



Humble Abode

\$119,000

1 County Road
Lubec, Maine
04652

 United
Country
Real Estate

Lifestyle
Properties
of Maine



Suzanne Barrett
REALTOR®
(207) 271-8777
suzanne@lifestylepropertiesme.com

This humble 3 season abode sits on land once owned by the Union Sardine Company and will easily transform into your summer retreat or permanent home port. Located right on Rt. 189 or the “Lubec neck,” you can easily walk to the Dollar Store and the local market enjoying bay views along the way.

Looks are deceiving as the footprint of this 2-story building is quite spacious. The roomy eat in kitchen expands when you open the sliding glass doors onto a repurposed deck, where you can enjoy the magical sunsets overlooking Johnson’s Bay.



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &
VIDEO!**

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Washington County
(207) 255-4422

Fire

911

Town Office

40 School Street
(207) 733-4867

Tax Assessor

Suzette Francis
(207) 733-2341

Code Enforcement

Kevin Brodie
(207) 733-4243

School District

44 Pleasant Street
(207) 733-5561

Proximity

Shopping

Lubec, 2± miles

City

Bangor, 113± miles

Airport

Bangor International, 113± miles

Interstate

Exit #47, 113± miles

Hospital

Machias, 28± miles

Boston, MA

350± miles (5.5± hours)

Level one is complete with a living room as well as a classic Maine cubbyhole, that could be your sewing room, office space or private yoga studio. The second level includes 2 good-sized bedrooms and an ample bathroom.

Parking is located in front of the house but there's plenty of space to put in a driveway and decking to enhance the bay view. The house needs structural work but it's well worth the water views and close proximity to Lubec proper where residents enjoy walking to the library, post office, brewery, bank, market, and concerts. Public utilities are accessed at the road. This property is broker owned and is being sold "as is, where is."





