



Oceanfront Campsite

\$159,000

346 West Kennebec Road
Machias, Maine



Lifestyle
Properties
of Maine



Located on the banks of the Little Kennebec Bay, this 1 acre lot with bunk house, small camp/cottage and RV lot offers commanding views of the waterfront. Sit on the little deck of the camp with your morning coffee and watch the sunrise over the bay as the fishermen prepare for their day on the water.

Bold Coast Getaway is located just 6 miles off the beaten path from Machias proper. The lot has been improved with two wells; one dug well and one newer drilled well, an RV pad with hook-ups, a small rustic camp/cottage and a bunk house. There is easy access to the waterfront to launch your kayaks, beach comb or, if you are really brave, take a dip in the ocean waters!



Debbie Holmes
REALTOR®
(207) 461-6473
debbie@lifestylepropertiesme.

Local Contacts

Police

Machias Police Dept.
(207) 255-8558

Fire

Machias Fire Dept.
(207) 255-4424

Town Office

7 Court St. Suite 1
(207) 255-6621

See web site for hours:
machiasme.org/departments

Tax Assessor

Doug Guy
(207) 263-6824
TaxAssessor@machiasme.org

Code Enforcement

Kevin Brodie
(207) 263-4243

School District

AOS 96
291 Court Street
(207) 255-6585

Proximity

Shopping

Machias, 4± miles

City

Machias, ± miles

Airport

Bangor International Airport
90± miles

Interstate

Exit # 185, 86± miles

Hospital

Downtown Community Hospital,
6.1± miles

Boston, MA

318± miles, 5hrs ± min

The bunk house offers a composting toilet, on demand hot water heater, outdoor shower/sink and plenty of storage space where the bunks used to be with storage above. The camp has a little deck overlooking the waterfront, and the interior has power panel and living space. You can utilize these buildings and RV lot to stay while you build your forever or getaway home OR enjoy just the way it is – make it your own happy place!

The town of Machias is the county seat for Washington. Here you will find a good size grocery store, quaint shops and restaurants and the University of Maine at Machias with its Fitness and Aquatic Center open to the public for a small fee. In the summer there are a number of festivals to enjoy such as the popular Blueberry Festival held each August and the ever changing play.





Area Information

When you do venture away from your own little sanctuary, there are numerous places to explore. Roque Bluffs State Park with its sandy beach, cool ocean waters and warmer pond is just minutes away. On those warm summer days, enjoy digging your toes into the warm sand or take a dip into the cool waters of the mighty Atlantic. You can drive in the opposite direction and enjoy Jasper Beach with its mounds of stone tumbled smooth by the waves. Listen to the water tumbling the stones with the rhythmic ebb and flow of the waves. These are just two of the numerous public areas to explore. With over 42,000 acres of public lands for hiking, biking, kayaking and boating, there is something for everyone within a 40 minute drive.

Washington County is a lot of things. It is the most gorgeous, has the deepest cargo port, the longest coastline including the Bold Coast, the highest tides, and produces the most lobster and clam landings. What Washington County does not have is lots of traffic lights (only three in the whole county), an interstate, a Red Lobster Restaurant, or poisonous snakes. Known as the Sunrise County, Washington County welcomes the first rays of sun to shine on the US each day. With tides averaging between 18 and 22 feet, the bold, salt-sprayed shoreline of Downeast Maine offers deserted beaches, quiet hiking trails, rugged cliffs, and unnamed beauty. Truly one of the last frontiers on the Eastern seaboard, one does not have to go far to enjoy the natural beauty of the area. With 2 cities, 44 towns, and a population of approximately 32,000, Washington County is larger than the states of Delaware and Rhode Island combined. Something for everyone in beautiful Downeast Maine and coastal Washington County!





