USE: Number of persons currently using system: 8

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

Comments: **Public water**

Source of Section I information: Seller, Broker Observation, Town Record Initial DS
Buyer Initials _____ Page 1 of 8 Seller Initials 1000 SPW

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: Sewer line was cleaned within the last year.

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

What steps were taken to remedy the problem? Sewer line was cleaned within the last year.

IF PRIVATE (Strike Section if Not Applicable):

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

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

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

~~Location: _____ OR ☐ Unknown~~

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

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

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

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

~~Leach Field: _____ ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

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

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

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

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

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

~~If Yes, are they available? ☐ Yes ☐ No~~

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

Comments: Public Sewer

Source of Section II information: Seller, Broker Observation, Town Record

Buyer Initials _____

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Seller Initials

Initial ^{DS}
WV SPW

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	FHW Radiant	Fireplace insert	Heat Pumps (7)	
Age of system(s) or source(s)	2014	2015	2015	
TYPE(S) of Fuel	Propane	Wood	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	May 2025-May 2026 1120 gallons	Minimal		
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	12/27/2025			
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information	Serviced regularly			

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: _____

Source of Section III information: _____

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 _____

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Seller Initials

Initial DS
WW SPW

PROPERTY LOCATED AT: 20 Greeley Ave, Bar Harbor, ME 04609

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

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

Comments: No Known Underground Storage Tanks

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: Old asbestos roof shingles professionally removed.

Source of information: Sellers, Previous Disclosures

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 2013 By: Home inspector

Results: Unsatisfactory

If applicable, what remedial steps were taken? Mitigation system installed by Air & Water Quality

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

Are test results available? ☐ Yes ☒ No

Results/Comments: Mitigation system installed in basement and vented through roof by chimney

Source of information: Seller, Previous disclosures, Broker Observation

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Public water

Source of information: Seller, Broker observation, Town record

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

Comments: No known methamphetamine

Source of information: Seller

Buyer Initials _____

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Seller Initials Initial DS
IWW SPW

PROPERTY LOCATED AT: 20 Greeley Ave, Bar Harbor, ME 04609

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

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: No known reports of lead paint

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

Comments: No known reports of lead paint

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: No known hazardous materials

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: Right of way over Greeley Ave.

Source of information: Seller, Deed

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Public record

Buyer Initials _____

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Seller Initials

Initial
WW

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SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

Zone X - Area of minimal flood hazard

Relevant Panel Number: **23009C1014D** Year: **7/20/2016** (Attach a copy)

