

THE MAP HOUSE

6 BLUE BELL LANE, SEAL HARBOR

\$2,650,000

MLS #: 1675309



Distinctive Properties.
Legendary Service.

EST. 1898

OFFERED EXCLUSIVELY THROUGH:

THE KNOWLES COMPANY

1 SUMMIT ROAD • BOX 367 • NORTHEAST HARBOR, MAINE 04662
(207) 276-3322 • INFO@KNOWLESCO.COM • KNOWLESCO.COM

THE MAP HOUSE

6 BLUE BELL LANE, SEAL HARBOR



LIVING ROOM



DINING ROOM



FIRST FLOOR PRIMARY



OUTDOOR SPACE



1 SUMMIT ROAD • BOX 367 • NORTHEAST HARBOR, MAINE 04662
207.276.3322 • KNOWLESCO.COM • INFO@KNOWLESCO.COM

Public Detail Report

MLS #: 1675309
 Status: Active
 Directions: GPS accommodating.

County: Hancock
 Property Type: Residential

Seasonal: No

List Price: \$2,650,000
 Original List Price: \$2,650,000



**6 Blue Bell Ln (Seal Harbor)
 Mount Desert, ME 04675**

**List Price: \$2,650,000
 MLS#: 1675309**



General Information

Sub-Type: Single Family Residence	Year Built: 2004	Rooms: 7	Sqft Fin Abv Grd +/-: 4,495
Style: Contemporary; New Englander	Fireplaces Total: 2	Beds: 3	Sqft Fin Blw Grd +/-: 0
Levels: Two	Furniture: Furnished	Baths: 2/1	Sqft Fin Total +/-: 4,495
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: VR1
Lot Size Acres +/-: 0.59	Water Views: No	Zoning Overlay: Unknown
Source of Acreage: Public Records		
Surveyed: Yes		

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: 1	Half Baths Lvl 2: 0				
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0				
Full Baths Upper: 0	Half Baths Upper: 0				
Room Name	Length	Width	Level	Room Features	
Primary Bedroom			First		Room Name
Bedroom 2			Second		Length
Bedroom 3			Second		Width
Living Room			First		Level
Kitchen			First		Room Features
Dining Room			First		

Property Features

Site: Level; Well Landscaped	Construction: Wood Frame
Driveway: Paved	Basement Info: Full
Parking: 1 - 4 Spaces; On Site	Exterior: Shingle Siding; Wood Siding
Location: Near Town	Roof: Shingle
Rec. Water: Nearby	Heat System: Baseboard; Hot Water
Roads: Private Road	Heat Fuel: Oil
Electric: Circuit Breakers	Water Heater: Off Heating System
Gas: No Gas	Cooling: None
Sewer: Public Sewer	Floors: Wood
Water: Public	Other Structures: Shed(s)
Equipment: Air Radon Mitigation System; Generator	Veh. Storage: 2 Car; Attached
Basement Entry: Interior	Garage: Yes
	Garage Spaces: 2
	Amenities: 1st Floor Primary Bedroom w/Bath
	View: Trees/Woods

Tax/Deed Information

Book/Page 7217/578-All	Full Tax Amt/Yr: \$9,480/ 2025	Map/Block/Lot: 31/35/002
		Tax ID: MTDS-000031-000000-000035-000002