346 West Kennebec Road, Machias

Year Built

1978

Square Foot

400 sq ft

Bedrooms

One

Bathrooms

One

Flooring

Wood

Garage

No vehicle storage

LISTING PRICE

Acres .96± **\$159,000** Taxes **\$1896**

Water

Private / Well existing on site

Sewer

Private / Existing on site

Roof

Shingle

Heating

No heating system

Cooling

None

View

Scenic

Zoning

Shoreland

Road Frontage


Yes | 273 ±ft

Water Frontage

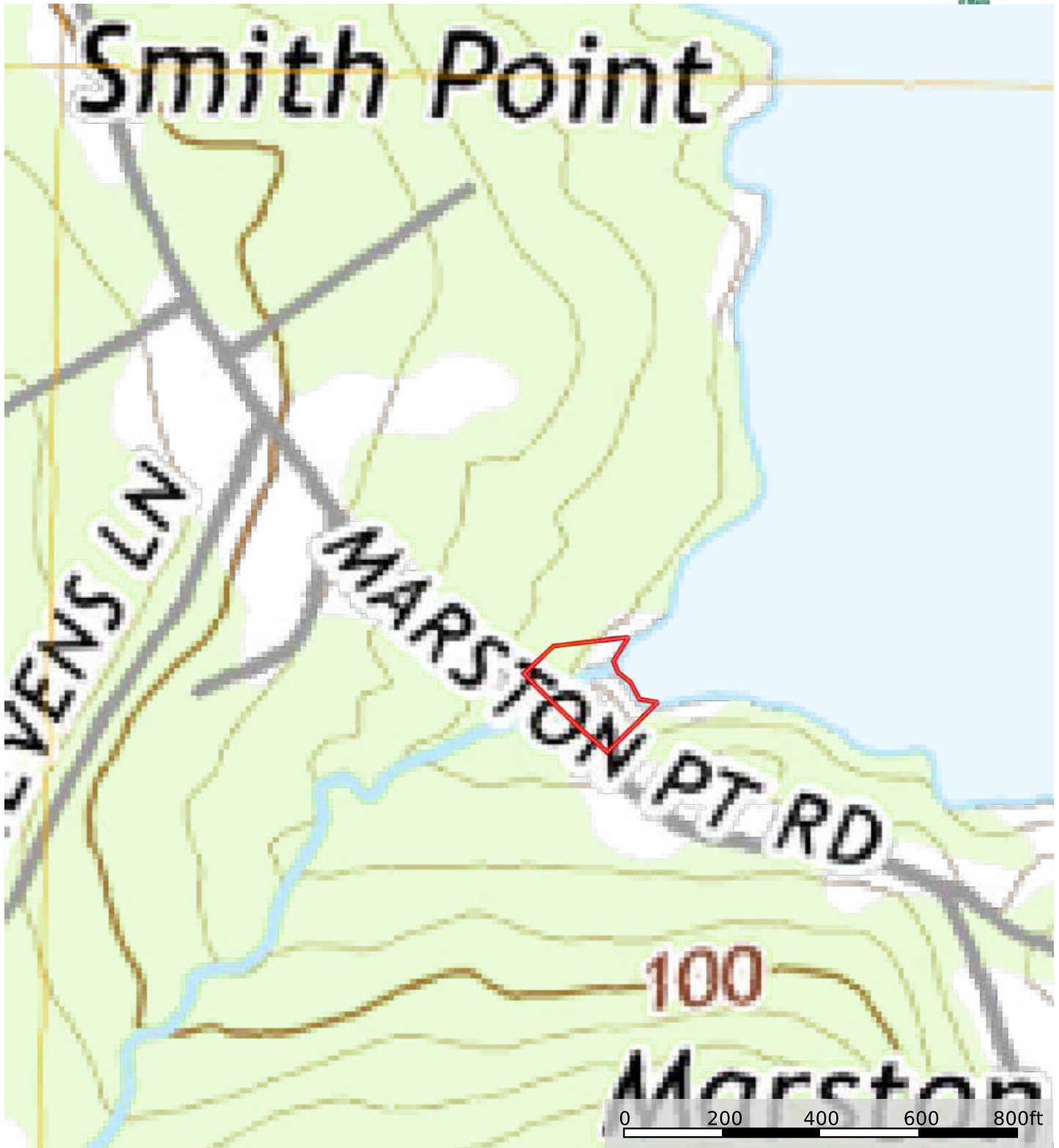
198± ft | Little Kennebec River
Smelt Brook Cove


Machias - 346 W Kennebec Road 1 acre
Washington County, Maine, 1 AC +/-



 Boundary

Machias - 346 W Kennebec Road 1 acre
Washington County, Maine, 1 AC +/-



 Boundary

Machias - 346 W Kennebec Road 1 acre
Washington County, Maine, 1 AC +/-



 Boundary

PROPERTY LOCATED AT: 346 W. Kennebec Rd., Machias, N/A N/A

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 also a dug well

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: 2019 Are test results available? .. Yes No

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

If Yes, are test results available? Yes No

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

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Upper lot by apple tree

Installed by: Shannon Well Drilling

Date of Installation: November 9, 2018

USE: Number of persons currently using system: 2

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

Comments: used seasonally only - dug well off private path to water.

Source of Section I information: state web site - well 220' 3 gal/min well #129598/cd 166438

Buyer Initials _____

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Seller Initials DN JJ

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
Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A
Tank Type: Concrete Metal Unknown Other: N/A
Location: just to left of driveway front OR Unknown
Date installed: 2018-19 Date last pumped: not used Name of pumping company: not used
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: not needed Name of company servicing tank: N/A
Leach Field: Yes No Unknown
If Yes, Location: left of driveway
Date of installation of leach field: 2018-19 Installed by: N/A
Date of last servicing of leach field: _____ Company servicing leach field: N/A
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

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: system has not been used
Source of Section II information: see HHE200 and approved variance based on replacement system