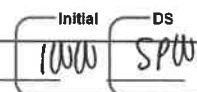
Comments: **FEMA Flood map**

Source of Section VI information: **FEMA Flood Map**

Buyer Initials _____

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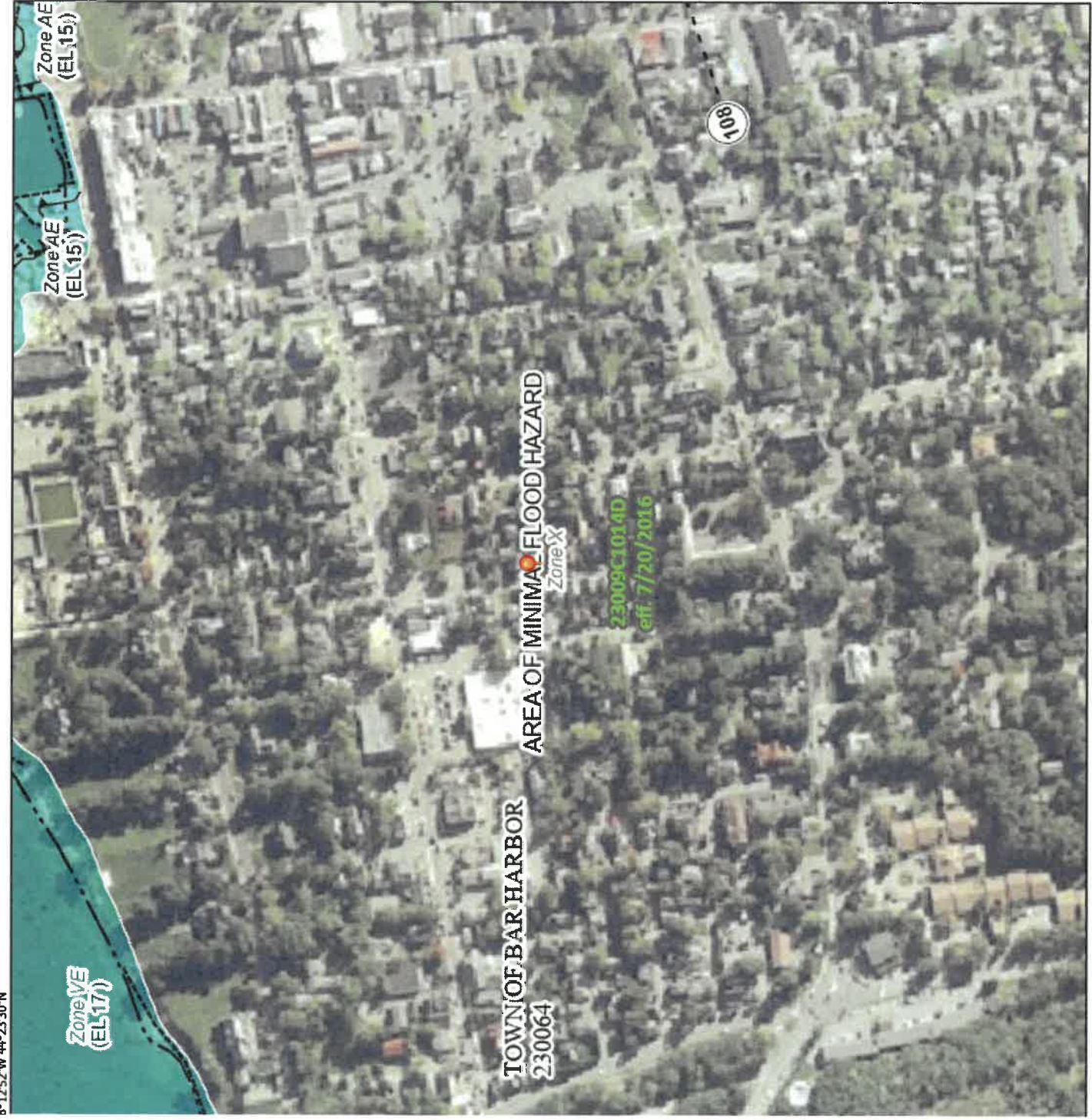
Seller Initials

Initial DS


National Flood Hazard Layer FIRMette



8°12'52"W 44°23'30"N



Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, ABG

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Ar
of 1% annual chance flood with averag
depth less than one foot or with draini
areas of less than one square mile *Zone X*

Future Conditions 1% Annual
Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to
Levees. See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Z*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2

17.5

8

53

Cross Sections with 1% Annual Chan

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximi
point selected by the user and does not repre
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 **7/30/2026 at 10:30 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.

PROPERTY LOCATED AT: 20 Greeley Ave, Bar Harbor, ME 04609

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **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: **Propane Tank**

Year Principal Structure Built: 1910	What year did Seller acquire property? 2022
---	--

Roof: Year Shingles/Other Installed: Home 2015 Garage unknown

Water, moisture or leakage: **None**

Comments: -----

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: **Water appears in floor crack during heavy rain**

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: **Electrical trthroughout entire house upgraded. Generator installed.**

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ Unknown

Comments: -----

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Seller Initials

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PROPERTY LOCATED AT: 20 Greeley Ave, Bar Harbor, ME 04609
KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects.

