

**23 ADAMS RD**  
CAPE NEDDICK

**\$1,250,000**

**Ocean Views with Deeded Water Access**



**Style: RANCH**

**Sq Ft: 1905**

**Taxes: \$6658**

**Year Built: 1975**

**Bedrooms: 3**

**Central Air: Yes**

**Acreage: 0.61**

**Bathrooms: 2.0**

**Zoning: R-3**



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**RE/MAX**  
REALTY ONE

MLS #: 1488528

County: York

Public Detail Report  
Association Fee: \$375/ Annually

List Price: \$1,250,000

Status: Active

Property Type: Residential Seasonal: No

Directions: From 95 North, take exit 7 toward Route 1 North. Follow 1-N approx. 3.2 miles to right on River Rd. Follow River Rd to end and take left onto Shore Rd. Follow 0.6. miles to right at Intervale Rd then left onto Adams Rd. Property on right.



### 23 Adams Road

York, ME 03902-7174

List Price: \$1,250,000

MLS#: 1488528



#### General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 1975	<b>Rooms:</b> 6	<b>Sqft Fin Abv Grd+/-:</b> 1,905
<b>Style:</b> Ranch	<b>Fireplaces Total:</b> 0	<b>Beds:</b> 3	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> Beach Grass		<b>Baths:</b> 2/0	<b>Sqft Fin Total+/-:</b> 1,905
			<b>Source of Sqft:</b> Public Records

#### Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> No	<b>Water Body:</b> Atlantic Ocean	<b>Road Frontage +/-:</b> 300
<b>Lot Size Acres +/-:</b> 0.61	<b>Water Views:</b> Yes	<b>Water Body Type:</b> Ocean	<b>Source of Rd Front:</b> Public Records
<b>Source of Acreage:</b> Public Records			<b>Zoning:</b> R3
<b>Surveyed:</b> Unknown			<b>Zoning Overlay:</b> No
			<b>Bank Owned REO:</b> No

#### Interior Information

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0
<b>Full Baths Lvl 1:</b> 2	<b>Half Baths Lvl 1:</b> 0
<b>Full Baths Lvl 2:</b> 0	<b>Half Baths Lvl 2:</b> 0
<b>Full Baths Lvl 3:</b> 0	<b>Half Baths Lvl 3:</b> 0
<b>Full Baths Upper:</b> 0	<b>Half Baths Upper:</b> 0

Appliances: Dishwasher; Gas Range; Microwave; Refrigerator

Room Name	Length	Width	Level	Room Features
Kitchen	14.1	9.6	First	Eat-in Kitchen, Island
Living Room	18.1	12.5	First	
Dining Room	18.1	10	First	
Bedroom 2	10.7	10.4	First	
Primary Bedroom	14.3	9.8	First	Full Bath, Separate Shower
Office	10.8	8.11	First	
Sunroom	16	12	First	Four-Season, Heated, Sunken/Raised
Mud Room	9.6	6	First	Built-Ins

#### Property Features

<b>Site:</b> Level; Open; Rolling/Sloping; Well Landscaped	<b>2 Dtchd Houses on 1 Lot:</b> No
<b>Driveway:</b> Paved	<b>Construction:</b> Wood Frame
<b>Parking:</b> 5 - 10 Spaces; Paved	<b>Basement Info:</b> Full; Sump Pump; Unfinished
<b>Location:</b> Near Country Club; Near Golf Course; Near Public Beach; Near Shopping; Near Town; Near Turnpike/Interstate; Other Location	<b>Foundation Materials:</b> Poured Concrete
<b>Restrictions:</b> No Restrictions	<b>Exterior:</b> Shingle Siding; Wood Siding
<b>Rec. Water:</b> Deeded; ROW to Water	<b>Roof:</b> Shingle
<b>Roads:</b> Association; Gravel/Dirt; Private	<b>Heat System:</b> Forced Air; Multi-Zones; Stove
<b>Electric:</b> Circuit Breakers	<b>Heat Fuel:</b> Pellets; Propane
<b>Gas:</b> Bottled; Underground	<b>Water Heater:</b> Off Heating System
<b>Sewer:</b> Private Sewer; Septic Existing on Site	<b>Cooling:</b> Central Air
<b>Water:</b> Private; Well Existing on Site	<b>Floors:</b> Tile; Wood
<b>Equipment:</b> Air Radon Mitigation System; Generator	<b>Veh. Storage:</b> 2 Car; Attached; Auto Door Opener; Direct Entry to Living
<b>Basement Entry:</b> Interior	<b>Garage:</b> Yes
	<b>Garage Spaces:</b> 2
	<b>Amenities:</b> 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Deck; Laundry - 1st Floor; Other Amenities; Patio; Porch; Primary Bedroom w/Bath; Storage
	<b>View:</b> Scenic
	<b>Energy Efficiency:</b> Programmable Thermostat

