NEW LISTING

256 SAND POINT ROAD

BAR HARBOR

$850,000



A BAY VIEW FROM EVERY ROOM

MLS #: 1680518

This architect-designed house was created to take in the the water view of Frenchman's Bay from every room in the house. From waking up in bed with a view of the water, to cooking in the kitchen one is gifted views of Frenchman's Bay and the sky above. Open layout with cathedral ceiling lets the light pour in. A lofted second floor with two bedrooms benefit from the open concept with water views. The layout on the first floor is cleverly designed with large sliding pocket doors that allow for flexibility of use.

OFFERED EXCLUSIVELY THROUGH:

THE KNOWLES COMPANY

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256 SAND POINT ROAD

BAR HARBOR



LIVING ROOM VIEW



LIVING ROOM



LIVING ROOM



KITCHEN



SPIRAL STAIRS



BEDROOM

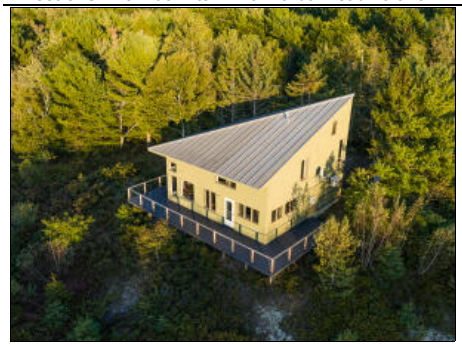
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Public Detail Report

MLS #: 1680518 **County:** Hancock **Seasonal:** No **List Price:** $850,000
Status: Active **Property Type:** Residential **Original List Price:** $895,000
Directions: From downtown Bar harbor head north on RT 3. Turn right on Old Bar Harbor Rd. Turn Right on Sand Point Rd. 256 Sand Point Rd is on the right. Sign on Property.



256 Sand Point Road
Bar Harbor, ME 04609-7596

List Price: $850,000
MLS#: 1680518



General Information

Sub-Type: Single Family Residence **Year Built:** 1988 **Rooms:** 5 **Sqft Fin Abv Grd+/-:** 1,640
Style: Contemporary **Fireplaces Total:** 0 **Beds:** 2 **Sqft Fin Blw Grd+/-:** 0
Levels: Two **Baths:** 2/0 **Sqft Fin Total+/-:** 1,640
Source of Sqft: Public Records

Land Information

Leased Land: No **Waterfront:** No **Water Body:** Frenchmans Bay **Zoning:** IresonHillResSewered
Lot Size Acres +/-: 2.05 **Water Views:** Yes **Water Body Type:** Bay; Ocean **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: 1 **Half Baths Lvl 1:** 0
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
Appliances: Dishwasher; Dryer; Electric Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Kitchen	10.1	12.9	First	Kitchen Island
Living Room	18.1	18	First	Built-Ins,Cathedral Ceiling(s)
Den	11.75	10.6	First	
Bedroom 1	11.8	15.8	Second	Closet,Vaulted Ceiling(s)
Bedroom 2	14.1	12.6	Second	Closet,Vaulted Ceiling(s)

Property Features

Site: Open; Rolling/Sloping
Driveway: Gravel
Parking: 1 - 4 Spaces
Location: Near Town; Rural
Restrictions: No Restrictions
Rec. Water: Nearby; Oceanfront
Roads: Public
Electric: Circuit Breakers
Gas: Bottled
Sewer: Engineered Septic
Water: Private
Equipment: Generator
Basement Entry: Not Applicable

Construction: Wood Frame
Basement Info: None
Foundation Materials: Poured Concrete
Exterior: Clapboard; Shingle Siding; Wood Siding
Roof: Metal
Heat System: Heat Pump
Heat Fuel: Electric
Water Heater: Gas; Tank
Cooling: Heat Pump
Floors: Laminate; Slate; Tile
Other Structures: Shed(s)
Veh. Storage: No Vehicle Storage
Garage: No
Garage Spaces: 0
Amenities: Laundry - 1st Floor
Patio and Porch Features: Deck
View: Fields; Mountain(s); Scenic; Trees/Woods

Tax/Deed Information

Book/Page/Deed: 7054/195/All **Full Tax Amt/Yr:** $6,643/ 2026 **Map/Block/Lot:** 209//008
Deed/Conveyance Type Offered: Trustee **Tax ID:** BARH-000209-000000-000008

