



# 122 Thomas Point Road • Brunswick, Maine

## FEATURES, UPGRADES & IMPROVEMENTS

### At A Glance

- Built 2022
- 3 BR | 2.5 BA | 2,040± SF
- Private 2± Acre Lot
- Attached Heated 2-Car Garage by electric heater
- Detached Heated & Cooled 616± SF Flex Building by Heat Pump
- House is built with 2" x 6" Exterior Wall Construction
- Up to 4 Garage Spaces
- 3x Heat Pumps + Hot Water Baseboard Heat (with 3 zones)
- Fully Insulated Flex Building (Including Floor)

Built in 2022 and thoughtfully upgraded beyond the original specifications, this 2" x 6" constructed Contemporary Colonial offers a rare combination of newer construction, quality finishes, energy-efficient systems, and versatile flex space. Situated on a private 2± acre lot in Brunswick's desirable Thomas Point area, the property has benefited from extensive post-construction improvements including an expanded kitchen, upgraded baths, paved driveway, heated and cooled detached flex building, whole-house water filtration, landscaping, fencing, and enhanced electrical service.

### HOME FEATURES

- Granite countertops
- Expanded kitchen with large pantry
- Soft-close cabinetry and drawers
- Gas double oven range
- Hardwood floors
- Second-floor laundry
- Home office/flex space
- Walk-in closets
- Two-person jetted tub
- Carrara marble flooring

### SYSTEMS & IMPROVEMENTS

- 200-amp electrical service to home
- Whole-house water filtration system
- Instant/endless hot water
- 3x Heat pumps for heating and cooling
- Professionally covered gutters
- Approximately 350' paved driveway
- Enlarged 16' x 10' deck
- Fenced yard
- Professional landscaping and front walkway

### Detached Heated & Cooled Flex Building (14' x 44' / 616± SF)

One of the property's most unique features is the detached insulated flex building constructed by Hill View Mini Barns. Fully insulated, including the floor, this structure is drywalled, painted, equipped with built-in shelving, served by its own dedicated 100-amp electrical service, and heated and cooled by a heat pump. Whether used for vehicle storage, a workshop, studio, fitness area, hobby space, home business, or recreational use, it provides exceptional versatility rarely found in newer residential construction.

Scan for full listing, photos, floor plans, and property details. → → →



Private Detail Report

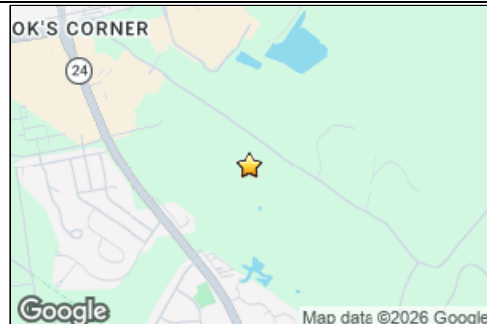
MLS #: 1664515      County: Cumberland      Seasonal: No      List Price: \$846,000  
 Status: Active      Property Type: Residential      Original List Price: \$846,000

Directions: Cook's Corner → Bath Rd/US Route 1 → Thomas Point Rd → Continue approximately 0.8± miles → #122 on right. Watch for sign.



122 Thomas Point Road  
Brunswick, ME 04011

List Price: \$846,000  
MLS#: 1664515



General Information

Sub-Type: Single Family Residence	Year Built: 2022	Rooms: 7	Sqft Fin Abv: 2,656
Style: Colonial; Contemporary	Fireplaces Total: 0	Beds: 3	Grd+/-: 0
Color: Warm Taupe Gray	Furniture: Unfurnished	Baths: 2/1	Grd+/-: 0
			Sqft Fin Total+/-: 2,656
			Source of Sqft: Seller
			Sqft Other: 2040± in house, 616± detached
			Source: building

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 189.57
Lot Size Acres +/-: 2	Water Views: No	Source of Rd Front: Survey
Source of Acreage: Survey		Zoning: GR4
Surveyed: Yes		Zoning Overlay: No
		Bank Owned RED: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 0	Half Baths Lvl 1: 1	
Full Baths Lvl 2: 2	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Fixtures Exclusions: LR tv & speakers, BR wall unit  
 Appliances: Dishwasher; Dryer; Gas Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Kitchen			First	
Dining Room			First	
Living Room			First	
Primary			Second	Double Vanity, Full Bath, Jetted Tub, Separate Shower, Walk-In
Bedroom			Second	Closet(s)
Bedroom 2			Second	Closet
Bedroom 3			Second	Closet

Property Features

Utilities On: Yes	2 Dtchd Houses on 1 Lot: No
Site: Level; Open; Well Landscaped; Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Daylight; Full; Sump Pump; Unfinished; Walk-Out Access
Parking: 5 - 10 Spaces; On Site; Paved	Foundation Materials: Poured Concrete
Location: Near Shopping; Near Town; Neighborhood	Exterior: Vinyl Siding
Rec. Water: Nearby	Roof: Pitched; Shingle
Roads: Paved; Public	Heat System: Baseboard; Heat Pump; Hot Water; Zoned
Transportation: Major Road Access	Heat Fuel: Gas Bottled
Electric: Circuit Breakers	Water Heater: Gas; Separate Booster; Tank; Tankless
Gas: Bottled	Cooling: Heat Pump
Sewer: Private Sewer; Septic Design Available	Floors: Tile; Wood
Water: Private; Well	Other Structures: Outbuilding
Equipment: Internet Access Available	Veh. Storage: 2 Car; Attached; Detached; Direct Entry to Living; Heated
Basement Entry: Doghouse; Interior	Garage: Yes
	Garage Spaces: 4
	Amenities: Bathtub; Laundry - 2nd Floor; Pantry; Primary Bedroom w/Bath; Shower; Walk-in Closets
	Patio and Porch Features: Deck; Porch
	View: Trees/Woods
	Energy Efficiency: Ceiling Fans; LED Light Fixtures; Thermostat

Tax/Deed Information

Book/Page/Deed: 39387/151/All	Full Tax Amt/Yr: \$8,077.42/ 2026	Map/Block/Lot: 42/36
Deed/Conveyance Type Offered: Warranty	School District: Brunswick Public Schools	Tax ID: BRUN-000042-000000-000036
Deed Restrictions: Unknown		

Remarks

Remarks: OPEN HOUSE SUNDAY 6/7/2026 12:00-2:00PM Welcome to this beautifully maintained 2022-built Contemporary Colonial tucked away on a private 2± acre lot in Brunswick's highly desirable Thomas Point area. Offering 3 BR, 2.5 BA, and \*2,040± square feet of living space in the house and 616± in the detached building, this move-in ready home perfectly blends modern construction, energy efficiency, privacy, and convenience. The thoughtfully designed floor plan features hardwood floors, granite countertops, Carrara marble flooring in the primary and half baths, an open-concept living area, second-floor laundry, walk-in closets, a two-person jetted tub in the primary suite, and flexible space ideal for a home office. Quality finishes include soft-close cabinetry and drawers throughout the home. The kitchen features a gas double oven range and is designed for both everyday living and entertaining. Enjoy year-round comfort with efficient heat pumps providing heating and cooling, plus a heated and insulated attached 2-car garage. A standout feature is the impressive 14' x 44' insulated Hill View mini barn with heat pump, offering heated and cooled flex space ideal for a workshop, studio, fitness area, home business, hobbies, or vehicle storage. Combined with the attached garage, the property offers up to 4 garage spaces depending on configuration. The full basement provides excellent storage and future expansion potential, while the paved driveway adds convenience and curb appeal. Located minutes from Cook's Corner, Thomas Point Beach, public boat launches, Bowdoin College, Mid Coast Hospital, Brunswick Landing, downtown Brunswick, shopping, dining, and recreation. Easy access to Route 1 and I-295 makes commuting simple and convenient. High-speed internet availability, newer construction, energy-efficient systems, versatile flex space, and a rare combination of privacy and accessibility make this an exceptional opportunity in one of Brunswick's most desirable locations.

Showing Instructions: BrokerBay; Electronic Lockbox; Notice Required; Sign on Property

Listing/Agent/Office Information

Internal List #: 05/29/2026	List Date: 05/29/2026	Expiration Date: 05/29/2027		
Listing Agreement: Exclusive Right To Sell	Withdrawal Date:	Pending Date:		
Days on Market: 9		Terminated Date:		
Name	Primary	Cell	Fax	E-mail
LA: Timothy {Tim} Dunham (005774)	207-407-9707	207-407-9707		Tim@DunhamRealty.com
LO: Tim Dunham Realty (1951)	207-729-7297		207-729-7928	

Prepared by Timothy {Tim} Dunham on Sunday, June 07, 2026 6:32 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 © 2026 and FBS. Broker Attribution: 207-729-7297



PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

### 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 N/A  Unknown  
 Drilled  Dug  Other N/A

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? None needed - Sediment filters installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front of home

Installed by: Bob Temple Well Drillers

Date of Installation: August 11, 2021

USE: Number of persons currently using system: 2

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

Comments: None

Source of Section I information: Seller and previous owner's disclosure  
Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials Flk Dk

PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public N/A  Unknown

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

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

~~If Yes, what results: N/A~~

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

~~What steps were taken to remedy the problem? N/A~~

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: N/A

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

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: N/A

Tank Type:  Concrete  Metal  Unknown  Other: N/A

Location: Rear of home (see HHE200 attached) OR  Unknown

Date installed: 08/11/2021 Date last pumped: Sept 2024 Name of pumping company: Mike Webber

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

~~If Yes, give the date and describe the problem: N/A~~

N/A

Date of last servicing of tank: None Name of company servicing tank: None needed

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Rear of home (see HHE200 attached)

Date of installation of leach field: 08/11/2021 Installed by: Brawn Construction LLC

Date of last servicing of leach field: None Company servicing leach field: None needed

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

~~If Yes, give the date and describe the problem and what steps were taken to remedy: N/A~~

N/A

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: 3 Bedroom septic designed for 270 gallons per day for 6 adults.