#### Tax/Deed Information

<b>Book/Page/Deed:</b> 16695/399/All	<b>Full Tax Amt/Yr:</b> \$6,658/ 2020	<b>Map/Block/Lot:</b> 11/14
<b>Deed/Conveyance Type Offered:</b> Warranty	<b>School District:</b> York Public Schools	<b>Tax ID:</b> YORK-000011-000000-000014
<b>Deed Restrictions:</b> Unknown		

#### Remarks

**Remarks:** Breathe in fresh sea air while previewing this delightful, bright updated contemporary ranch elegantly sited on a charming ocean view parcel in the heart of an upscale Cape Neddick seaside community where a relaxed vacation ambience and multiple deeded ocean accesses invite you to walk, bike, garden and beach right from your front door. An attractive shingle-styled exterior is highlighted by a handsome covered farmers' porch welcoming you to a thoughtful single-level design enhanced by windows that frame a changing coastal scene and invite sunlight to open, airy living spaces. A newly updated kitchen offers a cheery central vantage point and extends to a combination family room and dining area while providing a unique opportunity to actively entertain. Built-ins, closets and clever nooks are sprinkled throughout this meticulously maintained home that features a primary bedroom with ocean views and an ensuite bath with shiplap wainscoting and custom tile. Two additional bedrooms provide flexible living for sleeping quarters or work-from-home opportunities. A splendid, sun-kissed 4-season room offers a warm peaceful retreat with transom windows and sliding door access to a private entertainment deck overlooking mature gardens, wooded outcroppings, and a custom-built stone fire pit. Enhanced by the ever-changing sights and sounds of the ocean, this property is perfectly suited for family celebrations or small intimate gatherings. Direct 2-car

garage entry allows interior access to a large basement affording substantial storage, workshop and a multitude of other options. Above the garage is 600 SF of unfinished space, plumbed for an additional bath, that awaits your dream of a recreation room, additional guest/bunkie quarters, home office or owner's suite. A private and peaceful location only minutes to all York / Ogunquit amenities creating the perfect landing spot for year-round or home-away-from-home living.

**LO: RE/MAX Realty One**

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**Listing provided courtesy of:**



**Abigail Douris**  
RE/MAX Realty One  
439 US Route One  
York, ME 03909  
207-252-1944  
207-363-2497  
[abigail@abigaildouris.com](mailto:abigail@abigaildouris.com)  
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Prepared by Abigail Douris on Friday, April 23, 2021 11:52 AM.

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BK 16695 PGS 399 - 401 09/16/2013 10:51:51 AM  
 INSTR # 2013046683 DEBRA ANDERSON  
 RECEIVED YORK SS REGISTER OF DEEDS

## WARRANTY DEED

**KNOW ALL By THESE PRESENT** that JOHN J. RAINONE and LAURA F. RAINONE, with a mailing address of 23 Adams Road, Cape Neddick, Maine 03902, for consideration paid, **grants** to THOMAS M. JOLIE and ALLISON L. JOLIE, both with a mailing address of 24 Donica Road, York, Maine 03909 with **Warranty Covenants, as Joint** Tenants, two certain lots or parcels of land, together with the buildings thereon, situated in the Town of York, County of York and the State of Maine, and lying on the southerly side of Adams Road, as shown and delineated on a plan entitled, "Sansanoa Shores, Proposed Development of Land in York, Maine, now or formerly of Carroll E.. and Ellida H. Adams, April, 1964, G. Maynard Trafton, Engineer," and recorded in the York Registry of Deeds in Plan Book 37, Page 44, the first lot or parcel of land being a portion of Lot No 1, as shown on said plan, and being bounded and described as follows, to wit:

Maine R.E Transfer Tax Paid

BEGINNING at an iron pipe driven into the ground in the southeasterly sideline of said "Adams Road," so-called, and in the westerly corner of the lot or parcel of land herein described and hereby conveyed and in the northeasterly corner of Lot No. 2 as shown on said Plan being land formerly of Nathan and Marlon G. Rudnick and now of David and Judi Shirley; thence running S 20° 01' E by said Shirley land, 119.5' to an iron pipe driven into the ground at land formerly of Joseph T. Turcotte and now of Alireza and Natalie Atri; thence turning and running N 69° 58' 10" E by said Atri land 104' to an iron pipe driven into the ground at land formerly of Carroll E. and Ellida H. Adams, and being the second lot or parcel of land hereinafter described and hereby conveyed; thence turning and running N 20° 01' 50" W, by and along said second parcel herein described and conveyed, 130', more or less, to an iron pipe driven into the ground in the southeasterly sideline of Adams Road; thence turning and running S 73° 09' 21" W by and along the southeasterly sideline of Adams Road 106', more or less, to the point of beginning.

Also a second lot or parcel of land adjacent to the above-described and conveyed parcel and being the remainder of said Lot No. 1 as shown on said Plan and to be hereafter designated and referred to as Lot No. 1-A, being bounded and described as follows, to wit:

BEGINNING at an iron pipe driven into the ground in the southeasterly sideline of Adams Road at a point 106', more or less, measured on a bearing N 73° 09' 21" E from the westerly corner of Lot No. 1 as shown on said Plan; thence running S 20° 10' 50" E by and along the first above described lot or parcel of

3995 -> Red Door Title  
 1667 Post Rd A-1  
 Wrens, ME 04090

③

land, 130', more or less, to an iron pipe driven into the ground at said Atri land; thence turning and running N 69° 58' 10" E, by said Atri land 145.90' to an iron pipe driven into the ground in the southwesterly sideline of Adams Road; thence turning and running N 55° 43' 39" west by and along the southwesterly sideline of Adams Road, 115 feet, more or less to a point; thence running N 81° 17' 09" W still by Adams Road as shown on said Plan, 85', more or less, to the place of beginning.

The above-described and conveyed property is conveyed **SUBJECT TO** the following restrictions:

1. There shall be only one dwelling house and one garage erected or maintained on each of said lots at any one time.
2. The property shall be used for residential purposes only.
3. Sewage disposal shall be by septic tank or public sewerage system.
4. The roof of any building erected or maintained on said lot shall be of fire resistant material.
5. Under no condition shall the outside covering of the sidewalls of any building erected or maintained be of tar or asphalt paper or felt, canvas, sheet metal or similar material.
6. No building or other structure shall be erected or maintained nearer than 20 feet from a street line or nearer than 10 feet from any sidelines.
7. There shall be no tents, house trailers or shelters of a similar nature on said lot at any time.
8. Size of dwelling, excluding garage or breezeway, shall contain at least 1200 square feet on first level.
9. Foundations to be constituted of solid cement block or stone and be closed in.

The above described premises are hereby conveyed together with the use of all rights-of-way, canals, parks and roads to be used in common with Carroll E. and Ellida H. Adams, their heirs and assigns, with all others who may now have or may hereafter acquire a similar right of use.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors by deed of The Alfred A. DeCicco Revocable Trust, dated April 12, 1996 and recorded in the York County Registry of Deeds at Book 7792, Page 335.

**IN WITNESS WHEREOF**, JOHN J. RAINONE and LAURA F. RAINONE have caused this instrument to be signed this 30<sup>th</sup> day of August, 2013.

*Victoria M. Tibbetts*  
Witness

*John J. Rainone*  
JOHN J. RAINONE

*Jane Morris*  
Witness

*Laura F. Rainone*  
LAURA F. RAINONE

**STATE OF MAINE**  
**County of YORK**

August 30, 2013

Then personally appeared the above-named, JOHN J. RAINONE and ~~LAURA F. RAINONE~~ and acknowledged the foregoing instrument to be ~~their~~ <sup>his</sup> free act and deed.

Before me,

*Laura Rutkiewicz*  
Laura Rutkiewicz

*Victoria M. Tibbetts*  
Notary Public

LAURA RUTKIEWICZ  
Notary Public, Maine  
My Commission Expires July 6, 2018

VICTORIA M. TIBBETTS  
NOTARY  
STATE OF MAINE  
COMMISSION EXPIRES 8-19-16  
Print Name

Then personally appeared the above named  
Laura F Rainone and acknowledged the foregoing  
instrument to be her free act and deed.