Remarks

Remarks: This architect designed house was created to take in the the water view of Frenchman's Bay from every room in the house. From waking up in bed with a view of the water, to cooking in the kitchen one is gifted views of Frenchman's Bay and the sky above. Open layout with cathedral ceiling lets the light pour in. A lofted second floor with two bedrooms benefit from the open concept with water views. The layout on the first floor is cleverly designed with large sliding pocket doors that allow for flexibility of use. The sliding doors are designed to partition off a room that could be used as an office or first floor bedroom. The well designed kitchen opens to the living room and the view beyond. A deck caresses the house and the natural landscape of blueberries and sweet fern, flow down the hillside. Located within minutes to Acadia National Park. Find your place on Mount Desert Island

LO: The Knowles Company

Listing provided courtesy of:

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

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PROPERTY LOCATED AT: **256 Sand Point Rd, 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:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? ----------

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Thought to be Southwest corner of house.**

Installed by: **unk**

Date of Installation: **1987+/-**

USE: Number of persons currently using system: **0**

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

Comments: **Confirming location of well head.**

Source of Section I information: **Seller, Broker**

The Knowles Company, 1 Summit Road Northest Harbor ME 04662 Phone: (207)266-7225 Fax: (207)276-4114 Drown Aaron
Elizabeth Ingebritson
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PROPERTY LOCATED AT: **256 Sand Point Rd, Bar Harbor, ME 04609**

SECTION II - WASTE WATER DISPOSAL

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

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

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

~~If Yes, what results: _____~~

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

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: ----------

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

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: ----------

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

Location: **East side of the house off the deck.** OR ☐ Unknown

Date installed: **7/6/1988** Date last pumped: **April 2026** Name of pumping company: **Haslam Septic**

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: **East side of the house offe the deck in field**

Date of installation of leach field: **7/6/1988** Installed by: **unknown**

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: **No malfunctions.**

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: **100 gallon tank with 2-bedroom leachfield.**

Source of Section II information: **Public record, Broker observation, Seller**

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PROPERTY LOCATED AT: **256 Sand Point Rd, Bar Harbor, ME 04609**

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Heat Pumps**			
Age of system(s) or source(s)	**5+/- years (1 heat pump)**			
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	**Dave'sWorld**			
Date of most recent service call	**Oct 1, 2026**			
Malfunctions per system(s) or source(s) within past 2 years	**none**			
Other pertinent information	**Serviced annually** **1 heat pump age unk**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [ ] Yes [X] 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 [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: ----------

Comments: ----------

Source of Section III information: **Seller, Broker observation**

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 [X] 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: ----------

Initial

Buyer Initials _____ _____ _____ _____ Seller Initials AMDT _____ _____ _____

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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 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: **No known asbestos**

Source of information: **Seller, Broker observation**

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: **Never tested for radon air.**

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: **Never tested for radon water.**

Source of information: **Seller**

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

Comments: **No known methaphetamines**

Source of information: **Seller**

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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: **Exterior painted fall 2023 and deck painted annually.**

Source of information: **Seller, Broker onbservation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: **----------**

Source of information: **No known hazardous materials.**

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: **----------**

Source of information: **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? **Town road**

Road Association Name (if known): **----------**

Source of information: **Public record**

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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?

Relevant Panel Number: **23009C0992D** Year: **7/20/2016** (Attach a copy)

Comments: _____

Source of Section VI information: **Fema Map, Broker, Seller**

Buyer Initials _____ _____ _____ _____

Seller Initials Initial AMDT _____ _____ _____

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PROPERTY LOCATED AT: **256 Sand Point Rd, Bar Harbor, ME 04609**

SECTION VII - GENERAL INFORMATION

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

If Yes, explain: ----------

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

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

If Yes, explain: ----------

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **None. Seller owns propane tanks.**

From Whom: ----------

Year Principal Structure Built: **1988** What year did Seller acquire property? **1986**

Roof: Year Shingles/Other Installed: **1988 Standing seam metal room**

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: **No known water.**

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

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

Comments: **Nevr tested for mold**

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: **Treated organic bi- monthly program. Modern Best Pests.**

Buyer Initials _____

Seller Initials Initial AMDT

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PROPERTY LOCATED AT: **256 Sand Point Rd, Bar Harbor, ME 04609**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known.**

Comments: **----------**

Source of Section VII information: **Seller, Broker observation**

SECTION VIII - ADDITIONAL INFORMATION

Bathrooms remodeled 2022.