Source of Section II information: Seller and previous owner's disclosure and attached HHE200

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

Seller Initials Fl Dk

PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Baseboard HW Boiler	Domestic HW Boiler	Heat Pump x3	Electric heater
Age of system(s) or source(s)	2022	2023±	2023±	2023±
TYPE(S) of Fuel	Propane	Propane	Electric	Electric
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Crowley Energy: 535± gallons in 2025	<---Shared with System 1	Part of CMP usage	Part of CMP usage
Name of company that services system(s) or source(s)	None needed	None needed	None needed	None needed
Date of most recent service call	None needed	None needed	None needed	None needed
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	None
Other pertinent information	Central heating system	Hybrid Water Heater Tank stores water	Living room, MBR Detached Garage	Attached Garage

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 and/or Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
 If Yes, date: 2022

Comments: Rinnai tankless water heater stores HW in the AeroTherm Hybrid electric HW tank.

Source of Section III information: Seller and previous owner's disclosure

**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 \_\_\_\_\_ Page 3 of 8 Seller Initials Fl Dk

PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

What materials are, or were, stored in the tank(s)?  
Have you experienced any problems such as leakage:  Yes  No  Unknown

Comments: Other than the 1,000 gallon septic tank disclosed in Section II, none others known.

Source of information: Seller and previous owner's disclosure

**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: None

Source of information: Seller and previous owner's disclosure

**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: None

Source of information: Seller and previous owner's disclosure

**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: None

Source of information: Seller and previous owner's disclosure

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

Comments: None

Source of information: Seller and previous owner's disclosure

Buyer Initials \_\_\_\_\_ Page 4 of 8 Seller Initials Flk Dk

PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

**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: None - built in 2022

Source of information: Seller and previous owner's disclosure

**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 and previous owner's disclosure

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

**SECTION V - ACCESS TO THE PROPERTY**

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

If Yes, explain: \*\*\*\*\*

Source of information: Seller and previous owner's disclosure

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? \*\*\*\*\*

Read Association Name (if known): \*\*\*\*\*

Source of information: Seller and previous owner's disclosure

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

Seller Initials DS Fl DS Dk

PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

~~If Yes, explain:~~ N/A

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

~~If Yes, explain:~~ N/A

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

~~If Yes, explain:~~ N/A

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

~~If Yes, indicate the dates of each claim:~~ N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

~~If Yes, indicate the date of each payment:~~ N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~  
N/A

Relevant Panel Number: 23005C0369F Year: 6/20/2024 (Attach a copy)

Comments: None

Source of Section VI information: Attached FIRMette and Seller and previous owner's disclosure

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

Seller Initials PK DK

PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

**SECTION VII - GENERAL INFORMATION**

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

If Yes, explain: Homestead Exemption available to most primary occupants after 1st year

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

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

~~If Yes, explain:~~ N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: 2x Propane Tanks (Crowley Energy)

Year Principal Structure Built: 2022 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2021

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: None

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

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

Comments: None

Electrical:  Fuses  Circuit Breaker  Other: N/A  Unknown

Comments: None

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: None

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials FL DK

PROPERTY LOCATED AT: 122 Thomas Point Rd, Brunswick, ME 04011

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

Comments: None

Source of Section VII information: Seller and previous owner's disclosure

**SECTION VIII - ADDITIONAL INFORMATION**

**-See attached survey, floorplans, HHE200 septic design, FIRMette, Assessor field card & online record.**

**-During construction, the basement flooded when a test plug was not removed during plumbing system testing. After occupancy, both tubs were found to have leaks when filled during a storm preparation test. The builder corrected both issues and the sellers are not aware of any recurrence.**

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.

DocuSigned by: Fred Kessler May 30, 2026  
SELLER 13DA4B8... DATE  
**Fred B. Kessler**

DocuSigned by: Deana Kessler May 30, 2026  
SELLER 19314F7... DATE  
**Deana Kessler**

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.

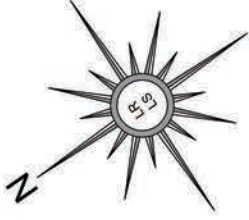
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_





SOURCE  
SPCS 1983 - ME WEST

**LEGEND**

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- ROAD LINE
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- ▨ BUILDING
- ▨ PAVEMENT
- ▨ GRAVEL AREA OR TRAIL
- UTILITY POLE AND ANCHOR
- DHU OVERHEAD UTILITIES



SCALE IN FEET

**PLAN OF PROPOSED DIVISION**

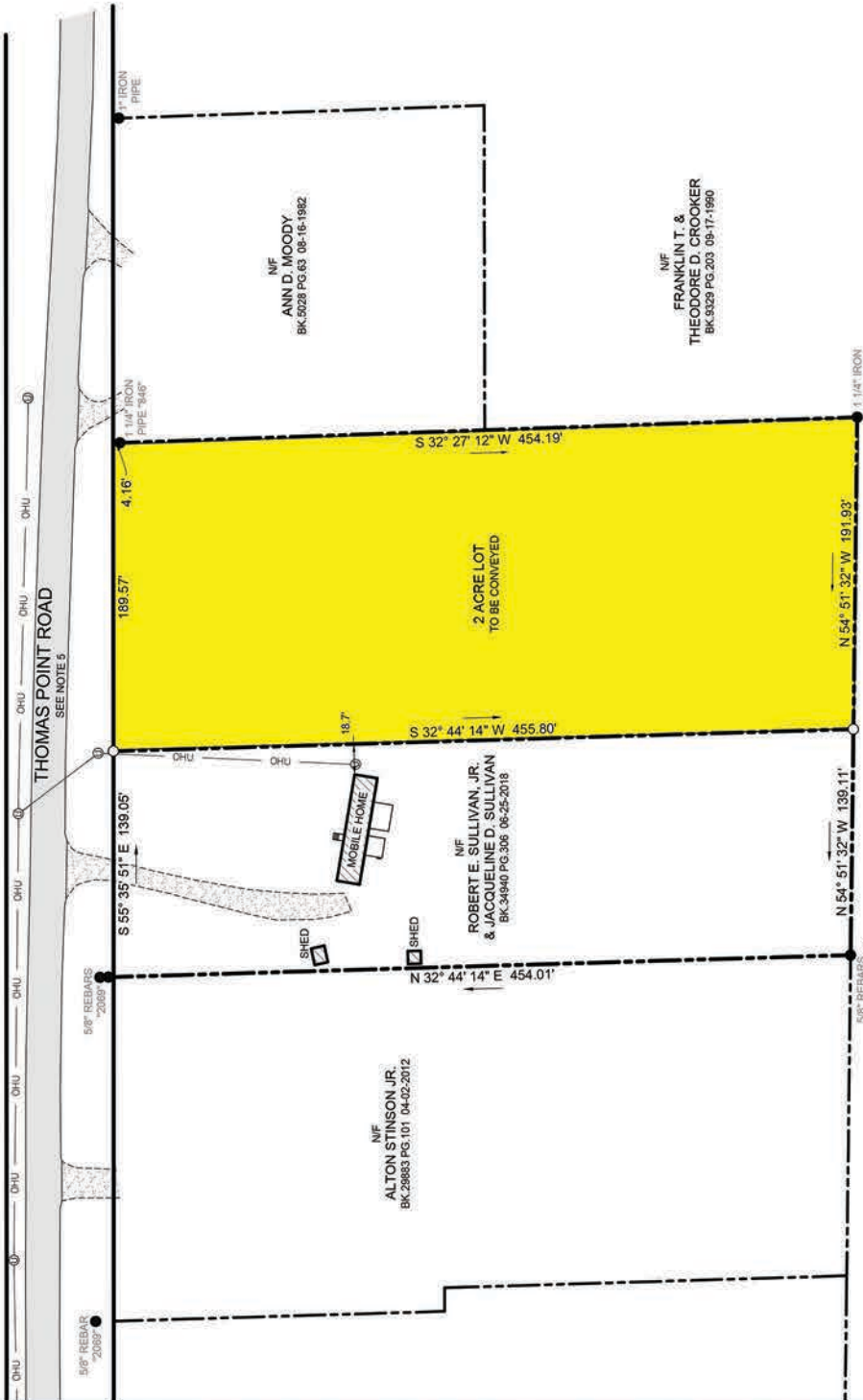
FOR **DOREEN C. STINSON**  
RECORD OWNER 1687 ROXBURY ROAD, ROXBURY, MAINE 04275

