

MLS #: 1574381

Status: Active

County: York

Property Type: Residential

Public Detail Report

Seasonal: No

List Price: \$679,000

Original List Price: \$679,000

Directions: For Kittery Traffic Circle head north on Route 1 to right at Haley Road. Continue 3 miles. Foyes Lane is on the left across from Kittery Point Fire Station. Follow 0.4 miles to property on left. Look For sign.



33 Foyes Lane
Kittery, ME 03904-
5618

List Price: \$679,000
MLS#: 1574381



General Information

Sub-Type:	Single Family Residence	Year Built:	1930	Rooms:	8	Sqft Fin Abv Grd+/-:	2,700
Style:	Colonial; Garrison; Multi-Level	Fireplaces Total:	0	Beds:	3	Sqft Fin Blw Grd+/-:	0
Color:	Grey			Baths:	2/0	Sqft Fin Total+/-:	2,700
						Source of Sqft:	Seller

Land Information

Leased Land:	No	Waterfront:	No	Road Frontage +/-:	150
Lot Size Acres +/-:	0.35	Water Views:	No	Source of Rd Front:	Public Records
Source of Acreage:	Public Records			Zoning:	RES KPV
Surveyed:	Unknown			Zoning Overlay:	Unknown
				Bank Owned REO:	No

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:	0	Half Baths Lvl 2:	0				
Full Baths Lvl 3:	1	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	Room Name	Length	Width
Kitchen			Second	Breakfast Nook	Primary Bedroom		First
Dining Room			Second	Dining Area, Informal	Other Room		Third
Family Room			Second	Heat Stove			
Living Room			Second				
Bedroom 2			Third				
Bedroom 3			Third				

Property Features

Site: Level; Open; Well Landscaped	2 Dtchd Houses on 1 Lot: No
Driveway: Paved	Construction: Wood Frame
Parking: 1 - 4 Spaces; Paved	Basement Info: None
Location: Abuts Conservation; Near Public Beach; Near Shopping; Near Town	Foundation Materials: Poured Concrete
Restrictions: No Restrictions	Exterior: Vinyl Siding
Rec. Water: Nearby; Public	Roof: Shingle
Roads: Paved; Public	Heat System: Forced Air
Electric: Circuit Breakers	Heat Fuel: Oil
Gas: No Gas	Water Heater: Tank
Sewer: Private Sewer	Cooling: None
Water: Public	Floors: Carpet; Vinyl; Wood
Basement Entry: Not Applicable	Veh. Storage: 1 Car; Attached; Direct Entry to Living; Under
	Garage: Yes
	Garage Spaces: 1
	Amenities: 1st Floor Bedroom; Primary Bedroom w/Bath; Storage
	Patio and Porch Features: Deck
	Accessibility Amenities: Level Entry
	View: Scenic

Tax/Deed Information

Book/Page/Deed:	18581/132/All	Full Tax Amt/Yr:	\$4,196/ 2022	Map/Block/Lot:	43//3
Deed/Conveyance Type Offered:	Warranty			Tax ID:	KITT-000043-000000-000003
Deed Restrictions:	Unknown				

Remarks

Remarks: Open House Sunday, October 15, 12:00pm to 2:00pm. In the heart of Kittery Point, surrounded by 22 acres of the Kittery Land Trust is 33 Foyes Lane, a true gem nestled in one of Southern Maine's most coveted coastal neighborhoods. This fully renovated 2,700 SF Tri-level Garrison style, contemporary home is ready to welcome new occupants just in time for the holidays. A sparkling interior features exciting architectural details including original rustic beams and gleaming wood floors enhancing the open concept main living space. A newly renovated kitchen shouts contemporary flair with ocean wave quartz countertops, a wonderful breakfast bar, young appliances and opens to a casual dining space that wraps around to the living room - a 'tucked away' retreat, perfect for reading and relaxation. An interior window over the kitchen sink peeks out to a large family room flanked by a bank of windows that frame a tranquil treehouse view of the surrounding wooded landscape. This generously-sized room features a woodstove and

hearth and is a great gathering place to entertain or catch a game on TV while offering access to a private deck overlooking a lush, landscaped and spacious level backyard. A freshly paved driveway offers additional parking and leads to an attached 1-car garage as well as a first floor primary suite with separate entry from the rest of the house allowing flexibility and privacy for in-laws and overnight guests. The third floor offers two additional bedrooms and another room perfect for home office or additional guest overflow. This exceptional property offers plenty of living space, privacy and convenience only minutes to scenic Pepperrell Cove, Town Wharf, Fort Foster, Kittery Foreside and all the seacoast has to offer.

