



\$425,000.00



Indian Point Road, Stonington, Maine

This 44+/- year old Ranch is sited to take advantage of the nearly 180-degree southerly views of Deer Island Thorofare, the islands and beyond to Isle au Haut. Very comfortable year-round living. The home offers 3 bedrooms, 1.5 baths, fireplace and attached garage.

*****Please note that if all or a portion of the property above is within the shoreland zone, if there is a wetland or vernal pool on the property, or if it is within a floodplain area, all as defined by Federal, State and local Statutes, laws or ordinances, the property may be subject to certain restrictions and limitations on its use and flood insurance requirements and you are advised to consult with an attorney, surveyor or other professional*****

#1407

- 3 Bedrooms
- 1.5 Baths
- 0.5+/- Acre
- 220'+/- Road Frontage
- Taxes: \$3,639.16 in 2009
- Map 8B, Lot 65, 66 & 67

Shepard's Select Properties, Inc.

Main Street
PO Box 115
Stonington, Maine 04681
(207) 367-2790

Main Street
PO Box 635
Deer Isle, Maine 04627
(207) 348-6105

www.shepardselect.com

info@shepardselect.com

SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: ³¹ ~~Indian~~ Point Road, Stonington, ME 04681

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: Yes No N/A 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:

INSTALLATION: Location: _____
Installed BY: _____ DATE of Installation: _____
What is the source of your information: _____
USE: Number of Persons currently using system? _____
Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: East Side of Driveway OR Unknown Date of Installation: Sept. 1988
Date of Last Servicing: August 7, 2006 Name of Company Servicing Tank: Percy Brown & Sons
Date Last Pumped: _____ Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: Front Yard
Date of installation of leach field: Sept. 1988 Installed by: Colby Weed, Elf Plumbing Inspector
Date of Last Servicing: _____ Name of Service Company: Elf Plumbing
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? Yes

SOURCE OF INFORMATION: Sellers, HHE Form 220 / 1987

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Water - Oil			
Age of system(s)/source(s)	6			
Name of company that services system(s)/source(s)	Harry Reed Elmer Eaton & Son			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	N/A			
Malfunction per system(s)/source(s) within past 2 years	None			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: UNK.
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____
 COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? Former Septic Tank - Licensed overboard Discharge
 What materials are, or were, stored in the tank(s)? Sewage
 Age of tank(s): Unk. Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? NO
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: Old Septic System fully removed by Colby Weed in 1988.

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? 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
 IF YES: Source of Information: Assessment 1969
 COMMENTS: Siding is Cement-Asbestos

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: _____

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: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)

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 the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? Yes No
 IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: _____

31
PROPERTY LOCATED AT Indian Point Road, Stonington, ME 04681

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: _____

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

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: Rights of Way to Indian Point Road Easement of Septic Tank Drainage Field

What is your source of information: Deeds

Are there any tax exemption or reduction 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: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: None
• Year Built: 45 What year did Seller purchase property? 29 years
• Roof: Year Built - Structure: Original Year Shingles Installed: 16
Moisture or leakage: None
Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: Stainless Steel Pump
Moisture or leakage since you owned the property: Yes No Unknown Comments: Seasonal
Knowledge of prior moisture or leakage: Yes No Unknown Comments: Shepard's Select Properties, Inc. - Don Cord

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

• Electrical: Fuses Circuit Breaker Other: _____ Unknown

• Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Modular: Yes No

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Atlantic Builders cleaned and treated cellar foundation where mold appeared. Painted with woodlife preservative. Done 2006, 1998

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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

SECTION VI. ADDITIONAL INFORMATION

The fully signed disclosures for this property can be viewed at any of our office locations or by request to one of our agents

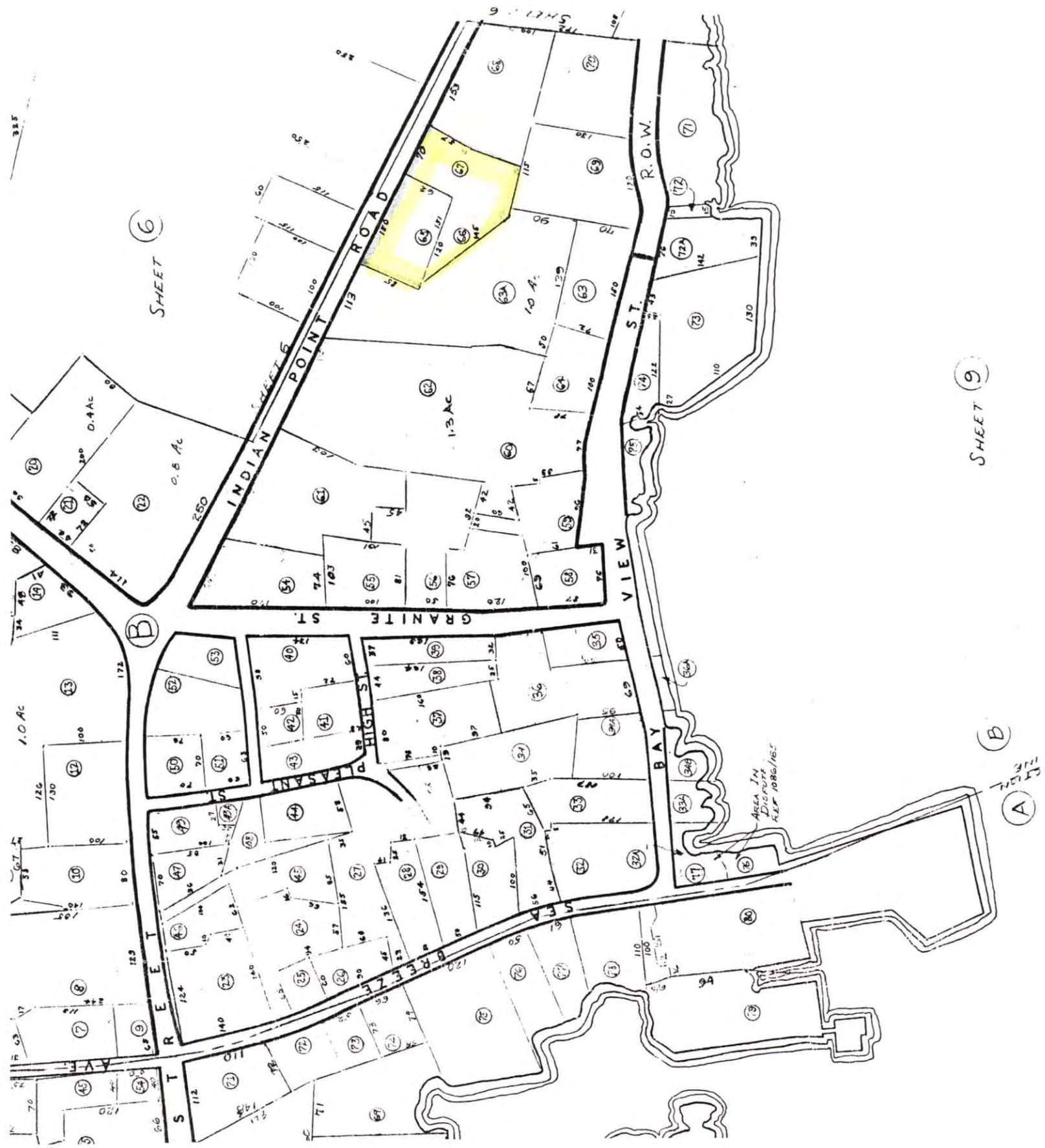
As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

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.

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B

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A

Area in
Disport
REF. 1086/165