SITE LOCATION  
**THOMAS POINT ROAD  
BRUNSWICK, MAINE**

**LITTLE RIVER  
LAND SURVEYING, INC.**

JERAMIAH J. RAITT  
ME PLS #2376 NH LLS #957  
PO BOX 332, LISSON FALLS MAINE 04252  
(207) 841-0056

DATE: OCT. 19, 2017  
REVISED: MAY 6, 2021  
SCALE:  
1" = 60'  
PROJECT #16-028  
DRAWING #17-040  
DRAWN BY: JUR



**NOTES**

- 1) OWNER OF RECORD, DOREEN C. STINSON SEE DEED BOOK 14898, PAGE 153 DATED JULY 27, 1999. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 2) PERIMETER BOUNDARY LINES ARE BASED ON TIES TO PINS SHOWN ON A "WORKSHEET MADE FOR THE ESTATE OF VIOLA STINSON BY CORNERSTONE PROFESSIONAL LAND SURVEYING, INC." DATED FEBRUARY 2, 2012, APPARENTLY UNRECORDED. AT THE REQUEST OF THE CLIENT NO INDEPENDENT DEED RESEARCH WAS CONDUCTED BY THIS SURVEYOR.
- 3) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER. OBSERVATIONS WERE POST PROCESSED USING THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE.
- 4) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BRUNSWICK, MAINE WITH COMMUNITY-PANEL NUMBER 230042 0015 B AND AN EFFECTIVE DATE OF JANUARY 3, 1986.
- 5) THE RIGHT OF WAY LINES OF THOMAS POINT ROAD ARE BASED ON A BEST FIT OF OVER 4000 FEET OF THE CENTERLINE OF THE ROAD AS STRUCTURED ON THE OCCASION OF THE CURRENT SURVEY. THE CURB AND GUTTER ARE SHOWN AS DERIVED FROM INSTRUMENTS WITH THE EXCEPTION OF FEW POLES LOCATED IN THE AREA OF THE ROAD. THE ROAD WIDTH IS BASED ON THE LAYOUT ON FILE WITH THE CUMBERLAND COUNTY COMMISSIONERS IN VOLUME 1, PAGE 89 DATED OCTOBER 6, 1764. SPECIFIC REFERENCE MAY BE MADE TO A CALL OF "S 45° E, 248 (ROADS) ON THE LINE BETWEEN SAMUEL THOMPSON AND ANTHONY COOMBS" WHICH APPEARS TO DESCRIBE THIS LOCATION.



JERAMIAH J. RAITT  
PLS #2376

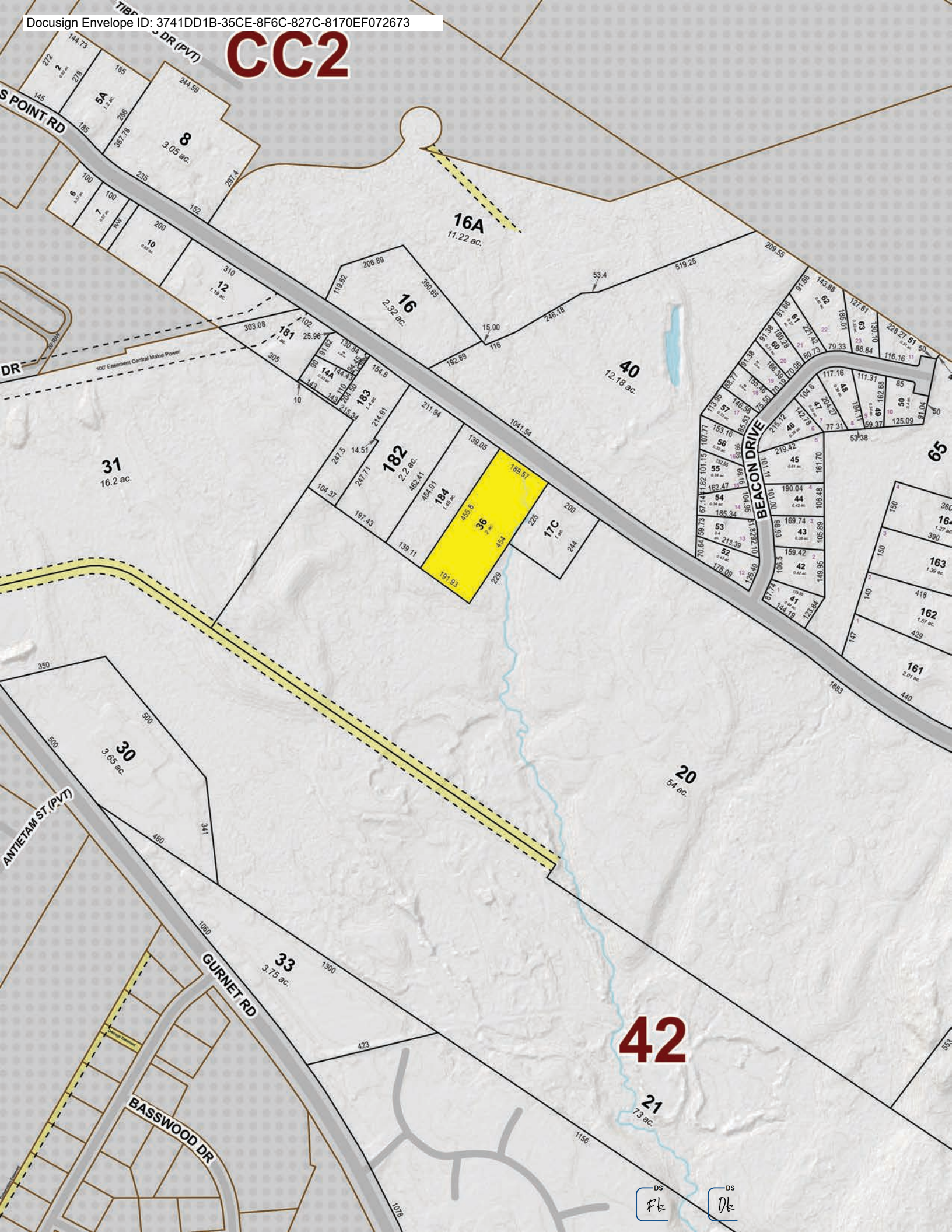
DS  
FL

DS  
DT

**CUMBERLAND, ss REGISTRY OF DEEDS**

Received \_\_\_\_\_  
 At \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M., and \_\_\_\_\_  
 Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ Register

# CC2

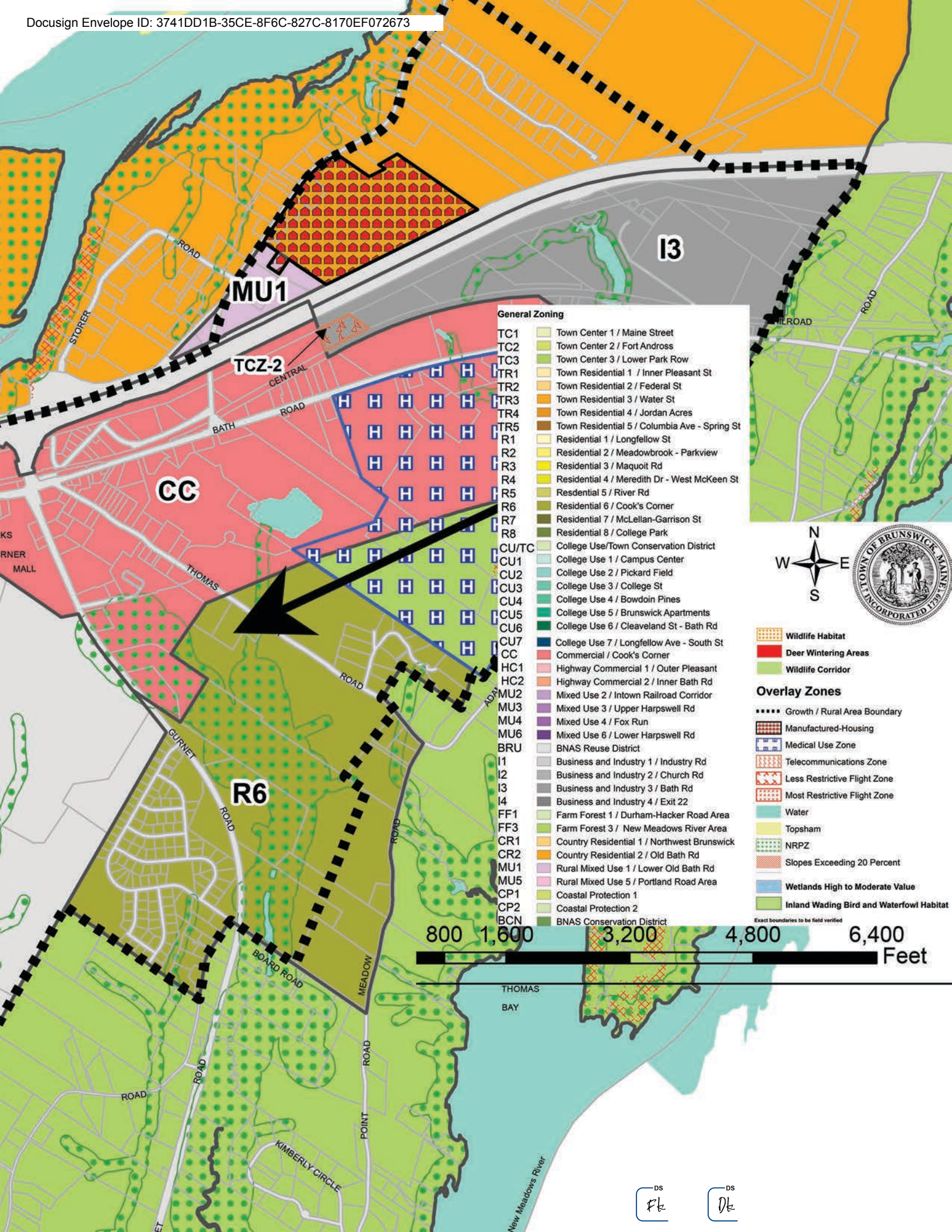


# 42

21  
73 ac.