Driveway resurfaced 2025 by John Goodwin Jr.

Exterior painted Fall 2023 and deck painted annually.

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: Aaron M Drown Trustee 9/14/2026

SELLER ADF2A587DB474AC... DATE SELLER DATE

Aaron M. Drown, Trustee

SELLER DATE SELLER DATE

of the Drown=Family-Irrevocable **Income Only Trust**

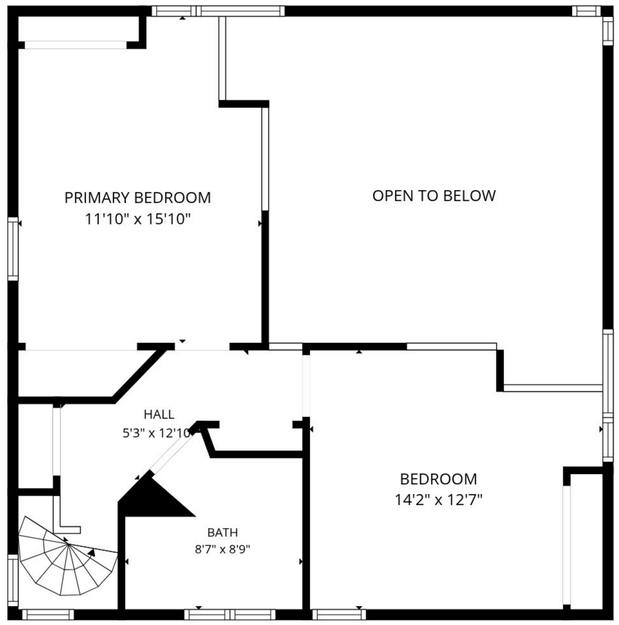
I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