LO: RE/MAX Realty One

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
<http://www.askabi.com>

Prepared by Abigail Douris on Sunday, October 15, 2023 10:01 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2023 and [FBS](#).



DEED OF SALE BY PERSONAL REPRESENTATIVE
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, That **JOYCE K. GOULD** of 750 Harvest Meadows Dr., Kodak, Tennessee 37764, duly appointed and acting **PERSONAL REPRESENTATIVE OF THE ESTATE OF ROGER C. GOULD**, deceased (testate), as shown by the probate records of the County of York, Maine, Docket No. 2020-0995, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **ENRICO FESTA, TRUSTEE OF THE LEGACY TRUST**, whose mailing address is 239 Cider Hill Road, York, Maine 03909, the real property in Kittery, County of York, State of Maine, described as follows:

See Exhibit A attached hereto and incorporated herein.

Being the same premises conveyed to Roger C. Gould by deed of Roger C. Gould and Laura J. Gould dated June 2, 1998 and recorded in the York County Registry of Deeds in Book 8840, Page 238.

WITNESS my hand and seal this 16th day of February 2021.

Bunnie Newman
WITNESS

Joyce K. Gould P.R. of Roger Gould
JOYCE K. GOULD, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
ROGER C. GOULD

State of Tennessee,
County of Sevier, ss

2-16- 2021

Then personally appeared the above-named Joyce K. Gould, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Bunnie Newman
Print Name Bunnie Newman
Notary Public
My commission expires: 03-23-2022

McEachern & Thornhill
PO Box 360
Kittery, ME 03904
207-439-4881

EXHIBIT A

Joyce K. Gould, Personal Representative of the Estate of Roger C. Gould
to Enrico Festa, Trustee of Legacy Trust

A certain lot or parcel of land with the buildings thereon in Kittery, in the County of York and State of Maine, bounded and described as follows:

PARCEL ONE: Beginning at a hub at the southwesterly corner of land now or formerly of one Dille and one hundred (100) feet from Foyes Lane; thence running westerly by land now or formerly of Agnes G. Cutts fifty (50) feet, to a hub; thence turning at right angles and running northerly by other land of said Cutts, one hundred fifty (150) feet, to a hub; thence turning at right angles and running easterly, fifty (50) feet, to land now or formerly of Dille; thence southerly by last named land, one hundred fifty (150) feet, to place of beginning.

PARCEL TWO: A certain lot or parcel of land with the buildings thereon situated in said Kittery, in that part of the Town known as Kittery Point, in the County of York and State of Maine, lying on Foyes Lane, so-called, bounded and described as follows:

Beginning at an iron hub on Foyes Lane at a point one hundred eighty-three (183) feet distance southerly from an old stone wall and the division line of land now or formerly of one Draper; thence running southerly along Foye's Lane, one hundred fifty (150) feet, to an iron hub in the ground at the land now or formerly of the Heirs of Joseph W. Cutts; thence turning and running westerly by said Cutts land, one hundred (100) feet, to an iron hub in the ground; thence turning and running northerly by said Cutts land, one hundred (100) feet, to an iron hub in the ground; thence turning and running northerly by said Cutts land, one hundred fifty (150) feet, to an iron hub in the ground; thence turning and running easterly, one hundred (100) feet by said Cutts land to an iron hub at Foyes Lane and being the point of beginning, together with the buildings thereon.

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I — WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
(public/private/other) water system?