Remarks

Remarks: The Map House is a timeless shingle-style retreat tucked away in the heart of Seal Harbor, offering 3 bedrooms, 2.5 bathrooms, exceptional craftsmanship, and beautifully landscaped gardens that create a private, storybook setting. Thoughtfully designed with inspiration drawn from nearby Acadia National Park, every space reflects an appreciation for artistry, nature, and enduring New England charm. At the heart of the home is a striking custom granite double-sided Rumford fireplace, evoking tribute to the iconic stone bridges found throughout Acadia. Equally unforgettable is the kitchen island, where a one-of-a-kind Anne Wheeler tile mural serves as both artwork and conversation piece, illustrating the many Park access points just moments from The Map House. French doors from the great room open to a covered porch, providing the perfect place to relax and enjoy the surrounding woodland privacy. The first floor features a spacious primary suite with an ensuite bath and walk-in closet, a generous home office or study, and a welcoming mudroom entry complete with abundant storage, laundry, and a half bath. Upstairs, two additional bedrooms, a full bath, and a cozy sitting room with built-in bookcases and a vintage rolling library ladder offer inviting spaces for family and guests. An attached, heated two-car garage and a full basement provide excellent storage and exciting potential for future finished living space. A few steps away from the charming village of Seal Harbor with its popular beachfront, you'll enjoy easy access to local shops, coffee, the library, and post office. Carriage trails to both Acadia National Park and the beautiful 1,400-acre Land and Garden Preserve are just a few steps in the opposite direction. Whether you're seeking a year-round residence or a peaceful coastal retreat, The Map House offers a rare opportunity to experience the beauty, craftsmanship, and tranquility of Mount Desert Island living.

LO: The Knowles Company

Listing provided courtesy of:

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

Prepared by The Knowles Company on Thursday, October 01, 2026 10:29 AM.

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PROPERTY LOCATED AT: **6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675****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: **THIS PROPERTY IS ON PUBLIC WATER SUPPLY TOWN OF MT. DESERT TESTS ANNUALLY**

Source of Section I information: **SELLER, PUBLIC RECORD**

Buyer Initials _____

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Seller Initials

Initial
JM

Initial
SMT

PROPERTY LOCATED AT: 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675**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: **PROPERTY IS ON PUBLIC SEWER**Source of Section II information: **SELLER, PUBLIC RECORD**

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675**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 BOILER	FIREPLACE (2)	MODINE HEATERS	
Age of system(s) or source(s)	~ 22 YRS (ORIGINAL)	~ 22 YRS (ORIGINAL)	~ 22 YRS (ORIGINAL)	
TYPE(S) of Fuel	OIL	WOOD	OFF BOILER SYSTEM	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	SESONALLY ~ 1400 GALLONS	NOT USED CONSIST- ENTLY	NOT USED CONSIST- ENTLY	
Name of company that services system(s) or source(s)	GRAVES P & H	NONE USED	NONE USED	
Date of most recent service call	ANNUALLY IN FALL	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	SEE SECTION 8	NONE KNOWN	NONE KNOWN	
Other pertinent information	SEE SECTION 8	N/A	IN GARAGE & BASEMENT	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(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 ☐ UnknownIf Yes, date: ~2022/2023Date chimney(s) last cleaned: USED RARELYDirect and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: **CHIMNEY INSPECTED WHEN PURCHASED, USED RARELY**Source 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): _____ Size of tank(s): _____~~~~Location: _____~~

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Seller Initials JVT SAt

PROPERTY LOCATED AT: 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~Comments: NO UNDERGROUND STORAGE TANKS KNOWNSource of information: SELLER, 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: NONESource of information: SELLER, PREVIOUS DISCLOSURE**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2022 By: AIR & WATER QUALITY INC.Results: REMEDIATION REQUIREDIf applicable, what remedial steps were taken? RADON VENTING SYSTEM INSTALLEDHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: REMEDIATION SUCCESSFULSource 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: NONESource of information: SELLER, PREVIOUS DISCLOSURE**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: NONESource of information: SELLER, PREVIOUS DISCLOSURE

Buyer Initials _____

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PROPERTY LOCATED AT: 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675

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: SELLER, PREVIOUS DISCLOSURE

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 ONSITE

Source of information: SELLER, PREVIOUS DISCLOSURE

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: BLUE BELL LANE IS A R.O.W. (PRIVATE ROAD)

Source of information: SELLER, PREVIOUS DISCLOSURE, 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? PLOWING COSTS SHARED W/OTHER HOMEOWNERS (SEE SECTION 8)

Road Association Name (if known): NONE - INFORMAL AGREEMENT

Source of information: SELLER, PREVIOUS DISCLOSURE

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675

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: 23009C1236D Year: 2016 (Attach a copy)