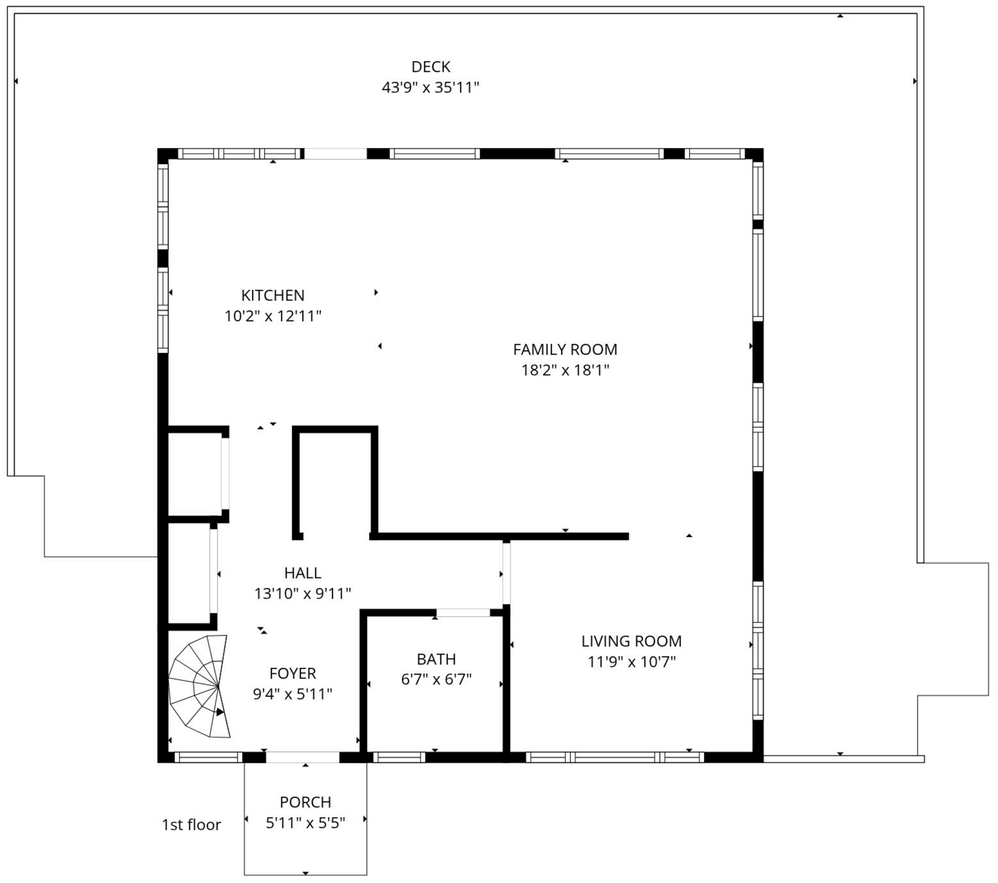
BUYER DATE BUYER DATE

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2nd floor



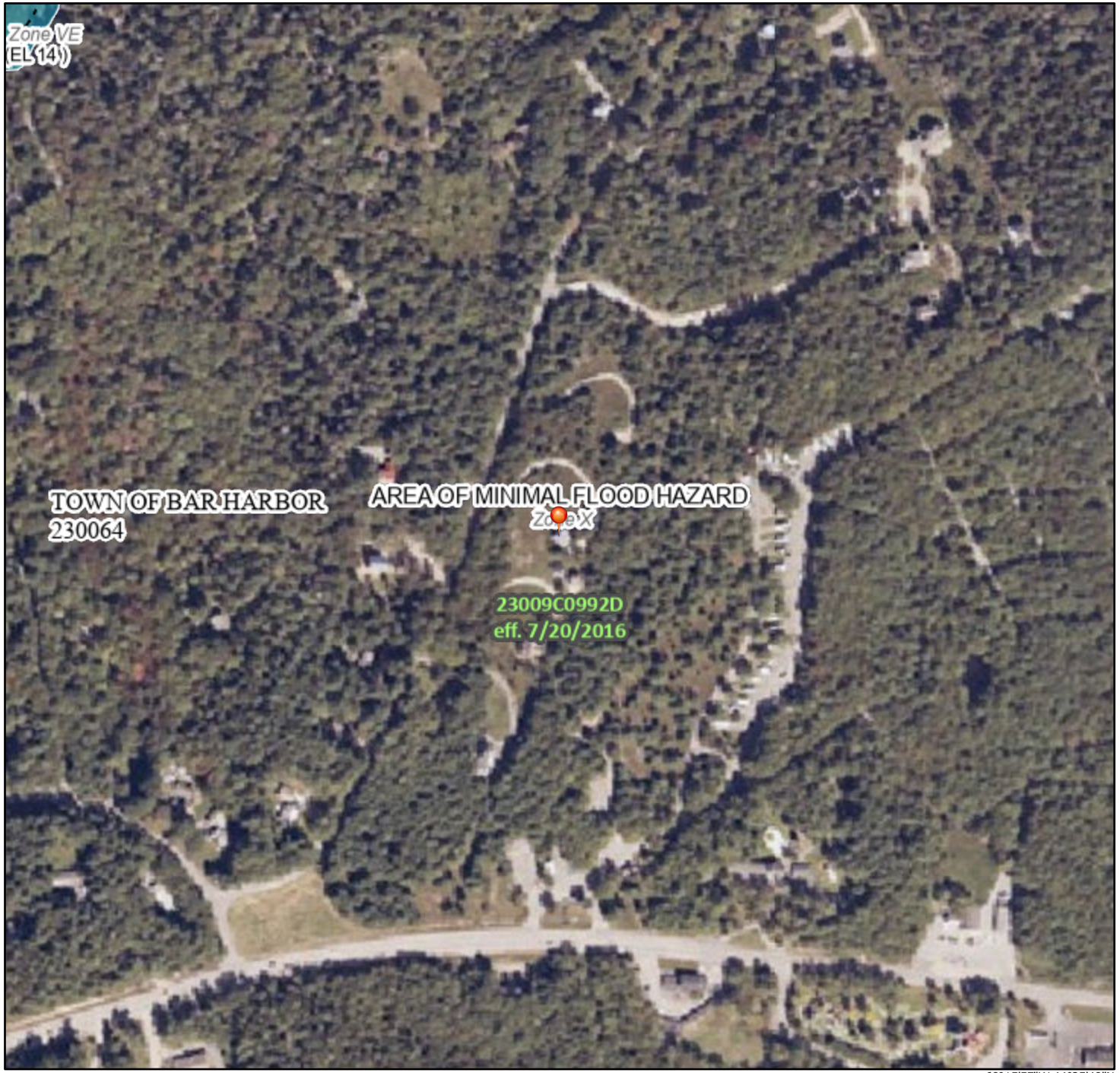
1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