DS  
Fl

DS  
Dk



**General Zoning**

- TC1 Town Center 1 / Maine Street
- TC2 Town Center 2 / Fort Andross
- TC3 Town Center 3 / Lower Park Row
- TR1 Town Residential 1 / Inner Pleasant St
- TR2 Town Residential 2 / Federal St
- TR3 Town Residential 3 / Water St
- TR4 Town Residential 4 / Jordan Acres
- TR5 Town Residential 5 / Columbia Ave - Spring St
- R1 Residential 1 / Longfellow St
- R2 Residential 2 / Meadowbrook - Parkview
- R3 Residential 3 / Maquoit Rd
- R4 Residential 4 / Meredith Dr - West McKeen St
- R5 Residential 5 / River Rd
- R6 Residential 6 / Cook's Corner
- R7 Residential 7 / McLellan-Garrison St
- R8 Residential 8 / College Park
- CU/TC College Use/Town Conservation District
- CU1 College Use 1 / Campus Center
- CU2 College Use 2 / Pickard Field
- CU3 College Use 3 / College St
- CU4 College Use 4 / Bowdoin Pines
- CU5 College Use 5 / Brunswick Apartments
- CU6 College Use 6 / Cleaveland St - Bath Rd
- CU7 College Use 7 / Longfellow Ave - South St
- CC Commercial / Cook's Corner
- HC1 Highway Commercial 1 / Outer Pleasant
- HC2 Highway Commercial 2 / Inner Bath Rd
- MU2 Mixed Use 2 / Intown Railroad Corridor
- MU3 Mixed Use 3 / Upper Harpswell Rd
- MU4 Mixed Use 4 / Fox Run
- MU6 Mixed Use 6 / Lower Harpswell Rd
- BRU BNAS Reuse District
- I1 Business and Industry 1 / Industry Rd
- I2 Business and Industry 2 / Church Rd
- I3 Business and Industry 3 / Bath Rd
- I4 Business and Industry 4 / Exit 22
- FF1 Farm Forest 1 / Durham-Hacker Road Area
- FF3 Farm Forest 3 / New Meadows River Area
- CR1 Country Residential 1 / Northwest Brunswick
- CR2 Country Residential 2 / Old Bath Rd
- MU1 Rural Mixed Use 1 / Lower Old Bath Rd
- MU5 Rural Mixed Use 5 / Portland Road Area
- CP1 Coastal Protection 1
- CP2 Coastal Protection 2
- BCN BNAS Conservation District



- Wildlife Habitat
  - Deer Wintering Areas
  - Wildlife Corridor
- Overlay Zones**
- Growth / Rural Area Boundary
  - Manufactured-Housing
  - Medical Use Zone
  - Telecommunications Zone
  - Less Restrictive Flight Zone
  - Most Restrictive Flight Zone
  - Water
  - Topsham
  - NRPZ
  - Slopes Exceeding 20 Percent
  - Wetlands High to Moderate Value
  - Inland Wading Bird and Waterfowl Habitat



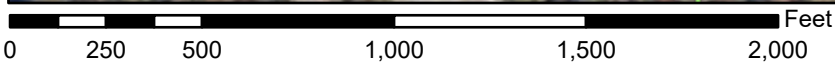
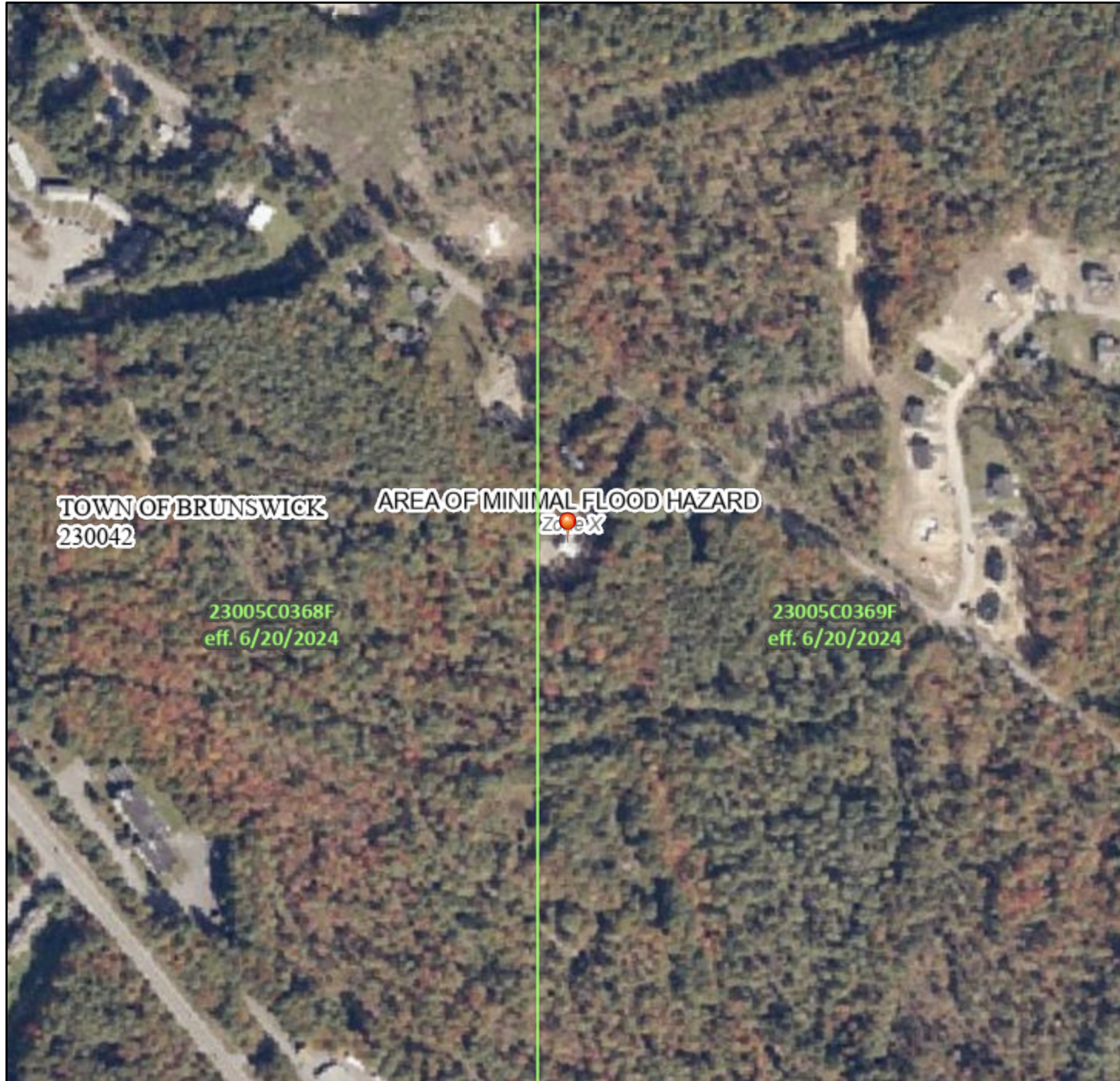
DS  
Fl

DS  
Dk

# National Flood Hazard Layer FIRMMette



69°54'40"W 43°54'21"N



1:6,000

69°54'3"W 43°53'55"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                                    |  | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                                    |  | Channel, Culvert, or Storm Sewer   |
|                                    |  | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance  |
|                                    |  | 17.5 Water Surface Elevation   |
|                                    |  | Coastal Transect   |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
| <b>MAP PANELS</b>                  |  | Jurisdiction Boundary  |
|                                    |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
|                                    |  | Digital Data Available   |
|                                    |  | No Digital Data Available  |
|                                    |  | Unmapped   |
|                                    |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                                     |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/29/2026 at 8:49 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

*Fk* *Dk*



# 122 THOMAS PT RD

**Location** 122 THOMAS PT RD

**Mblu** 042/ / 036/000 000/

**Acct#** 042036000000

**Owner** KESSLER, FRED B

**TIF/Current Use**

**Assessment** \$611,000

**PID** 2976

**Building Count** 1

**Special Condition**

**Lot Description** STINSON SURVEY  
UNRECORDED

**Utility**

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$488,000	\$123,000	\$611,000