Buyer Initials _____ Page 2 of 7 Seller Initials DN JD

PROPERTY LOCATED AT: 346 W. Kennebec Rd., Machias, N/A N/A

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

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

Comments: N/A

Source of information: N/A

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: N/A Yes No Unknown

Comments: None

Source of information: visual inspection

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: no basements none

Source of information: visual inspection by agent

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: none

Source of information: N/A

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: none

Source of information: owners

Buyer Initials _____

Seller Initials DN JD

PROPERTY LOCATED AT: 346 W. Kennebec Rd., Machias, N/A N/A

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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

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

Comments: buildings built after 1972

Source of information: owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: reviewed state records and none noted, none disclosed by owner

Source of information: see above

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: Walking right by abutters only down path

Source of information: review of deed did not mention this, however abutters deed does

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? N/A

Road Association Name (if known): N/A

Buyer Initials _____

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Seller Initials DN JJ _____

PROPERTY LOCATED AT: 346 W. Kennebec Rd., Machias, N/A N/A

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: N/A

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: -78

What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: none

Comments: original to buildings

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: No basement

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

If Yes, are test results available? Yes No

Comments: N/A

Electrical: Fuses Circuit Breaker Other: N/A Unknown

Comments: N/A

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: N/A

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: N/A

Comments: both cabins were completely redone after purchase with new, windows, doors,decks etc.

Source of Section V information: owner, viewed

Buyer Initials _____

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Seller Initials DN

JJ

PROPERTY LOCATED AT: 346 W. Kennebec Rd., Machias, N/A N/A

SECTION VI – ADDITIONAL INFORMATION

**Tiny Cottage and Bunk House are rustic with water in Bunk house, Large Sun Mar composting toilet.
Tiny Cottage just has electricity. RV lot set up.**

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.

Debra Nichols 05-10-2022
SELLER DATE
Debra Nichols

Jonathan James 05-10-2022
SELLER DATE
Jonathan James

SELLER DATE
N/A

SELLER DATE
N/A

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
N/A

BUYER DATE
N/A

BUYER DATE
N/A

BUYER DATE
N/A



DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate Decedent)

Brent E. Spaulding, of Brewer, County of Penobscot and State of Maine, duly appointed and acting Personal Representative of the Estate of **Shirley F. Libby** deceased June 9, 2015, whose will was duly admitted to probate in the Probate Court for Hancock County, Maine, Docket No. 2016-006, having given notice to each person succeeding to an interest in the real property described below, by the power conferred by law, and every other power, for consideration paid, grants to **Jonathan James and Debra Nichols**, whose mailing address is 9 Maple Ave, Kittery ME 03904, as joint tenants and not as tenants in common, the following described real property situated in Machias, County of Washington and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TRANSFER TAX PAID

Witness my hand and seal this 10th day of November, 2017

Mark A Perry
Witness

Brent E Spaulding PR
Brent E. Spaulding, Personal Representative

State of Maine
County of Washington 11/10/17, 2017

Personally appeared before me the above named Brent E. Spaulding and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity.

Mark A Perry
Notary Public/Attorney at Law

MARK A. PERRY
(print name of officer) MAINE ATTORNEY #2477

EXHIBIT A

FIRST LOT: A certain lot or parcel of land situated in Machias, in the West Kennebec District, bounded and described as follows:

Beginning in the center of the road leading to Marston landing in Smelt Brook Cove, on the Northerly side of the lot hereby conveyed; thence Southerly along the main highway, twelve (12) rods, to an iron pipe driven in the ground; Thence due East (magnetic) to the shore of the Little Kennebec River; Thence Northerly along said shore, to the center of said road; Thence Westerly, along the center of said road, to the point of beginning, together with all seashore privileges connected therewith, and subject to any rights of others in said road.

Subject to the rights of Mary Kilton, her heirs and assigns, to take water from the spring in the Northwesterly part of the lot hereby conveyed, being the same spring used by said Mary Kilton at the time of conveying the property to Alberta M. Morse.

The first lot is shown on the tax maps of the Town of Machias as Map 1 Lot 5.

SECOND LOT: Bounded on the North by land now or formerly of Guy Morse; Southeasterly by land of Audrey Kilton and Norman Johnson, Sr., and on the East by the shore of Little Kennebec River. The above-described lot is nearly triangular in shape, and measures approximately seventy-five (75) feet on the road leading to the Marston landing.

The second lot is shown on said tax maps as Map 1, Lot 4.

For source of title, reference may be had to a Deed from Elizabeth G. Jackson to Lloyd A. Libby and Shirley F. Libby, dated December 14, 1989, and recorded in the Washington County Registry of Deeds in Book 1619, Page 101. Shirley F. Libby was the surviving joint tenant, Lloyd A. Libby having died on June 17, 1998.

Received
Recorded Register of Deeds
Nov 13, 2017 02:18:28P
Washington County
Sharon D. Strout



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.