National Flood Hazard Layer FIRMette

FEMA

68°16'35"W 44°26'14"N



68°15'57"W 44°25'48"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

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

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

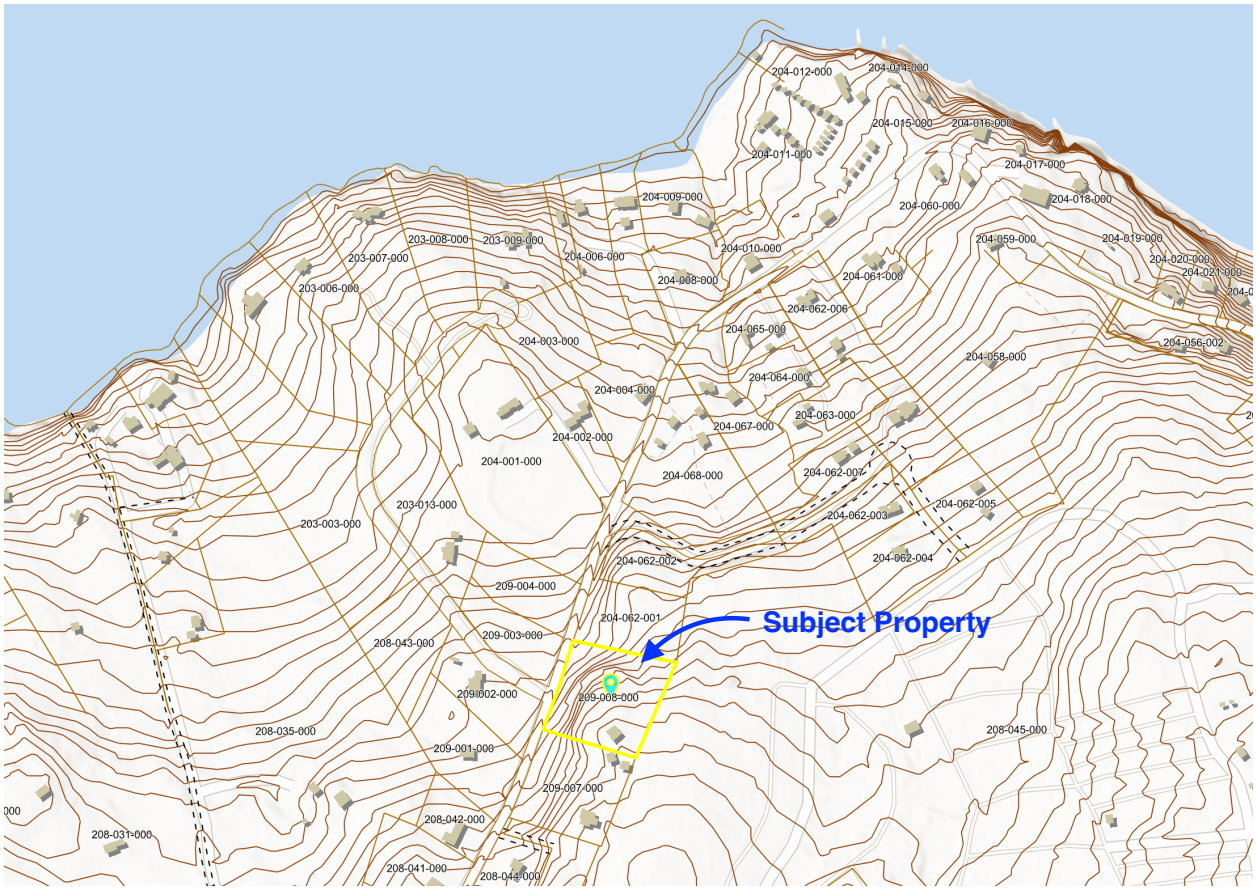