Pump (if any): _____ ☒ N/A ☐ Yes ☐ No ☐ Unknown

Quantity: _____ ☐ Yes ☒ No ☐ Unknown

Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☐ Yes ☒ No

If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
or satisfactory with notation? _____ ☐ Yes ☐ No

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

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

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

Comments: _____

Source of Section I information: _____

Buyer Initials _____ Page 1 of 7 Seller Initials EF _____

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: 1250

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

Location: RIGHT SIDE YARD - SEE ATTACHMENT OR ☐ Unknown

Date installed: 3/09 Date last pumped: 4-23 Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 4/23 Name of company servicing tank: _____

Leach Field: Right ☒ Yes ☐ No ☐ Unknown

If Yes, Location: RIGHT SIDE YARD

Date of installation of leach field: 3/09 Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☒ Unknown

Comments: _____

Source of Section II information: _____

Buyer Initials _____

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Seller Initials SA _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)				
Age of system(s) or source(s)	unknown			
Name of company that services system(s) or source(s)	Robert Busaleich			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1000 BT per year			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information				

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: _____

Source of Section III information: _____

SECTION IV – HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

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

Location: _____

Buyer Initials _____

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Seller Initials 29

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: Dunk

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: _____

Source of information: _____

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: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

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Seller Initials EF

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: _____

Source of information: _____

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: _____

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: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials EF

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: _____

Year Principal Structure Built: 1930

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2009

Water, moisture or leakage: NO

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: _____

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

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: 200 AMP NEWER SERVICE

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: _____

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: _____

Buyer Initials _____

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Seller Initials EF


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.


SELLER _____ DATE _____
Enrico M Festa, Trustee, Legacy Trust

SELLER _____ DATE _____

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 _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Enrico M Festa, Trustee, Legacy Trust

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 33 Foyes Lane, Kittery Point, ME 03905

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller Enrico M Festa, Trustee, Legacy Trust _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller Abigail Douris _____ Date _____

Agent Abigail Douris _____ Date _____

Agent Abigail Douris-Re/MAX Realty One _____ Date _____



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REALTOR®

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

Phone: 2072521944

Fax: (800) 880-1600

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com



Enrico M Festa,

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

PROPERTY DISCLOSURE

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DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I — WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
(public/private/other) water system?

Pump (if any): _____ ☒ N/A ☐ Yes ☐ No ☐ Unknown

Quantity: _____ ☐ Yes ☒ No ☐ Unknown

Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☐ Yes ☒ No

If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
or satisfactory with notation? _____ ☐ Yes ☐ No

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

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

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

Comments: _____

Source of Section I information: _____

Buyer Initials _____ Page 1 of 7 Seller Initials EF _____

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: 1250

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

Location: RIGHT SIDE YARD - SEE ATTACHMENT OR ☐ Unknown

Date installed: 3/09 Date last pumped: 4-23 Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 4/23 Name of company servicing tank: _____

Leach Field: Right ☒ Yes ☐ No ☐ Unknown

If Yes, Location: RIGHT SIDE YARD

Date of installation of leach field: 3/09 Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☒ Unknown

Comments: _____

Source of Section II information: _____

Buyer Initials _____

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Seller Initials SA

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)				
Age of system(s) or source(s)	unknown			
Name of company that services system(s) or source(s)	Robert Busaleich			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1000 BT per year			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information				

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: _____

Source of Section III information: _____

SECTION IV – HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

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

Location: _____

Buyer Initials _____

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Seller Initials 29

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: Dunk

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: _____

Source of information: _____

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: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

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Seller Initials EF

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: _____

Source of information: _____

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: _____

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: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials EF

PROPERTY LOCATED AT: 33 Foyes Lane, Kittery Point, ME 03905

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: _____

Year Principal Structure Built: 1930

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2009

Water, moisture or leakage: NO

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: _____

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

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: 200 AMP NEWER SERVICE

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: _____

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: _____

Buyer Initials _____

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Seller Initials EF


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.