Comments: _____
Source of Section VII information: Seller, Broker Observation

SECTION VIII - ADDITIONAL INFORMATION

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: Ira Wayne Willis 8/7/2026
SELLER IR462CE4103143F... DATE
Ira Wayne Willis

DocuSigned by: Shari P. Willis 8/6/2026
SELLER 3B79F25E9994482... DATE
Shari P Willis

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 _____

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Ira Wayne Willis, Shari P Willis

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 20 Greeley Ave, Bar Harbor, ME 04609

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Buyer's Acknowledgment

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

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

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

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

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

Agent's Acknowledgment

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

Certification of Accuracy

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____



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Signed by:

Ira Wayne Willis

8/7/2026

Seller Ira Wayne Willis _____ Date _____

Shari P. Willis

8/6/2026

Seller Shari P Willis _____ Date _____

8879P25E0884482...

Seller _____ Date _____

Signed by:

Elizabeth Ingebritson

8/6/2026

Agent Elizabeth Ingebritson _____ Date _____

8879P25E0884482...



Town of Bar Harbor, ME Tax Map 104, Lot 263





20 Greeley Avenue, Bar_Harbor, ME

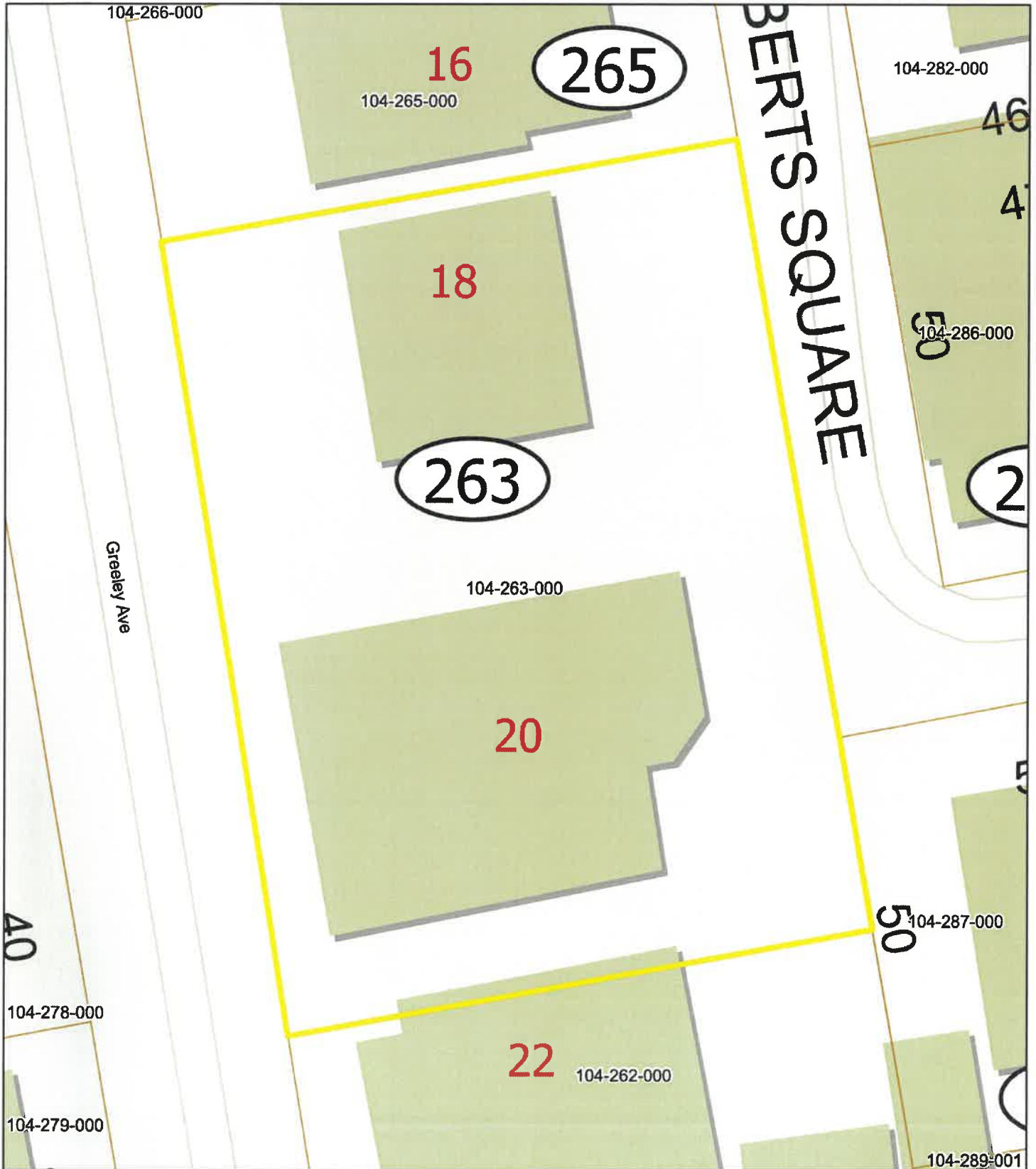
Map/Lot: 104-263-000

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

1 inch = 17 Feet

August 7, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

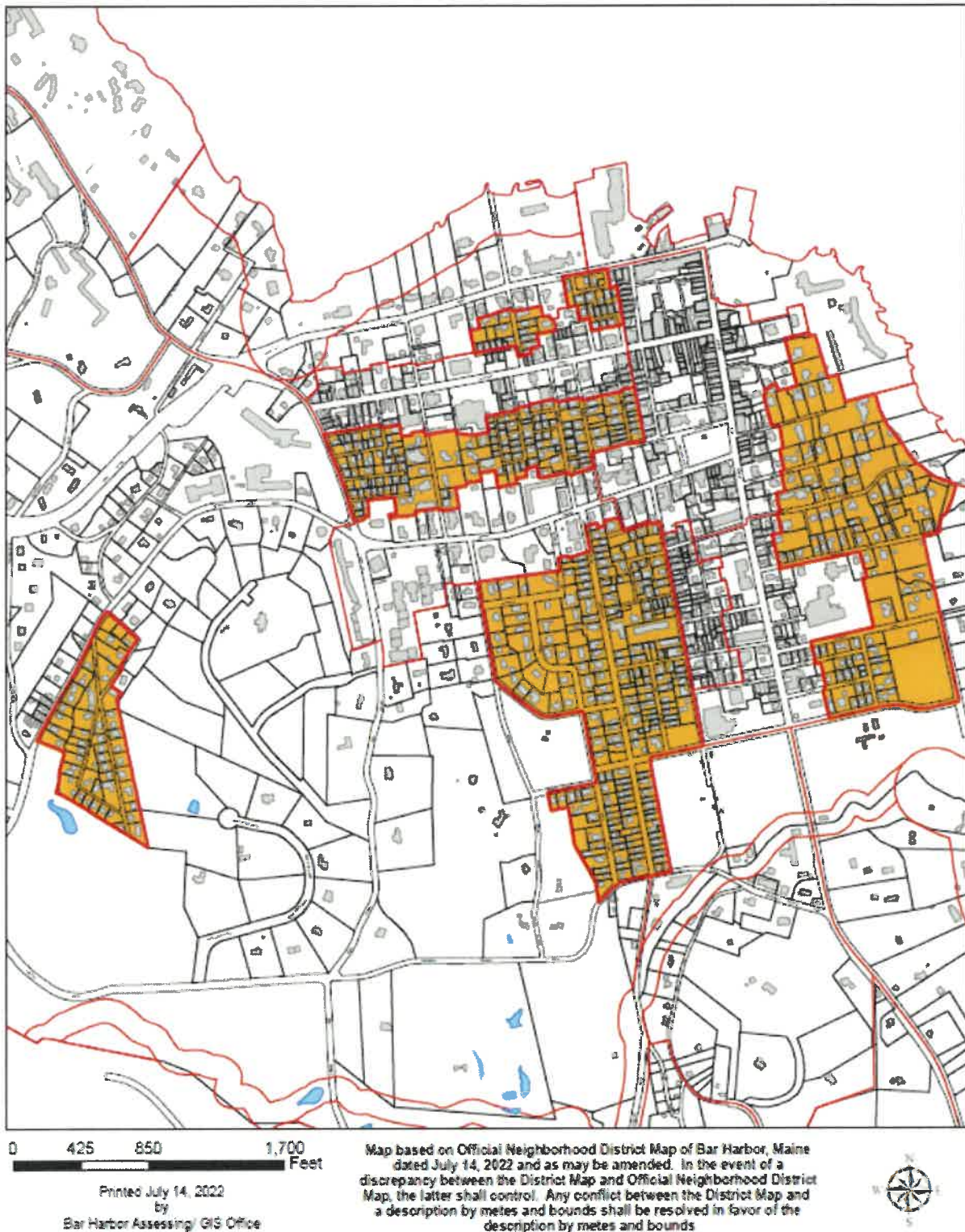
*Town of Bar Harbor, ME
Tuesday, August 4, 2026*