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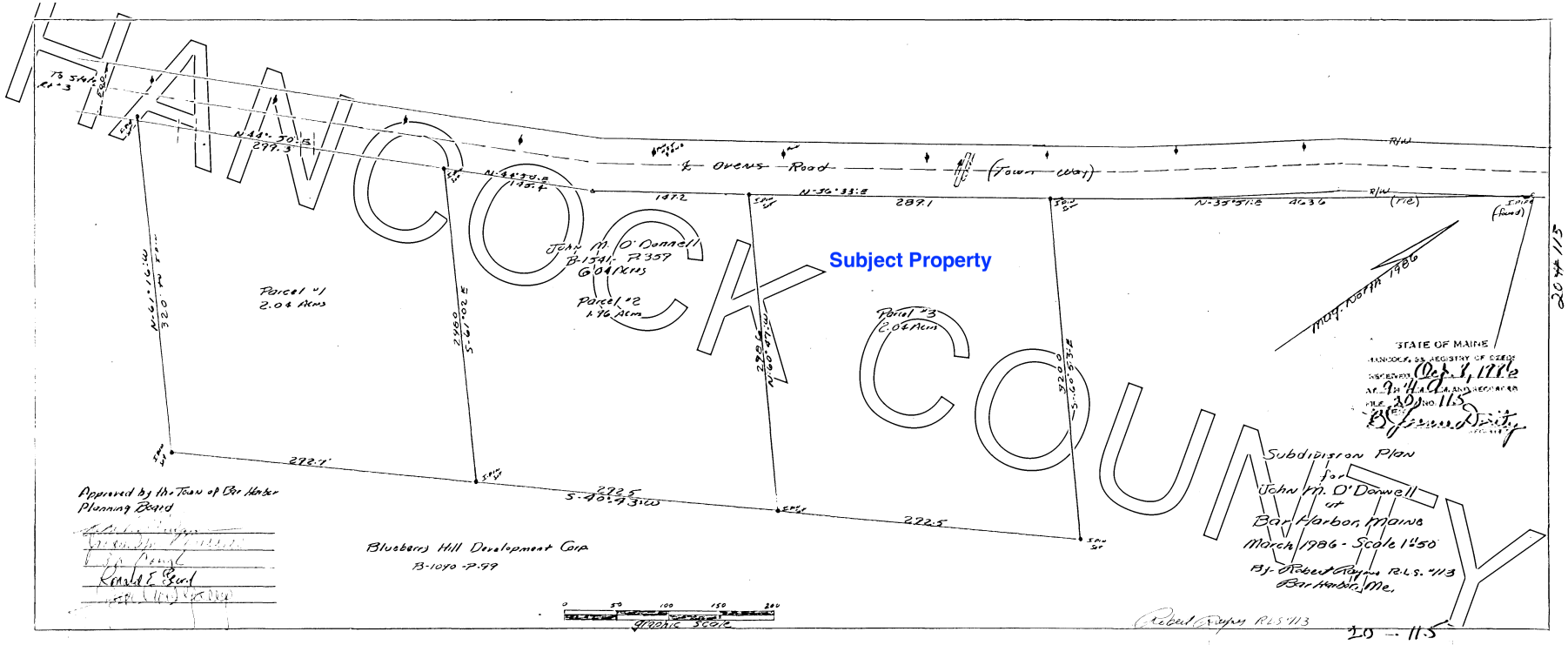
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 9/7/2026 at 12:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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


