

Price: \$465,000

Location: Sunset Road, Deer Isle

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



Lot Size: 4.41 +/- Acres

Map/Lot: Map 16, Lot 12

Taxes: \$2,850

Shorefront: 25'

Septic: Private, septic on site

Well: Private, septic on site

House Style: Farmhouse

Roof: Shingle

Exterior Siding: Clapboard

Foundation: Concrete, partial/crawl space

Porch/Deck: Large deck

Heat: Oil hot water/radiant/multi-zone

Hot Water: Off Heating System

Bedrooms: 3

Baths: 3

Fireplace/Woodstove: Fireplace and woodstove

Very tastefully rebuilt Farmhouse boasting incredible distant views of the ocean and islands. A path leads to a very lovely and private beach! The home offers gourmet kitchen with bar, formal dining area, living room and full bath on the lower level. The upstairs offers a master bedroom suite with private bath and large windows to take advantage of the views, another large bedroom with private bath, and a separate smaller bedroom. Includes a charming entry/sun room, laundry room, and attached 1-car garage plus another unfinished building that would make a lovely studio. A walking path leads to a lovely beach and 25' of frontage on Southwest Harbor.

Shepard's Select Properties, Inc.

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#1677

MLS #1030021

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: 365 Sunset Road, Deer Isle,

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: North side of House
Installed BY: Unknown DATE of Installation: _____
What is the source of your information: Visual, Seller
USE: Number of Persons currently using system? 2
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: New PVC Tank in 2010
Location: West of House OR Unknown Date of Installation: Unknown
Date Last Pumped: June 2010 Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: West of House
Date of installation of leach field: Unknown Installed by: Unknown
Date of Last Servicing: Unknown Name of Service Company: Unknown
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: _____

Date of Last Servicing of System: Unknown Name of Company Servicing System: Unknown
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? _____

SOURCE OF INFORMATION: _____

COMMENTS: _____

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

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PROPERTY LOCATED AT 365 Sunset Road, Deer Isle,

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

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system/source within past 2 years, and Other pertinent information.

Buried Oil Supply Line: [] Yes [] No [X] Unknown Sleeced: [X] Yes [] No
Chimney(s) Lined: [X] Yes [] No [] Unknown Age: Last Cleaned:
Is more than one heat source vented through one flue? [] Yes [X] No [] Unknown Had a chimney fire: [] Yes [X] No [] Unknown
Has chimney been inspected? [] Yes [X] No [] Unknown; IF Yes, when: Power Vent: [] Yes [X] No [] Unknown
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 [X] No [] Unknown

IF YES: Are tanks in current use? [] Yes [X] No

IF NO above: How long have tank(s) been out of service?

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

Age of tank(s): Size of tank(s):

Location:

Have you experienced any problems such as leakage?

Are tanks registered with the Dept. of Environmental Protection? [] Yes [X] No [] Unknown

IF tanks are no longer in use, have tanks been abandoned according to D.E.P.? [] Yes [X] No [] Unknown

Comments:

B. ASBESTOS - Current or previously existing:

as insulation on the heating system pipes or duct work? [] Yes [X] No [] Unknown

in the siding? [] Yes [X] No [] Unknown

in the roofing shingles? [] Yes [X] No [] Unknown

in flooring tiles? [] Yes [X] No [] Unknown

other: [] Yes [X] No [] Unknown

IF YES: Source of Information:

COMMENTS:

C. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [X] No [] Unknown

IF YES: Date: By:

Results: If applicable, What remedial steps were taken?

Has the property been tested since remedial steps? [] Yes [X] No [] Unknown

Are test results available? [] Yes [X] No Results & Comments:

D. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [X] No [] Unknown

IF YES: Date: By:

Results: If applicable, What remedial steps were taken?

Has the property been tested since remedial steps? [] Yes [X] No [] Unknown

Are test results available? [] Yes [X] 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

[X] 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 [X] No

IF YES, describe:

Are you aware of any cracking, peeling or flaking paint? [] Yes [X] No

COMMENTS:

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PROPERTY LOCATED AT 365 Sunset Road, Deer Isle,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: _____

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

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: In Deed

What is your source of information: Seller

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: N/A
- Year Principal Structure Built: Early 1900's What year did Seller purchase property? 2005
- Roof: Year Built - Structure: Unknown Year Shingles Installed: Unknown
Moisture or leakage: None Known
Comments: _____
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Moisture or leakage since you owned the property: Yes No Unknown Comments: In heavy rain
Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____
- Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No
- 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: _____