Chapter 125. Land Use

Article III. Land Use Activities and Standards

§ 125-22. Downtown Residential.

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

Downtown Residential

- A. Purpose.
- B. Dimensional standards.
 - (1) Minimum lot size: 5,000 square feet.
 - (2) Minimum road frontage and lot width: 50 [feet].
 - (3) Minimum front setback: 15 [feet].

- (4) Minimum side setback: five [feet].
- (5) Minimum side setback for accessory, nonresidential structures: five [feet].
- (6) Minimum rear setback for principal structures: 15 [feet].
- (7) Minimum rear setback for accessory, nonresidential structures: five [feet].
- (8) Maximum lot coverage: 75%.
- (9) Maximum height: 40 [feet].
- (10) Minimum area per family: 2,500 square feet.^[2]

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

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

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

Filling/earthmoving activity of less than 10 cubic yards

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

Public utility installation

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

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

Child-care center

Hospital

Lodging I

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

Parking garage and parking lot

Place of worship

Road construction

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

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

Uses or structures accessory to permitted uses or structures

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

Government facility and grounds

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

Essential services accessory to a permitted use or structure

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

Medical clinic

Museum

Nursing/convalescent home or congregate housing

Professional office building

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

Home occupation

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

Wind turbine

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

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Noncommercial greenhouse

Multifamily dwelling I

Public or private park with minimal structural development

Single-family dwelling

Two-family dwelling

Undertaking establishment

Uses or small structures accessory to permitted uses or structures

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

Uses or structures accessory to permitted uses or structures

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

Government facility and grounds

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

Essential services accessory to a permitted use or structure

- (4) Uses or structures less than 2,000 square feet. CEO permit required for uses or structures with gross leasable area not exceeding 2,000 square feet:

Medical clinic

Museum

Nursing/convalescent home or congregate housing

Professional office building

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

Home occupation

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

Private sewage disposal system accessory to permitted uses

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

Have you tested your well water for arsenic?



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

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

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

How to Test Your Well Water

1. Call a lab.

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

2. Do the test.

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

3. Get your results.

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

Why Arsenic is Bad

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

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

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

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

Solving Arsenic Problems

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

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

Protect your family. Test your well.

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





Fact Sheet: Arsenic Treated Wood

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

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

IF YOU WORK WITH CCA WOOD

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

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

TO LEARN MORE

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

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

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

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



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

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

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

Second: If so, reduce contact with the arsenic.

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

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

Common Questions

What is CCA wood?

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

What is Arsenic?

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



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

To _____

Name of Buyer(s) or Seller(s)

by _____

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.