Comments: PROPERTY IS NOT LOCATED WITHIN THE FLOOD ZONE

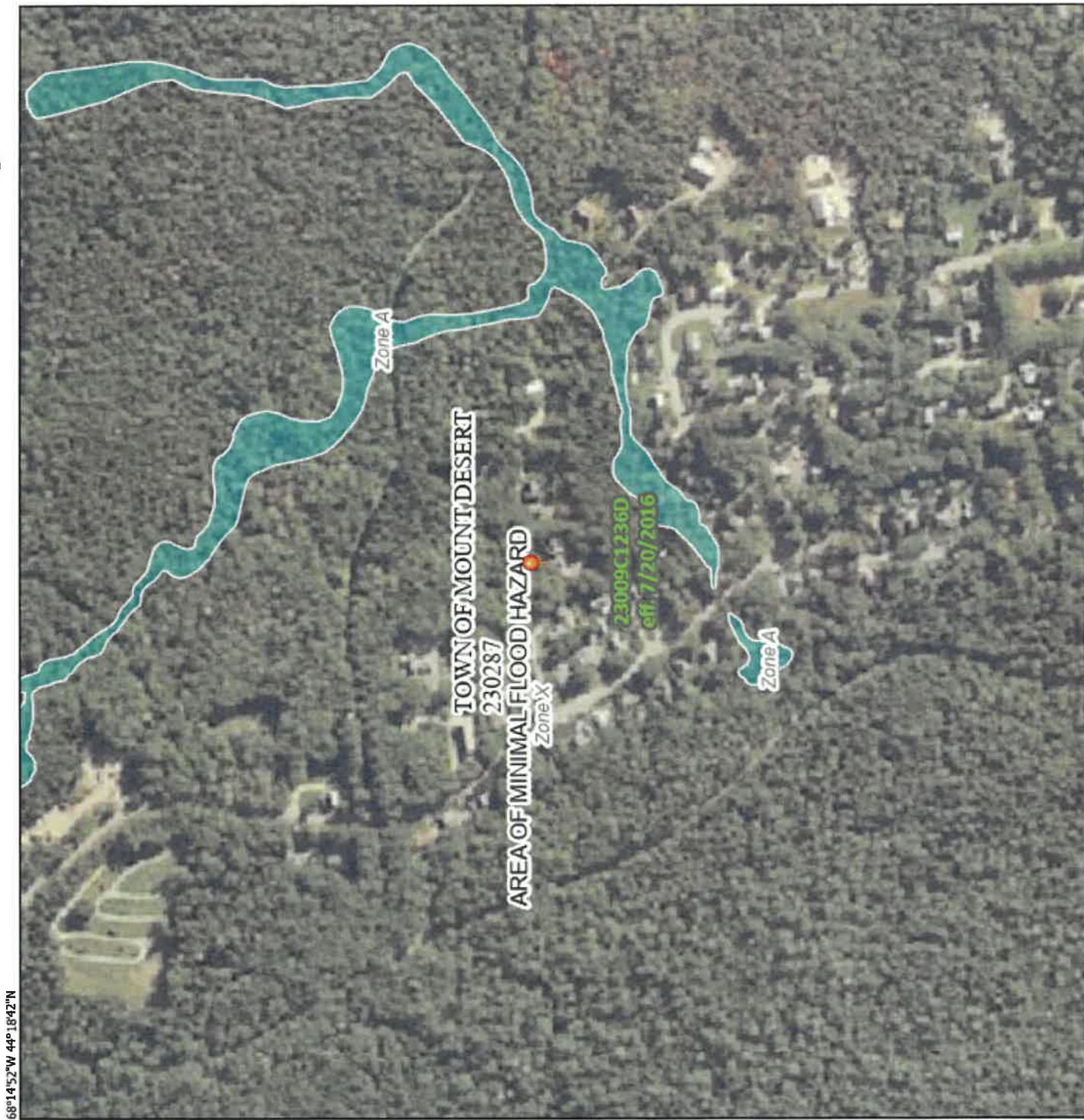
Source of Section VI information: FEMA, SELLER