SEAL

SEAL

# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Thomas M. Jolie, Allison L. Jolie (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 23 Adams Road, Cape Neddick, ME 03902, York,

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 (check one)

(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.

Allison L. Jolie 4/9/2021  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

Abigail Douris 04-09-2021  
Buyer Date

\_\_\_\_\_  
Agent Date

Thomas M. Jolie 4/9/2021  
Seller Date

Allison L. Jolie 4/9/2021  
Seller Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

Abigail Douris  
Agent Date



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RE/MAX REALTOR®  
RE/MAX Realty One, 439 US Route One York ME 03909  
Abigail Douris

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Phone: 2812521944

Fax: 8663816345



23 Adams Road -

### 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: 11/12/2019 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: Left of back shed  
Installed by: Unknown  
Date of Installation: Unknown  
USE: Number of persons currently using system: 2  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials TMK ALJ

**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: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: Left side of lawn, outside master bath, about 15 ft OR  Unknown

Date installed: Unknown Date last pumped: 8/5/2019 Name of pumping company: L.W. Margridge

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: no service Name of company servicing tank: N/A

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Front Lawn

Date of installation of leach field: unknown Installed by: Unknown

Date of last servicing of leach field: 6/2011 Company servicing leach field: A-1 Septic

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: \_\_\_\_\_

Source of Section II information: Seller

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>FHA, Propane</u>	<u>Pellet Stove</u>		
Age of system(s) or source(s)	<u>2008</u>	<u>2013</u>		
Name of company that services system(s) or source(s)	<u>Rymes</u>	<u>N/A</u>		
Date of most recent service call	<u>2/28/2020</u>	<u>N/A</u>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>600 gallons</u>	<u>3 tons</u>		
Malfunction per system(s) or source(s) within past 2 years	<u>None</u>	<u>None</u>		
Other pertinent information	<u>500g tank buried, have owned</u>	<u>None</u>		

- Are there fuel supply lines? .....  Yes  No  Unknown
- Are any buried? .....  Yes  No  Unknown
- Are all sleeved? .....  Yes  No  Unknown
- Chimney(s): .....  Yes  No
- If Yes, are they lined: .....  Yes  No  Unknown
- Is more than one heat source vented through one flue? .....  Yes  No  Unknown
- Had a chimney fire: .....  Yes  No  Unknown
- Has chimney(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_
- Date chimney(s) last cleaned: \_\_\_\_\_
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

Comments: Chimney is not in use

Source of Section III information: Seller

**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? NA

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): 2010 Size of tank(s): 500 gal

Location: \_\_\_\_\_

PROPERTY LOCATED AT: 23 Adams Road, Cape Neddick, ME 03902, York,

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

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**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: \_\_\_\_\_

Source of information: \_\_\_\_\_

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 9/2013 By: Ed Henningsen

Results: Mitigation system installed

If applicable, what remedial steps were taken? Mitigation system installed

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

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 8/2013 By: Unknown

Results: Some radon detected

If applicable, what remedial steps were taken? Softener system installed

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

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: No knowledge of any methamphetamine

Source of information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials TMJ ALJ

PROPERTY LOCATED AT: 23 Adams Road, Cape Neddick, ME 03902, York,

**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: Minor cracking and peeling

Source of information: seller visual

**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: Seller

**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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: Deeded ROWS: path to cave, path to beach off Old Salt Rd, Access to

Source of information: Deed, Sellers, Subdivision plan Pebble beach  
private road

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? Homeowners, \$375/year covers plowing, grading,

Road Association Name (if known): \_\_\_\_\_ trimming

Buyer Initials \_\_\_\_\_

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Seller Initials TH ALJ

PROPERTY LOCATED AT: 23 Adams Road, Cape Neddick, ME 03902, York,

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 house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,  
water filtration system, photovoltaics, wind turbines): Type: n/a

Year Principal Structure Built: 1975

What year did Seller acquire property? 2013

Roof: Year Shingles/Other Installed: roof 1975 / Shingles 2005

Water, moisture or leakage: None

Comments: None

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: leaking back in 1996, sump pump and french drains reinstalled

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

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 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 V information: Seller and previous owner

**SECTION VI – ADDITIONAL INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

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

Thomas M. Jolie                      4/7/2021  
SELLER                                      DATE  
**Thomas M. Jolie**

Allison L. Jolie                      \_\_\_\_\_  
SELLER                                      DATE  
**Allison L. Jolie**