## Owner of Record

**Owner** KESSLER, FRED B

**Sale Price** \$574,630

**Co-Owner** KESSLER, DEANA

**Book & Page** 39387/0151

**Address** 122 THOMAS PT RD

**Sale Date** 04/29/2022

BRUNSWICK, ME 04011

**Instrument** 05

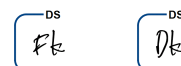
## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
KESSLER, FRED B	\$574,630	39387/0151	05	04/29/2022
BRAWN CONSTRUCTION LLC	\$75,000	38180/0126	00	05/04/2021
STINSON, DOREEN	\$0	11800/0131		01/20/1995

## Building Information

### Building 1 : Section 1

**Year Built:** 2022  
**Living Area:** 1,656  
**Replacement Cost:** \$485,759



**Replacement Cost**

**Less Depreciation:** \$471,000

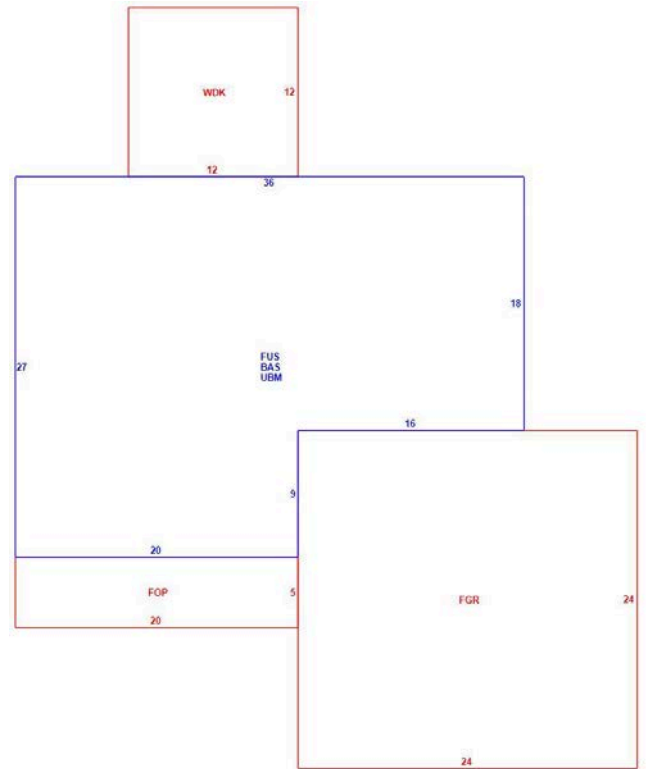
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg++
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Electric
Heat Type:	Heat Pump
AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	6
Bath Style:	Typical
Kitchen Style:	Typical
Num Kitchens	
Cndtn	
Cabinets	
Cabinet Finish	
Color	
Serial #	
Num Park	
Fireplaces	
MHD	
MHP	
Fndtn Cndtn	
Basement	

**Building Photo**



([https://images.vgsi.com/photos/brunswickmePhotos/A0018\IMG\\_1287\[1\]\\_](https://images.vgsi.com/photos/brunswickmePhotos/A0018\IMG_1287[1]_))

**Building Layout**



([ParcelSketch.aspx?pid=2976&bid=2976](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	828	828
FUS	Upper Story, Finished	828	828
FGR	Garage, Attached	576	0
FOP	Open Porch	100	0
UBM	Basement, Unfinished	828	0
WDK	Deck, Wood	144	0
		3,304	1,656

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 1010  
**Description** Single Family  
**Zone** GR4  
**Neighborhood** 50

**Land Line Valuation**

**Size (Acres)** 2  
**Assessed Value** \$123,000  
 lbInndfront

**Outbuildings**

Outbuildings				<u>Legend</u>
Code	Description	Size	Assessed Value	Bldg #
SHP1	WORK SHOP AVG	616.00 S.F.	\$17,000	1

**Valuation History**

Assessment				
Valuation Year	Improvements	Land	Total	
2024	\$252,500	\$75,000	\$327,500	
2023	\$252,500	\$75,000	\$327,500	
2022	\$169,500	\$63,800	\$233,300	

(c) 2026 Vision Government Solutions, Inc. All rights reserved.



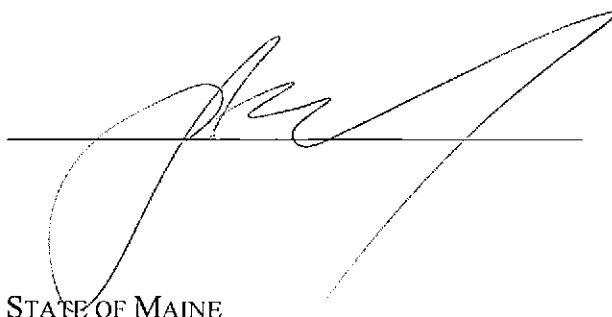
DLN# 1002240191134

MAINE REAL ESTATE TAX-Paid


**WARRANTY DEED**  
**STATUTORY SHORT FORM**  
**TITLE 33, §775**

**BRAWN CONSTRUCTION, LLC**, a Maine limited liability company with a principal place of business in Bowdoinham, County of Sagadahoc and State of Maine, for consideration paid, grants to **FRED B. KESSLER and DEANA KESSLER**, of Cornish, County of York and State of Maine, with **WARRANTY COVENANTS**, as **JOINT TENANTS**, and not as tenants in common, a certain lot or parcel of land, together with any buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

IN WITNESS WHEREOF, **CHRIS BRAWN**, in his capacity as Member of **BRAWN CONSTRUCTION, LLC**, has caused this instrument to be signed and sealed this 29<sup>th</sup> day of April, 2022.



**BRAWN CONSTRUCTION, LLC**

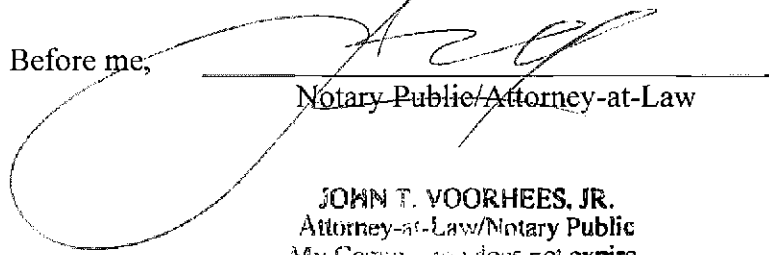
  
By: Christopher Brawn, Member

STATE OF MAINE  
CUMBERLAND, ss.

April 29, 2022

Personally appeared the above-named **CHRISTOPHER BRAWN**, in his capacity as Member of **BRAWN CONSTRUCTION, LLC** and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of said LLC.

Before me,

  
Notary Public/Attorney-at-Law

**JOHN T. VOORHEES, JR.**  
Attorney-at-Law/Notary Public  
My Commission does not expire.

<sup>DS</sup>  
Fl

<sup>DS</sup>  
Dk

**EXHIBIT A**

# 22-0067

A certain lot or parcel of land situated in Brunswick, County of Cumberland and State of Maine, on the southwesterly side of Thomas Point Road bounded and described as follows:

Beginning on the southwesterly line of Thomas Point Road at the easterly corner of land now or formerly of Robert E. Sullivan, Jr. and Jacqueline D. Sullivan as described in a deed dated June 25, 2018 and recorded in Book 34940, Page 306;

Thence S 55° 35' 51" E along Thomas Point Road a distance of 189.57 feet to the northerly corner of land now or formerly of Ann D. Moody as described in a deed dated August 16, 1982 and recorded in Book 5028, Page 63;

Thence S 32° 27' 12" W along land of Moody a distance of 4.16 feet to a 1 1/4 inch diameter iron pipe marked "846" found;

Thence continuing S 32° 27' 12" W a distance of 454.19 feet along land of Moody and land now or formerly of Franklin T. Crooker and Theodore D. Crooker as described in a deed dated September 17, 1990 and recorded in Book 9329, Page 203 to a 1 1/4 inch diameter iron pipe marked "846" found;

Thence N 54° 51' 32" W along land now or formerly of Crooker and Crooker a distance of 191.93 feet to a rebar set at the southerly corner of land of Sullivan and Sullivan;

Thence N 32° 44' 14" E along land of Sullivan and Sullivan a distance of 455.80 feet to the Point of Beginning of the parcel herein conveyed.

Meaning and intending to convey a parcel of land having an area of 2.0 acres, more or less.

Reference may be made to a plan entitled "Plan of Proposed Division, Record Owner Doreen C. Stinson" dated October 19, 2017 and revised May 6, 2021 by Little River Land Surveying, Inc.

Rebars set are 5/8 inch diameter and capped and marked "Raitt - LRLS ME 23 76 NH 957". Bearings are referenced to the State Plane Coordinate System of 1983, Maine West Zone.

Being the same premises conveyed to Brawn Construction LLC by deed dated May 11, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38180, Page 126.