Subject Property
204-012-000
204-014-000
204-015-000
204-016-000
204-011-000
204-017-000
204-009-000
204-018-000
204-060-000
204-059-000
204-019-000
204-020-000
204-021-000
203-008-000
203-009-000
203-007-000
204-006-000
204-010-000
204-008-000
204-061-000
203-006-000
204-062-006
204-065-000
204-003-000
204-056-002
204-058-000
204-064-000
204-004-000
204-063-000
204-002-000
204-067-000
204-001-000
204-062-007
204-068-000
203-013-000
204-062-005
203-003-000
204-062-003
204-062-004
204-062-002
209-004-000
204-062-001
209-003-000
208-043-000
209-002-000
209-008-000
208-035-000
208-045-000
209-001-000
209-007-000
208-042-000
208-031-000
208-041-000
208-044-000



HANCOCK COUNTY

(5) 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:

Commercial structure

(6) 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

§ 125-33. McFarland Hill Residential.

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

(4) Minimum front setback without sewers: 50 [feet].

(5) Minimum side setback for principal structures with sewers: 10 [feet].

(6) Minimum side setback for accessory, nonresidential structures with sewers: five [feet].

(7) Minimum side setback for principal structures without sewers: 25 [feet].

(8) Minimum side setback for accessory, nonresidential structures without sewers: five [feet].

(9) Minimum rear setback for principal structures with sewers: 15 [feet].

(10) Minimum rear setback for accessory, nonresidential structures with sewers: five [feet].

(11) Minimum rear setback for principal structures without sewers: 25 [feet].

(12) Minimum rear setback for accessory, nonresidential structures without sewers: five [feet].

(13) Maximum lot coverage: 25%.

(14) Maximum height: 40 [feet].

(15) Minimum area per family: 10,000 square feet with sewers; 20,000 square feet without sewers.

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

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

Agriculture, homestead

Filling/earthmoving activity of less than 10 cubic yards

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

Public utility installation

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

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

Cemetery

Eleemosynary, educational or scientific institution

Lodging I

Municipal school

Place of worship

Road construction

Solar photovoltaic system, principal use (SPVS-PU)

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 less 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) Permanent pier, dock, wharf, breakwater. Planning Board approval required for permanent structures:

Pier, dock, wharf, breakwater or other use projecting into the water

(4) 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

(5) 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:

Commercial structure

(6) 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

(7) Wind turbine. Minor site plan review required:

Wind turbine

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

Agriculture, avocational

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

Uses or small structures accessory to permitted uses or structures

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

Uses or structures accessory to permitted uses or structures

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

Government facility and grounds

(3) Temporary pier, dock, wharf, breakwater. CEO permit required for temporary structures:

Pier, dock, wharf, breakwater or other use projecting into the water

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

Essential services accessory to a permitted use or structure

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BOOK: OR 7054 PAGE:195, # OF PGS: 2
09/14/2020 12:07:17 PM INSTR#: 2020033865
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

HANCOCK COUNTY

RELEASE DEED

We, **Maurice E. Drown and Charla J. Drown,** with a mailing address of PO Box 124, Latham, New York 12110, for consideration paid, release to **Aaron M. Drown, Trustee of the Drown Family Irrevocable Income Only Trust dated May 14, 2019,** with a mailing address of PO Box 124, Latham, New York 12110, all our right, title and interest in and to a certain lot or parcel of land together with buildings thereon, situated in Bar Harbor, Hancock County, Maine, described in a deed dated September 12, 1986, recorded in Book 1604, Page 310 at the Hancock County, Maine, Registry of Deeds, being further bounded and described as follows, to wit:

"Beginning at an iron pin set in the ground in the southeasterly sideline of the Ovens Road so-called marking a corner of land belonging to Blueberry Hill Development Corp.; thence South sixty degrees fifty-three minutes East (S. 60° 53' E.) but always following line of said land of Blueberry Hill Development Corp., three hundred twenty (320) feet to an iron pin set in the ground; thence South forty degrees forty-three minutes West (S. 40° 43' W.) but always following line of said land of Blueberry Hill Development Corp., two hundred ninety-two and five tenths (292.5) feet to an iron pin set in the ground for a corner bound; thence North sixty degrees forty-seven minutes West (N. 60° 47' W.) but always following line of Parcel #2 on subdivision plan hereinafter referred to, two hundred ninety-eight and six tenths (298.6) feet to an iron pin set in the ground in the southeasterly sideline of said Ovens Road; thence North thirty-six degrees thirty-three minutes East (N. 36° 33' E.) but always following the southeasterly sideline of said Ovens Road, two hundred eighty-nine and one tenth (289.1) feet to the iron pin set in the ground at the point of beginning. Containing 2.04 acres.

The above described lot or parcel of land being depicted as Parcel #3 on survey plan entitled "Subdivision Plan for John M. O'Donnell at Bar Harbor Maine March 1986" by Robert Raynes R.L.S. #113.

MEANING AND INTENDING TO CONVEY a portion of the premises described in Quitclaim Deed with Covenant from Donald N. Medearis, Jr. et al to John M. O'Donnell, dated June 21, 1985 and recorded in Book 1541, Page 359 of the Hancock County, Maine, Registry of Deeds.

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 flouride, 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

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

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

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 Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
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:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

by_____
Licensee's Name

on behalf of The Knowles Company
Company/Agency

MREC Form#3 Revised 07/2006
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.