\_\_\_\_\_  
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: 23 Adams Rd, Cape Neddick, ME 03902-7174

1) Additional information

Gutter guards

New garage doors

Added large maintenance free composite deck, replaced existing small deck

Added grill propane line

New patio & addition of built in fire pit area ( with ocean view)

Replaced skirting under front porch

Expanded patio blocks -front of house

New post light fixture

Landscaping, trees removed, redesign front gardens with perennial plantings, replaced side lawn

Cut down big tree in front of house

Replaced main fascia board on front of house

New casings on front craftsman posts

Inside House Improvements:

Crown molding living room, guest bedroom

Removed wallpaper and popcorn ceiling in guest room

New carpeting entering from garage

Finished mudroom storage area, new tile floor

Expanded laundry room, widened, added double doors, beadboard walls, shelves

New master bathroom in 2018

Updated kitchen 2018

Painted bedrooms, bathrooms, kitchen, living room

Sunroom Improvements:

New windows

Kitchen Improvements:

Addition of gas stove

Added doors to island as well as beadboard

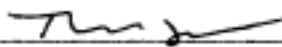
New granite counter tops

New sink

New dishwasher

Continued... See Next Page

Date: 4/4/2021

Signature 

Date:

Signature

Date: 4/9/2021

Signature 

Date:

Signature

**ADDENDUM**

PROPERTY: 23 Adams Rd, Cape Neddick, ME 03902-7174

**Marble back splash**  
**Painted cabinets, new pulls**  
**New vent hood**

**Living/dining room Improvements**  
**Pellet stove**  
**Crown molding**  
**Painted**  
**Replaced some windows**

**Guest room Improvements:**  
**Removed wallpaper**  
**Painted**  
**Added crown molding**  
**Replaced window**

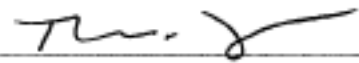
**Bath room Improvements:**  
**New window**  
**New faucet**

**Basement Improvements:**  
**New Windows**  
**Workshop**  
**New primary and backup sump pumps**

**Electrical work Improvements:**  
**Mapped all circuit breakers**  
**New outlet front hallway**  
**3 new light fixtures**  
**Basement lighting**  
**Hot tub hook up**  
**Backyard flood lights**  
**Replaced many outlets throughout house**  
**Continued... See Next Page**

Date: 4/9/2021

Date: \_\_\_\_\_

  
Signature

Signature

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Signature

Signature

**ADDENDUM**

PROPERTY: **23 Adams Rd, Cape Neddick, ME 03902-7174**

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**Lighting in over garage space**

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**Misc Improvements:**

---

**Hunter Douglas blinds throughout**

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*TMJ*

## 23 ADAMS ROAD

**Location** 23 ADAMS ROAD

**Mblu** 0011/ 0014/ ///

**Acct#** 005194

**Owner** JOLIE THOMAS M/ALLISON L

**Assessment** \$679,200

**Appraisal** \$679,200

**PID** 5073

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$369,000	\$310,200	\$679,200

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$369,000	\$310,200	\$679,200

### Owner of Record

**Owner** JOLIE THOMAS M/ALLISON L

**Sale Price** \$550,000

**Co-Owner**

**Certificate**

**Address** 23 ADAMS RD  
CAPE NEDDICK, ME 03902

**Book & Page** 16695/0399

**Sale Date** 08/30/2013

**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JOLIE THOMAS M/ALLISON L	\$550,000		16695/0399	00	08/30/2013
RAINONE JOHN J/LAURA	\$160,000		7792/0335		04/01/1996

### Building Information

#### Building 1 : Section 1

**Year Built:** 1975

**Living Area:** 1,905

**Replacement Cost:** \$467,363

**Building Percent Good:** 78



Accepted by  
YORK-PLANNING BOARD

*Milford H. Lusk*  
*Frank C. Stokes*  
*John H. Williams*  
*Sam L. Smith*  
*Wm. J. W. Brown*

**SABANO:**  
A chief of the Pentuckets,  
a southern Maine tribe of  
Indians.  
Legend has it that the point  
off the end of the Marginal Way  
was his favorite fishing spot