DS  
Fl

DS  
Dk

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>	
City, Town, or Plantation	BRUNSWICK	Town/City	Permit #
Street or Road	122 THOMAS Pt. RD.	Date Permit Issued	1 / 1 Fee: \$ Double Fee Charged [ ]
Subdivision, Lot #			L.P.I. #
<b>OWNER/APPLICANT INFORMATION</b>		Local Plumbing Inspector Signature	
Name (last, first, MI)	BROWN CHRIS	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	P.O. Box 133 BOWDOINHAM, ME 04008	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	319-8771	Municipal Tax Map #	Lot #
<b>OWNER OR APPLICANT STATEMENT</b>		<b>CAUTION: INSPECTION REQUIRED</b>	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	

PERMIT INFORMATION			
<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENTS</b> <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	<b>DISPOSAL SYSTEM TO SERVE</b> <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) _____ Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped
<b>SIZE OF PROPERTY</b> <u>± 2</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other		
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1,000 GAL</u>	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: <u>20 ELLEN</u> SIZE: <u>960</u> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION <u>5, C</u> at Observation Hole # <u>JK1</u> Depth <u>32'</u> of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input checked="" type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>43</u> d <u>54</u> m <u>00</u> s Lon. <u>69</u> d <u>54</u> m <u>22</u> s <u>+30</u> if g.p.s. state margin of error.

SITE EVALUATOR STATEMENT			
I certify that on <u>5-27-21</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Site Evaluator Signature	<u>255</u>	Date	<u>5-29-21 REV. 7-9-21</u>
Site Evaluator Name Printed	Telephone Number	E-mail Address	
<u>JOSHUA KATZ</u>	<u>725-6301</u>	<u>KATZTHAL@COMCAST.NET</u>	

DS  
FK DK

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Town, City, Plantation

**BRUNSWICK**

Street, Road, Subdivision

**THOMAS PT. RD.**

Owner's Name

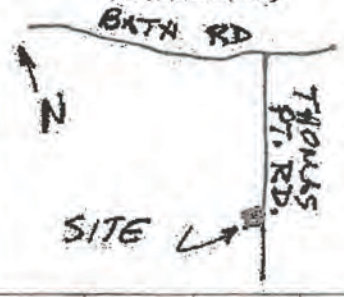
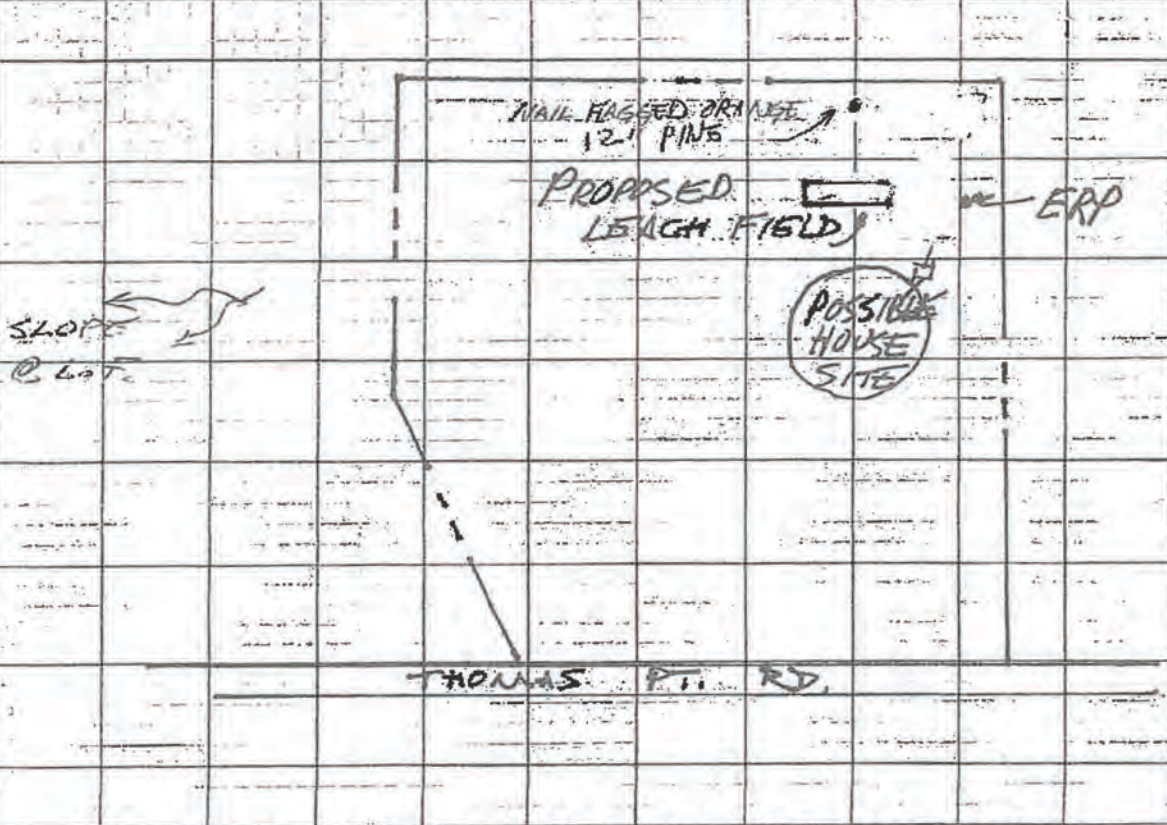
**C. BRAUN**

**SITE PLAN**

**NO Scale**

**as shown**

**SITE LOCATION PLAN**  
 (map from Maine Atlas recommended)



SLOPE  
 @ Lot

N  
 APPROX.

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole  Test Pit  Boring  
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 SANDY LOAM	FRIABLE	LT BRN	
10 M-C SAND	LOOSE	ORG BRN	
30			
40		TAN	FEW FAINT
50			BCN

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
<b>S C</b>	<b>2-3%</b>	<b>32"</b>	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole  Test Pit  Boring  
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
			<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*Joshua G*  
 Site Evaluator Signature

**255**  
 SE #

**5.29.21**  
 Date

**REV. 7.9.21**  
*JK*

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

**BRUNSWICK**

**122 THOMAS Pt. Rd**

**C. BROWN**

## SUBSURFACE WASTEWATER DISPOSAL PLAN

0 ← 20 →

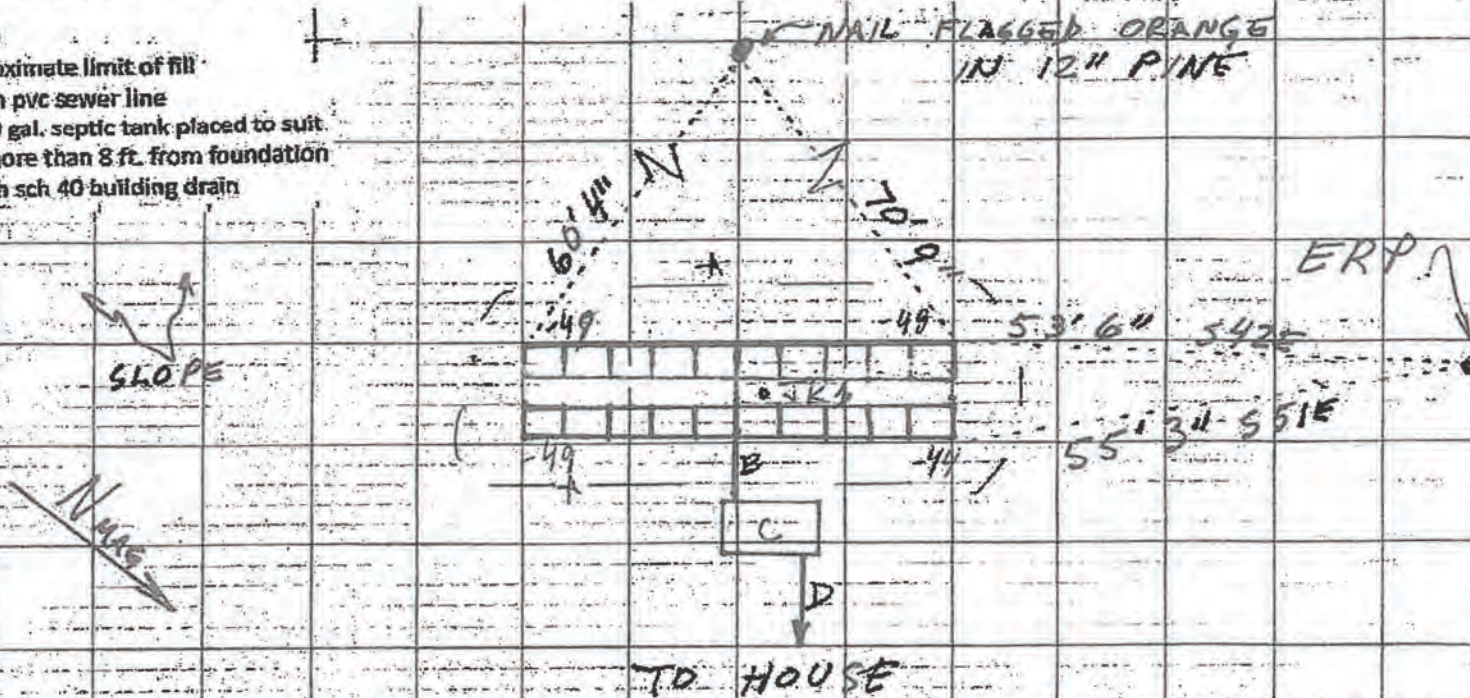
SCALE: 1" = 20' FT.

