

Private Waterfront Land



** Not on property

LOT 35.2 BEDROCK LANE | TRESCOTT, MAINE

- Oceanfront
- Surveyed
- Private
- Southwest Views
- Power nearby
- Amazing Views
- Coastal
- Recreational

\$105,000



SCAN TO
VIEW THE
FULL
PROPERTY
DETAILS &
VIDEO!





Local Government

Police
911

Fire
911

Town Office
2655 Cutler Road

Tax Assessor
Billie Theriault | State of Maine
(207) 435-7969

Code Enforcement
Billie Theriault | State of Maine
(207) 435-7969

Welcome to 4.4 acres of private waterfront on Cobscook Bay in the picturesque coastal township of Trescott, Maine. This stunning property boasts 428 feet of surveyed, private waterfront on Cobscook Bay, offering breathtaking views of nearby islands, coves, and points.

The property's gently sloping landscape allows for easy access to the shorefront, providing a perfect spot for swimming, sunbathing, and exploring the coast. Additionally, the property features some walking trails, perfect for a morning stroll or a scenic hike.

Just a short drive away, the charming town of Lubec offers all the amenities of coastal Maine living, including fresh seafood, local shops, and community events. Don't miss out on the chance to own a slice of paradise in a private and quiet location.

Nestled among softwood trees and lush greenery, this spacious lot presents an unparalleled opportunity to create your own waterfront paradise. With 4.4 acres of land, you'll have ample space to relax and entertain yourself in the salt water.



Spencer Wood
REALTOR®
(603) 568-2475

spencer@lifestylepropertiesme.com

35.2 BEDROCK LANE | TRESCOTT

Shopping

Machias, 30± hours

City

Bangor, 2.5± hours

Airport

Bangor International, 2.5± hours

Interstate

Bangor, 2.5± hours

Hospital

Regional Medical, 9.4± miles

Boston, MA

342± miles (5.5± hours)

LISTING PRICE

Acres 4.4± \$105,000 Taxes \$511.28



View

Oceanfront | Scenic | Woods

Zoning

Shoreland

Road Frontage

None


Water Frontage

Cobscook Bay | 428'