# Town of York, ME



## SUBJECT PARCEL:

23 ADAMS ROAD

### Ownership Information:

JOLIE THOMAS M/ALLISON L

N/A

23 ADAMS RD

CAPE NEDDICK, ME 03902

### Parcel Information:

PARCEL ID: 0011-0014

ASSESSING ID: 151-207

LAND AREA: 0.61

LAND USE: Single Fam MDL-01

BUILDING STYLE: Ranch

LAND VALUE: \$ 310,200

BLDG VALUE: \$ 369,000

TOTAL VALUE: \$ 679,200

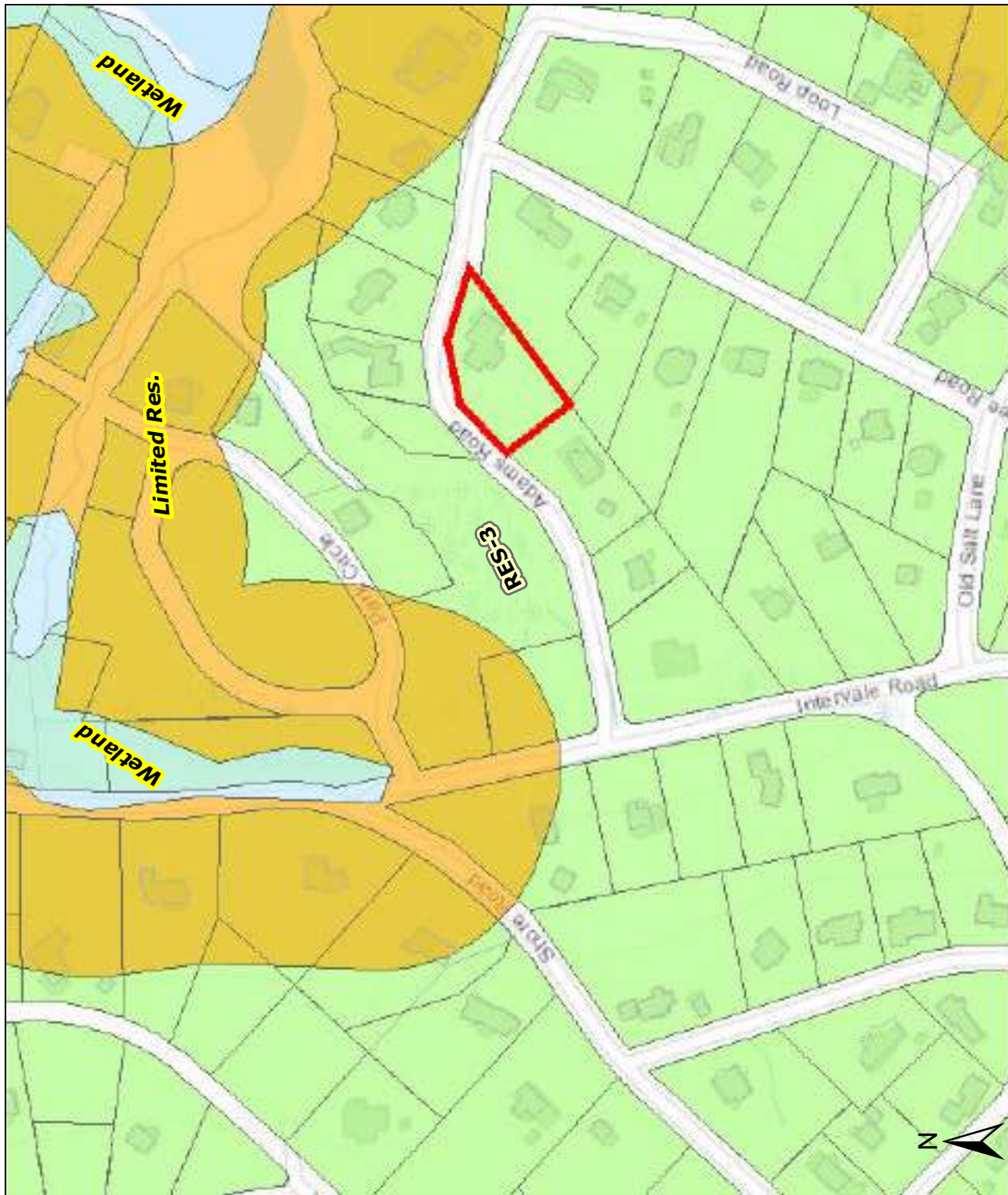
### Sales Information:

SALE DATE: Aug 30, 2013

PRICE: \$ 550,000

BOOK PG: 16695/0399

QUALIFIED: Q



Date: 4/5/2021



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