**20 ELTEN GSF - CENTER DISTRIBUTION**

NOTE: All requirements of Chapter 241 State Maine Subsurface Wastewater Disposal Rules shall be met.

**LEGEND**

- A=approximate limit of fill
- B=4 inch pvc sewer line
- C=1,000 gal. septic tank placed to suit more than 8 ft. from foundation
- D=4 inch sch 40 building drain



**FILL REQUIREMENTS**

**CONSTRUCTION ELEVATIONS**

**ELEVATION REFERENCE POINT**

Depth of Fill (Upslope) ± 6"  
 Depth of Fill (Downslope) ± 8"

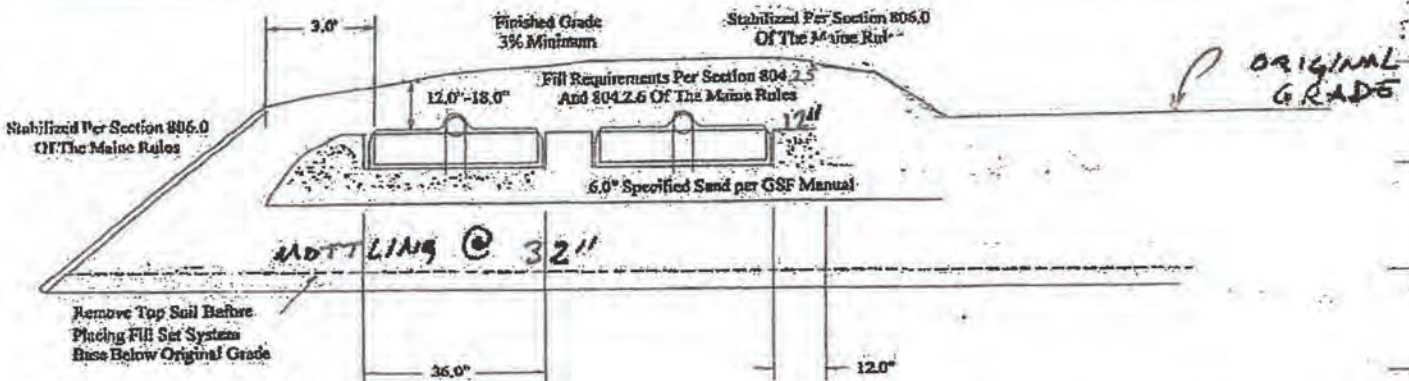
Finished Grade Elevation -41  
 Top of Distribution Pipe or Proprietary Device -49  
 Bottom of Disposal Area -66

Location & Description: NAIL FLAGGED BLUE N 8" MAPLE  
 Reference Elevation: 0.0"

**DISPOSAL AREA CROSS SECTION**

Scale

Horizontal 1" = 3 ft.  
 Vertical 1" = 3 ft.



Site Evaluator Signature

255 SE #

7.9.21 Date

DS  
 PK

# Home data report

## 122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011



**Total Area: 1909 sq. ft**

Basement: 0 sq. ft, 1st Floor: 900 sq. ft, 2nd Floor: 1009 sq. ft

Excluded: Basement 923 sq. ft, Garage 510 sq. ft, Porch 114 sq. ft, Deck 146 sq. ft, Walls: 237 sq. ft

### Property summary


 **3** Floors

 **3** Bedrooms

 **2** Bathrooms

Home data report

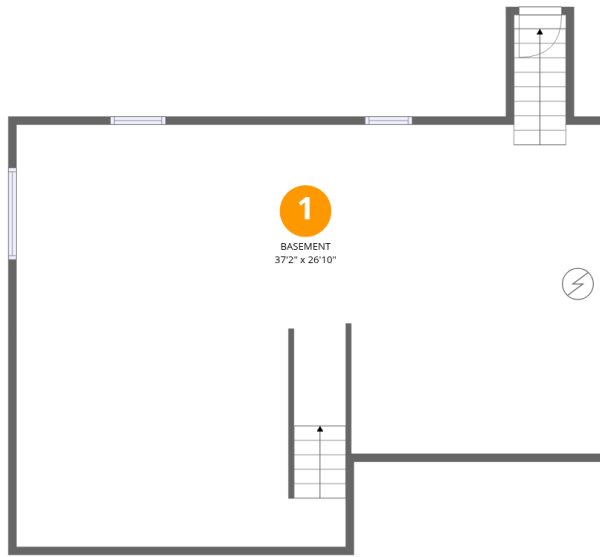
**122 Thomas Point Road, Brunswick, Cumberland County, Maine,  
United States, 04011**

 **1**  
Half baths

 **1**  
Garages

Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011



Room dimensions

Floor 1 Below grade

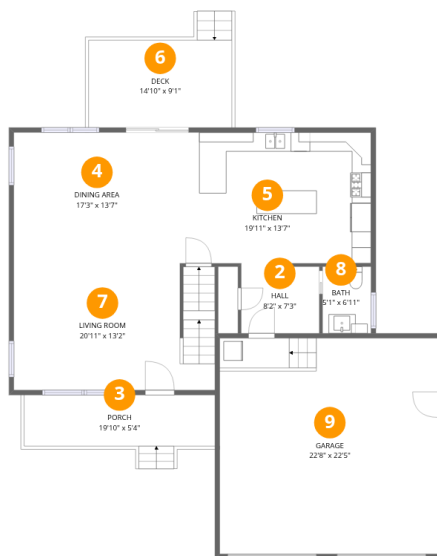
Total:0sqft

Excluded: 923sqft

#		Dimensions	sqft	Counted as living area
1	Basement	37'2" x 26'10"	920 sq. ft	No

Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011



Room dimensions

Floor 2

Total:900sqft

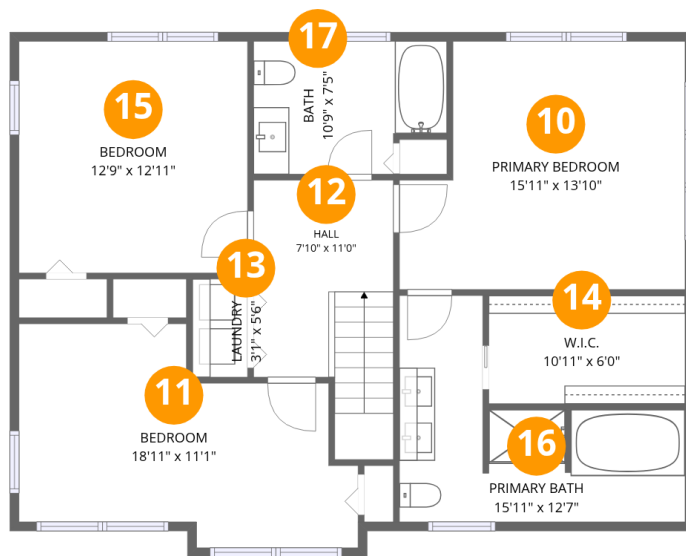
Excluded: 770sqft

#		Dimensions	sqft	Counted as living area
2	Hall	8'2" x 7'3"	58 sq. ft	Yes
3	Porch	19'10" x 5'4"	114 sq. ft	No
4	Dining Area	17'3" x 13'7"	235 sq. ft	Yes
5	Kitchen	19'11" x 13'7"	271 sq. ft	Yes
6	Deck	14'10" x 9'1"	146 sq. ft	No
7	Living Room	20'11" x 13'2"	272 sq. ft	Yes
8	Bath	5'1" x 6'11"	35 sq. ft	Yes
9	Garage	22'8" x 22'5"	510 sq. ft	No



Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011



Room dimensions

Floor 3

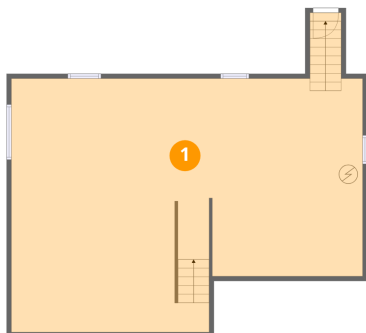
Total:1009sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
10	Primary Bedroom	15'11" x 13'10"	197 sq. ft	Yes
11	Bedroom	18'11" x 11'1"	183 sq. ft	Yes
12	Hall	7'10" x 11'0"	101 sq. ft	Yes
13	Laundry	3'1" x 5'6"	17 sq. ft	Yes
14	W.I.C.	10'11" x 6'0"	66 sq. ft	Yes
15	Bedroom	12'9" x 12'11"	165 sq. ft	Yes
16	Primary Bath	15'11" x 12'7"	127 sq. ft	Yes
17	Bath	10'9" x 7'5"	73 sq. ft	Yes

## Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011

### 1 Floor 1 - Basement



Dimensions: 37'2" x 26'10"  
Area: 920 sq. ft  
Counted as living area: No

Heated: Yes  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 2 Floor 2 - Hall



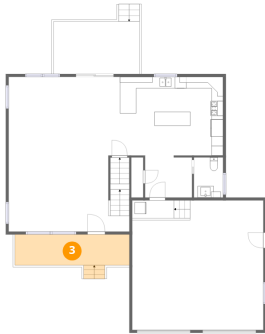
Dimensions: 8'2" x 7'3"  
Area: 58 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011