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

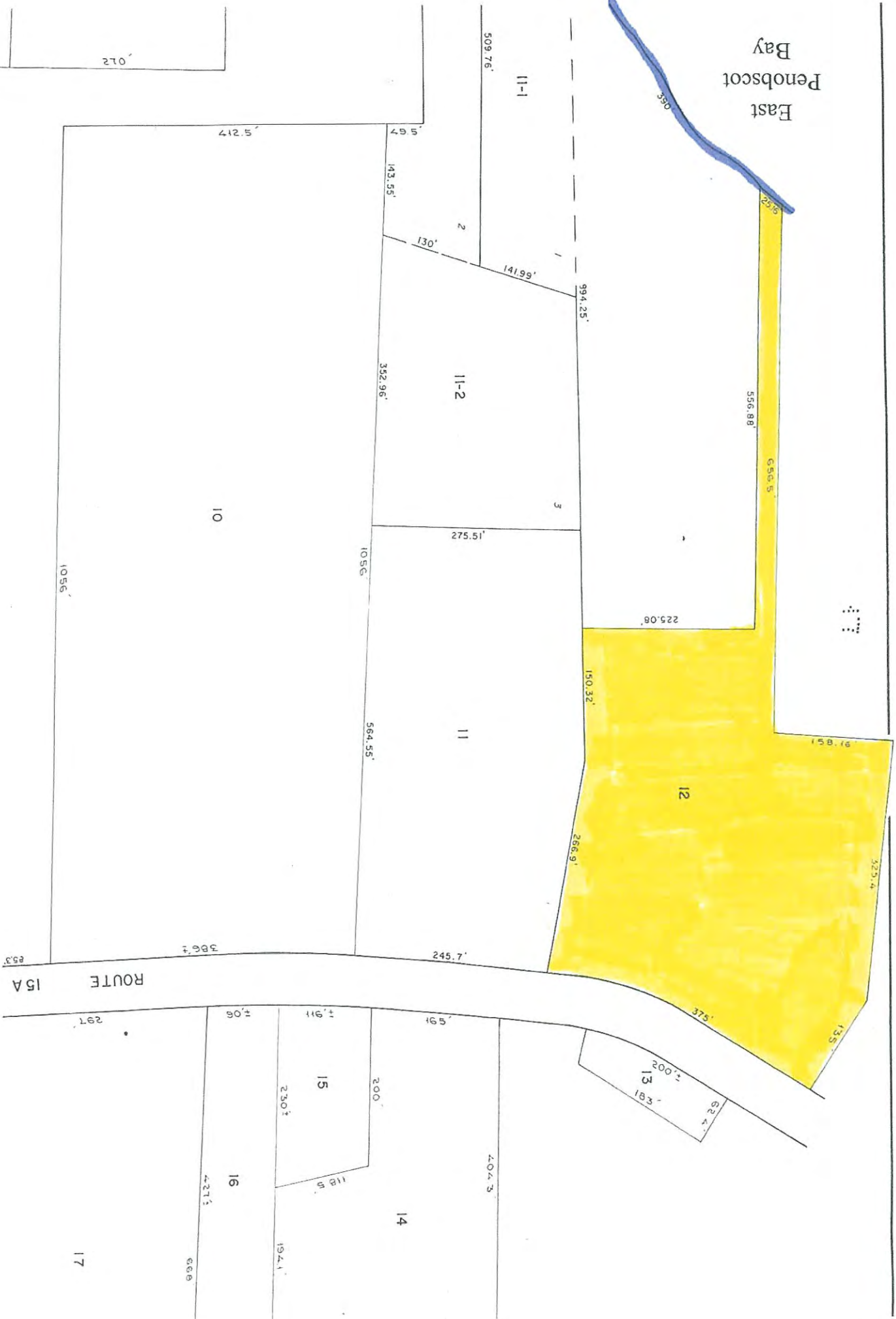
Vinyl siding on west side. New Windows throughout. Plumbing & Electric redone. New Kitchen and baths, drywall and paint throughout. All since 2005.

The fully signed disclosures for this property can be viewed at our office 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.

East Penobscot Bay

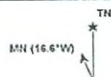




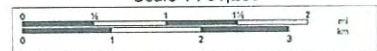
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Scale 1 : 81,250



1" = 1.28 mi

Data Zoom 11-3