SELLER _____ DATE _____
Enrico M Festa, Trustee, Legacy Trust

SELLER _____ DATE _____

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 _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Enrico M Festa, Trustee, Legacy Trust

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 33 Foyes Lane, Kittery Point, ME 03905

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller Enrico M Festa, Trustee, Legacy Trust _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller Abigail Douris _____ Date _____

Agent Abigail Douris _____ Date _____

Agent Abigail Douris-Re/MAX Realty One _____ Date _____



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REALTOR®

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Abigail Douris

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Enrico M Festa,



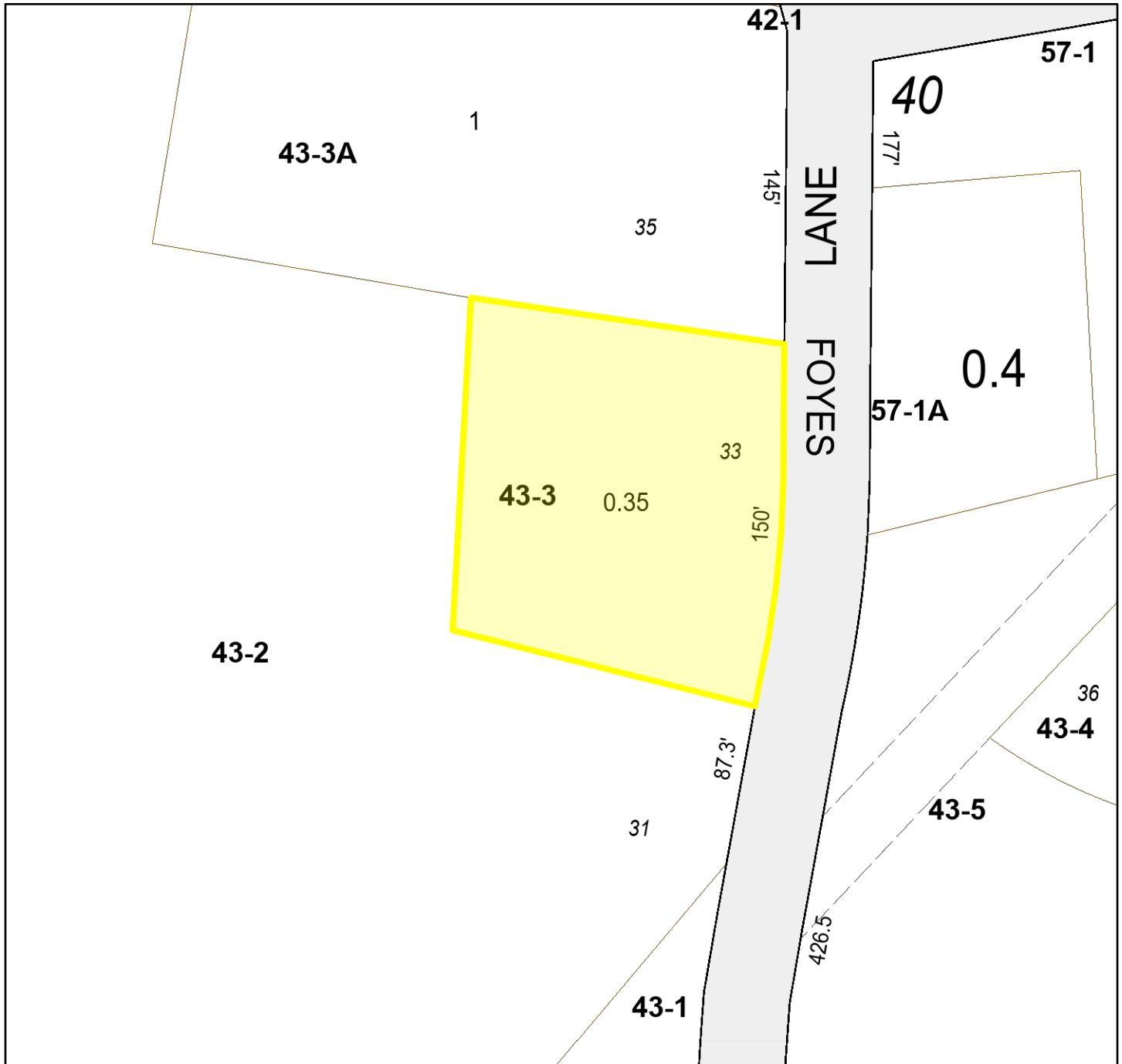
Kittery, ME

1 inch = 68 Feet



www.cai-tech.com

October 3, 2023



Map - Lot Labels
— Right of Way

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