**3** Floor 2 - Porch



Dimensions: 19'10" x 5'4"  
Area: 114 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

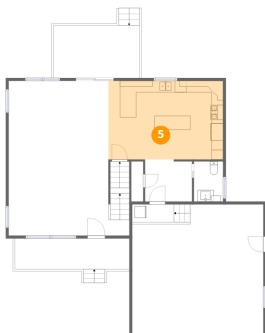
**4** Floor 2 - Dining Area



Dimensions: 17'3" x 13'7"  
Area: 235 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**5** Floor 2 - Kitchen



Dimensions: 19'11" x 13'7"  
Area: 271 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

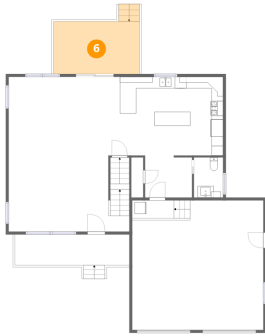
<sup>DS</sup>  
Fl

<sup>DS</sup>  
Dk

Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011

**6** Floor 2 - Deck



Dimensions: 14'10" x 9'1"  
Area: 146 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**7** Floor 2 - Living Room



Dimensions: 20'11" x 13'2"  
Area: 272 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**8** Floor 2 - Bath



Dimensions: 5'1" x 6'11"  
Area: 35 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No



Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011

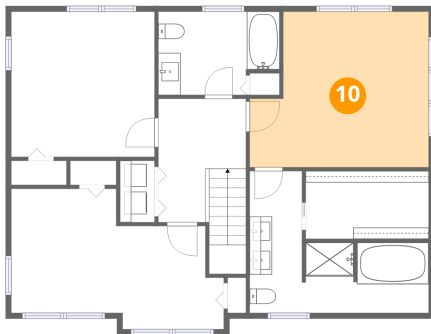
9 Floor 2 - Garage



Dimensions: 22'8" x 22'5"  
Area: 510 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

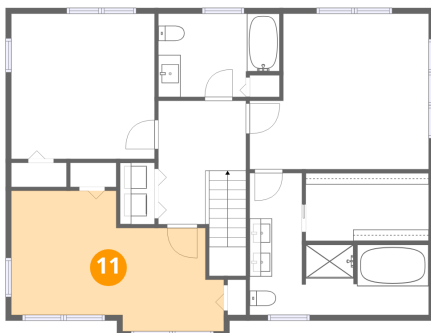
10 Floor 3 - Primary Bedroom



Dimensions: 15'11" x 13'10"  
Area: 197 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

11 Floor 3 - Bedroom



Dimensions: 18'11" x 11'1"  
Area: 183 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

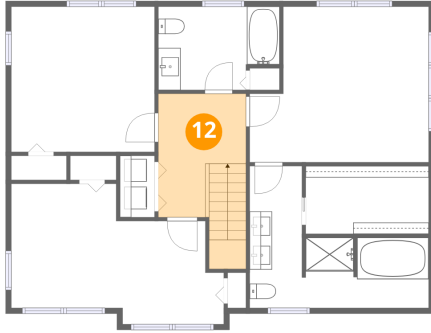
DS  
Fl

DS  
Dk

Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011

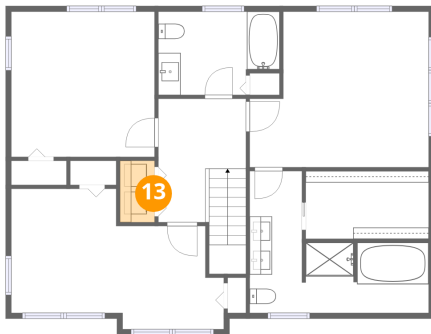
**12** Floor 3 - Hall



Dimensions: 7'10" x 11'0"  
Area: 101 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

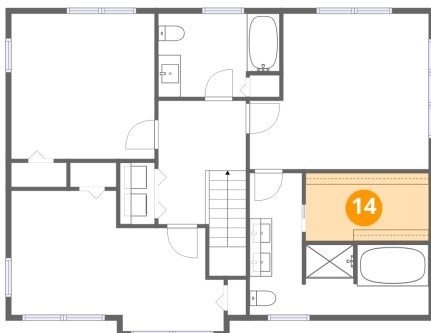
**13** Floor 3 - Laundry



Dimensions: 3'1" x 5'6"  
Area: 17 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**14** Floor 3 - W.I.C.



Dimensions: 10'11" x 6'0"  
Area: 66 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

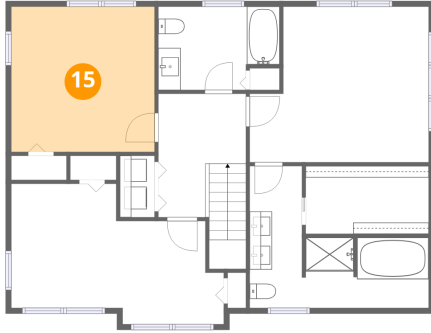
DS  
Flk

DS  
Dk

Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011

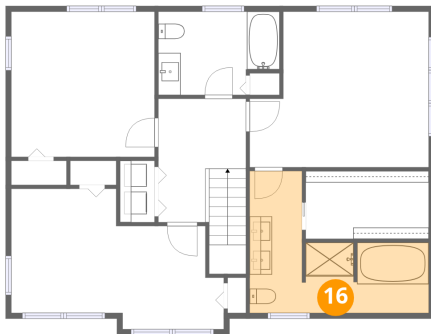
15 Floor 3 - Bedroom



Dimensions: 12'9" x 12'11"  
Area: 165 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

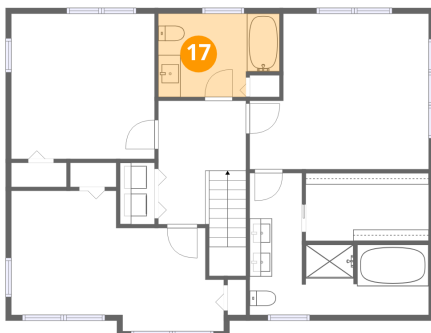
16 Floor 3 - Primary Bath



Dimensions: 15'11" x 12'7"  
Area: 127 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

17 Floor 3 - Bath



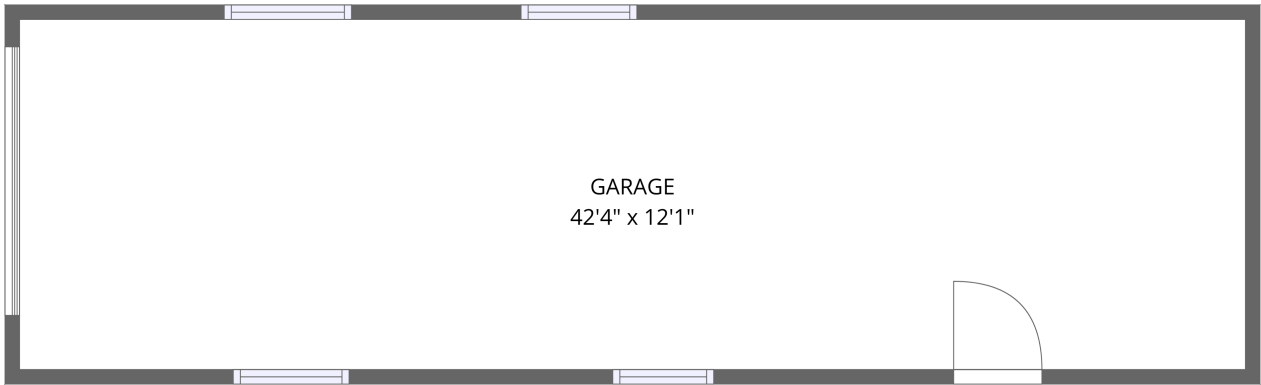
Dimensions: 10'9" x 7'5"  
Area: 73 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No



## Home data report

# 122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011, Garage



1st floor

**Total Area: 0 sq. ft**

1st Floor: 0 sq. ft

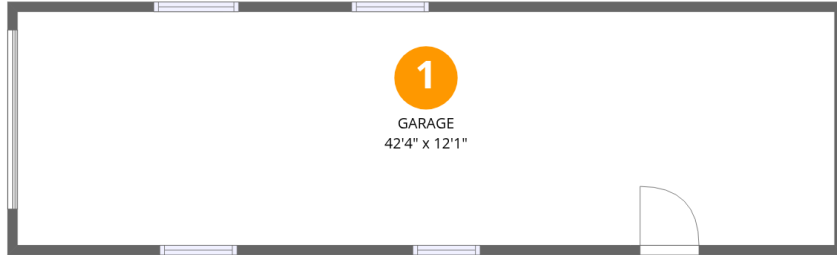
Excluded: Garage 512 sq. ft, Walls: 56 sq. ft

## Property summary



Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine, United States, 04011, Garage



Room dimensions

Floor 1

Total:0sqft

Excluded: 512sqft

#		Dimensions	sqft	Counted as living area
1	Garage	42'4" x 12'1"	512 sq. ft	No

Home data report

122 Thomas Point Road, Brunswick, Cumberland County, Maine,  
United States, 04011, Garage

**1** Floor 1 - Garage



Dimensions: 42'4" x 12'1"  
Area: 512 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No