Trescott Twp, 4.4ac lot 35.2
Maine, 4.4 AC +/-



 Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

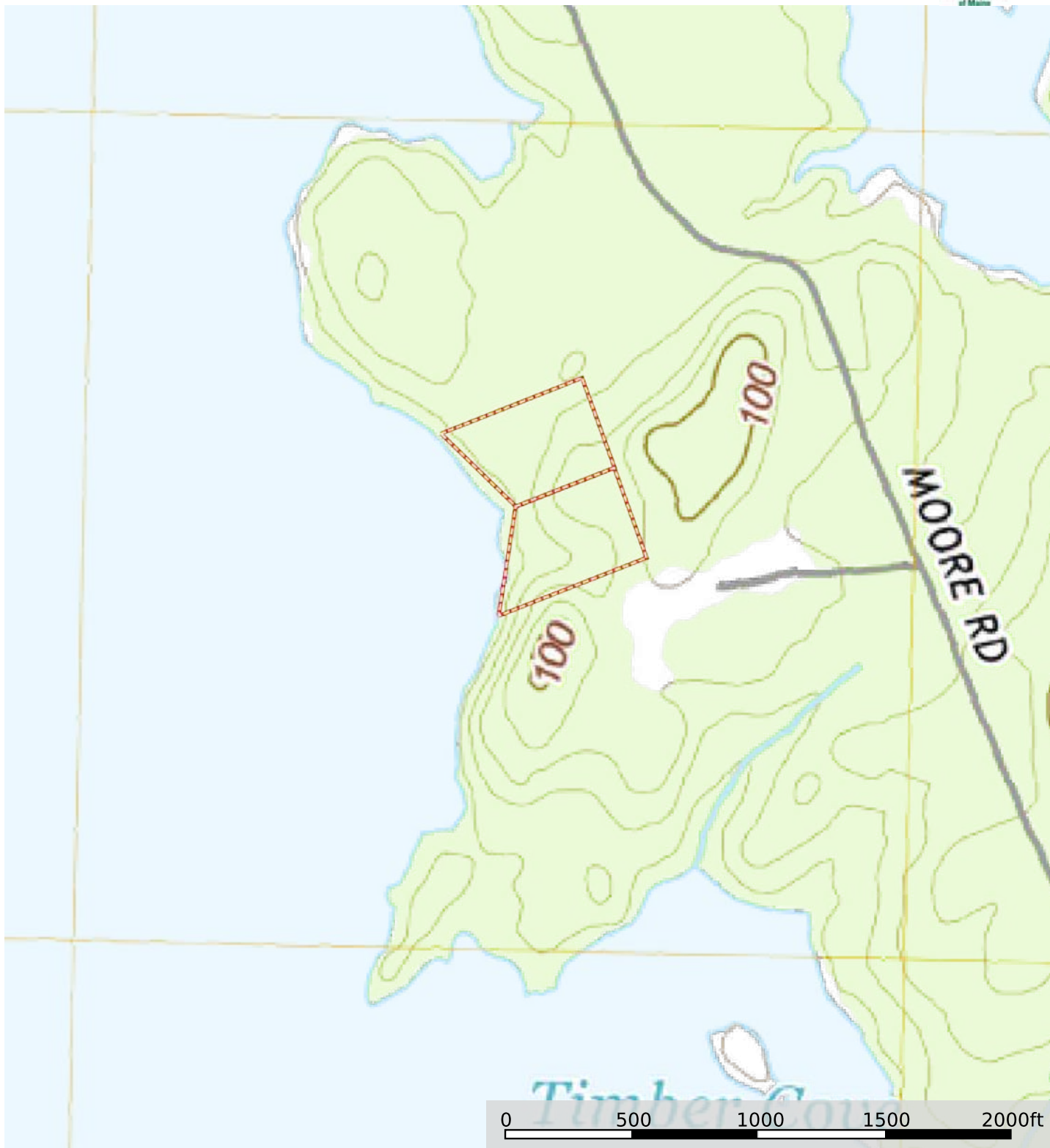
113 West Broadway




The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Trescott Twp, 4.4ac lot 35.2

Maine, 4.4 AC +/-



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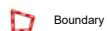
113 West Broadway



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Trescott Twp, 4.4ac lot 35.2

Maine, 4.4 AC +/-



PROPERTY LOCATED AT: Cutler Road, Rt. 191, Cutler, ME 04626**PROPERTY DISCLOSURE – LAND ONLY**

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 – 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 your 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: _____

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. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Sellers

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

Buyer Initials _____ Page 1 of 3 Seller Initials DS _____

PROPERTY LOCATED AT: Cutler Road, Rt. 191, Cutler, ME 04626

SECTION II — 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: Existing subdivision, some lots subject to right of way

Source of information: Deed, subdivision map

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? not indicated in deed or subdivision

Road Association Name (if known): _____

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: shore land and wetland zoning applies

Source of information: Sellers

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of 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, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☐ Yes ☒ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of information: Subdivision plat

Additional Information: Soil test is indicated on survey plan, which is now outdated.

Buyer Initials _____

Page 2 of 3

Seller Initials DS

PROPERTY LOCATED AT: Cutler Road, Rt. 191, Cutler, ME 04626

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

<u>Diane Shelton</u>	<u>03/21/2023</u>		
SELLER	DATE	SELLER	DATE

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED
DLN: 1002340225175

KNOW ALL PERSONS BY THESE PRESENTS THAT, **Peter A. Magaro** of Forest Hills, State of New York, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto **Great Lakes Homebuyers LLC, an Ohio Limited Liability Company**, having a mailing address of PO Box 602114, Cleveland, OH 44102, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Trescott Twp, County of Washington and State of Maine, described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Peter A. Magaro by virtue of a deed from Geneva L. Magaro dated July 25, 2002 and recorded in the Washington County Registry of Deeds in Book 2650, Page 21.

Witness my hand and seal this 23 day of January, 2023.

[Signature]
 Witness

[Signature]
 Peter A. Magaro

State of NY
 County of Queens

January 23, 2023

Personally appeared before me the above named **Peter A. Magaro** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
 Notary Public / ~~Attorney at Law~~ YF
 Printed Name: Yusef Farzan
 My Comm. Exp: 9/6/24

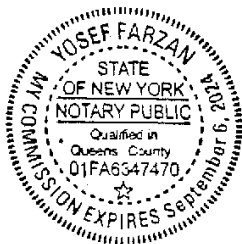


EXHIBIT A

A certain lot or parcel of land situated in Trescott, County of Washington, State of Maine, with any buildings thereon, bounded and described as follows:

Beginning at a point on the road leading from the Moores Road to Cobscook Bay at approximately where the road makes a right angle turn; thence in a westerly direction five hundred twenty eight (528) feet to the said Cobscook Bay; thence in a northerly direction along the shore of said Cobscook Bay a distance of seven hundred twenty (720) feet to another point; thence in an easterly direction five hundred twenty (520) feet to another point; thence in a southerly direction seven hundred thirty-five (735) feet to another point; thence in a westerly direction ninety-two (92) feet to the place of beginning. All points are marked with iron stakes.

Excepting, however, the portion of the above conveyed property described in a deed from Peter A. Magaro et al to Karon J. Turner dated January 7, 1977 and recorded in Book 955, Page 257 of said Registry. The purchase option held by Karon J. Hyman f/k/a Karon J. Turner recorded in Book 955 Page 255 expired with her on January 4, 1991. See recitations in Book 3916 Page 60, and Abstract of Probate recorded in Hancock Book 1845 Page 599.



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 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.