Buyer Initials _____ Page 6 of 8 Seller Initials JUT SAT

National Flood Hazard Layer FIRMette



68°14'52"W 44°18'42"N



68°14'14"W 44°18'16"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

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

SPECIAL FLOOD HAZARD AREAS



OTHER AREAS OF FLOOD HAZARD



OTHER AREAS



GENERAL STRUCTURES



CROSS SECTIONS WITH 1% ANNUAL CHANCE



OTHER FEATURES



MAP PANELS



DISCLAIMER



DISCLAIMER



DISCLAIMER



DISCLAIMER



DISCLAIMER



DISCLAIMER



DISCLAIMER



DISCLAIMER



PROPERTY LOCATED AT: **6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675****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 ☐ 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: **NONE**Year Principal Structure Built: **2004-2006** What year did Seller acquire property? **2022**Roof: Year Shingles/Other Installed: **2004-2006 (ORIGINAL TO HOME)**Water, moisture or leakage: **NONE KNOWN**Comments: **NONE KNOWN**

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: **SEE SECTION 8**Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown-If Yes, are test results available? ☐ Yes ☐ NoComments: **NONE**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: **NONE**Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf 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: **NONE**

Buyer Initials _____

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Seller Initials

Initial
JUTInitial
SMT

PROPERTY LOCATED AT: 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675
KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____
Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

(SEC. 3) HWBB SYSTEM NOTE: 9/25 AIR BUBBLE NEEDED TO BE "BLED", NEW HOT WATER HEATER IN 2021
(SEC. 7) SELLERS NOTICED DAMAGED CEILING TILES IN BASEMENT WINE CELLAR, SELLERS WERE TOLD DOWNSPOUT OR OTHER RAIN WATER WAS DIVERTED. HAS BEEN Continued... See Addendum Additional information 1

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No
WITH THE EXCEPTION OF OVERFLOW DOCUMENT "ADDENDUM ADDITIONAL INFORMATION"
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: SANDRA M. THOMPSON 7/27/2026
D80B7D44C8A84E3...
SELLER DATE
SANDRA M. THOMPSON

Signed by: JAMES V. THOMPSON 7/27/2026
106F80CF8B38465...
SELLER DATE
JAMES V. THOMPSON JR

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

ADDENDUM

PROPERTY: **6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675**

1) Additional information

DRY DURING CURRENT OWNERSHIP.

(SEC. 5) SNOW PLOWING PERFORMED BY GRAVES

- **SPEAKER SYSTEM PREDATES BLUETOOTH (HUB LOCATED IN OFFICE)**
- **LOCATED IN THE BACKYARD, POWER POLE IS PRIVATE**
- **HOME SECURITY SYSTEM IN PLACE AND ALERTS OF INTRUSION, WATER, FIRE, MOTION, AND LOW TEMP (PYE-BARKER SECURITY SYSTEM)**
- **SPECTRUM INTERNET IN USE**
- **CONSTRUCTION ON HOME BEGAN IN ABOUT 2003/2004 AND CONCLUDED IN 2005/2006**
- **GENERAC GENERATOR IN PLACE AND POWERS "MOST OF HOME" ACCORDING TO PREVIOUS DISCLOSURE**
- **EXTERIOR REPAINTED IN 2017**
- **EXTERIOR LANDSCAPING IRRIGATION SYSTEM MAINTAINED BY COASTAL IRRIGATION**

Date: 7/27/2026

Signed by:
SANDRA M. THOMPSON
(0009734624745)

Signature

Date: _____

Signature

Date: 7/27/2026

Signed by:
JAMES V. THOMPSON
(0009734624745)

Signature

Date: _____

Signature

Addendum

LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN SANDRA M. THOMPSON, JAMES V. THOMPSON JR

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 6 BLUE BELL LANE, MOUNT DESERT (SEAL HARBOR), ME 04675

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:
SANDRA M. THOMPSON

7/27/2026

Seller **SANDRA M. THOMPSON**

Date 7/27/2026

Signed by:
JAMES V. THOMPSONSeller **JAMES V. THOMPSON JR**

Date _____

Seller _____

Date _____

Seller _____

Date _____

Designed by:
Megan Adler Moore

7/27/2026

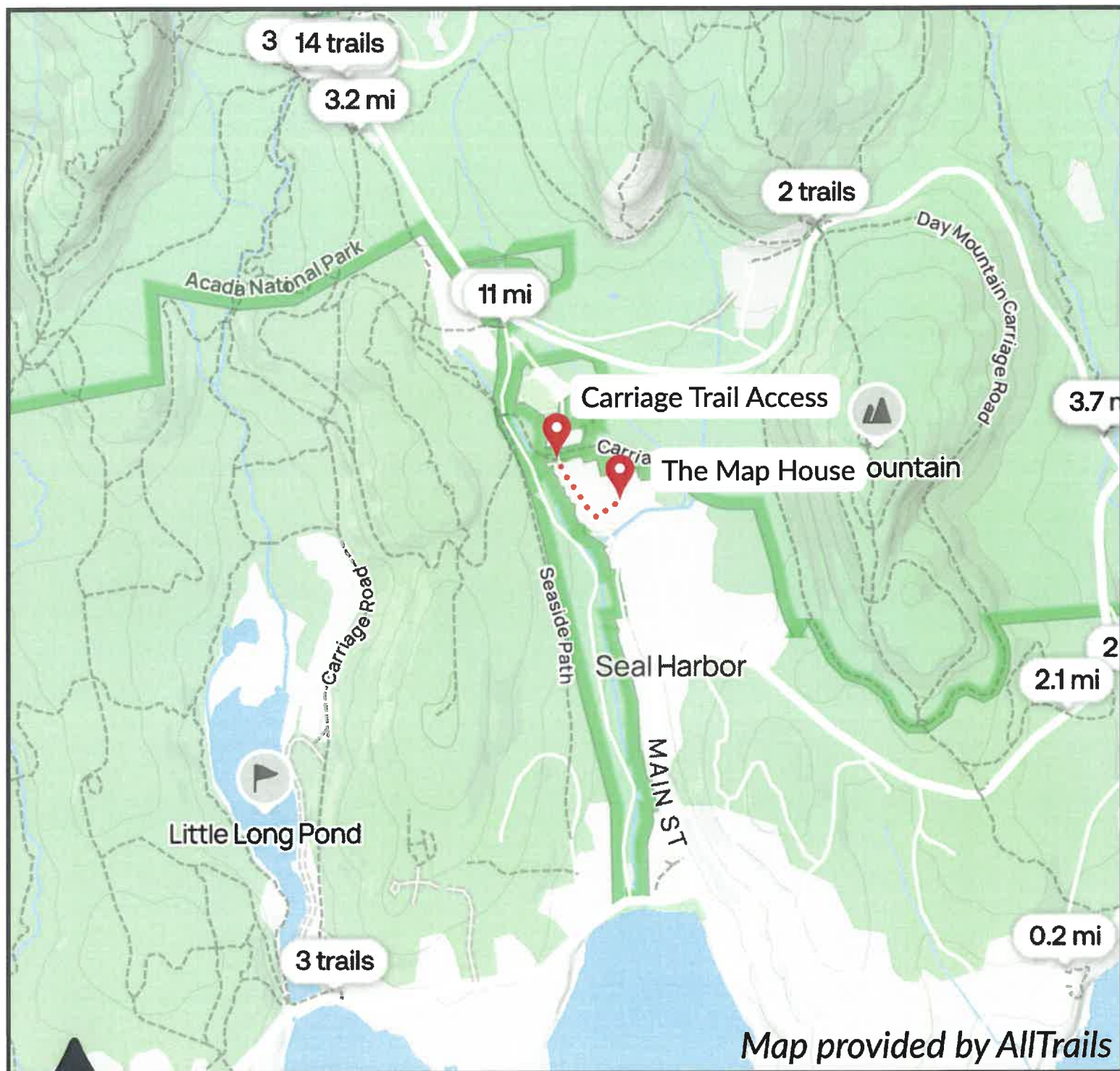
Agent **MEGAN ADLER MOORE**

Date _____



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Trail network in relation to 6 Blue Bell Lane, Seal Harbor



0.2 miles to nearest park access point
1 mile to Jordan Pond House or Seal Harbor Beach!



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



Current as of April 1, 2025

Tax Map

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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

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**



March 2020



Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

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

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

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

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

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)

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:

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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