1 County Road, Lubec

Year Built

1940±

Square Foot

1170±

Bedrooms

Two

Bathrooms

One

Flooring

Vinyl | Wood | Other

Garage

N/A

Acres 0.861± LISTING PRICE \$119,000 Taxes \$920

Water

Public

Sewer

Public

Roof

Metal

Heating

Direct Vent Furnace

Cooling

None

View

Scenic

Zoning

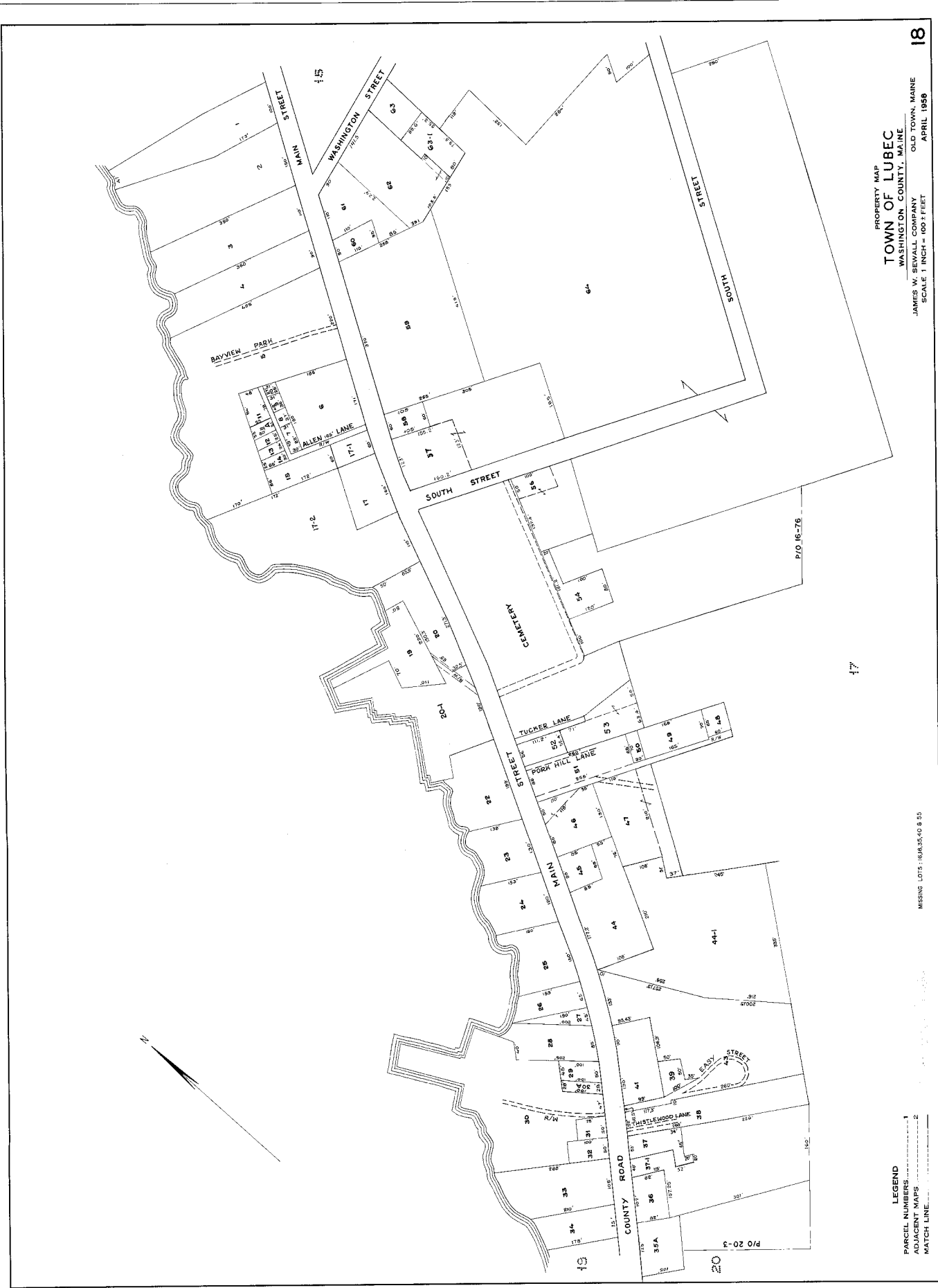
Shore

Road Frontage

Yes | 50'

Water Frontage

No



PROPERTY MAP
TOWN OF LUBEC
 WASHINGTON COUNTY, MAINE
 JAMES W. SEWELL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 100 FEET
 APRIL 1988

MISSING LOTS: 16, 18, 35, 40 & 55

LEGEND
 PARCEL NUMBERS ————
 ADJACENT MAPS - - - - -
 MATCH LINE ————

PROPERTY LOCATED AT: 1 County Rd., Lubec, ME 04652

PROPERTY DISCLOSURE

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

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

SECTION I – WATER SUPPLY

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

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

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

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

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? Unknown

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: _____

Buyer Initials _____ Page 1 of 7 Seller Initials _____

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

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

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

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

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

Have you experienced any malfunctions? Yes No

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

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Rinnai			
Age of system(s) or source(s)	est. 5 years			
Name of company that services system(s) or source(s)	Eastern Plumbing			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information				

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

SECTION IV – HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

Seller Initials _____

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

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

Comments: _____

Source of information: _____

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: **Due to age of the home, it's likely there's asbestos** Yes No Unknown

Comments: _____

Source of information: **Owner** _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

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

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 1 County Rd., Lubec, ME 04652

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

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

SECTION V — GENERAL INFORMATION

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

If Yes, explain: _____

Source of information: _____

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 1 County Rd., Lubec, ME 04652

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes No Unknown

If Yes, explain: _____

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

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

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

Year Principal Structure Built: 1950's

What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: New metal roof installed est. 2017

Water, moisture or leakage: Yes, prior to metal roof installation.

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: The sills are rotten and need replacing, so water leakage in the cellar has been present.

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

If Yes, are test results available? Yes No

Comments: There's probably presence of mold due to the moisture in the cellar.

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: The pipes burst in winter of 2021. All plumbing replaced with

Continued... See Addendum Known material defects 1

Comments: _____

Source of Section V information: Owner

Buyer Initials _____

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Seller Initials _____

SECTION VI – ADDITIONAL INFORMATION

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

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

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

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

SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

Received
Recorded Register of Deeds
Jun 13 2016 03:00:29P
Washington County
Sharon D. Strout

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Kenneth L. Tarbox, Sr. and Carol Tarbox of Manchester, County of Hillsborough, and State of Maine, for consideration paid, grant to Jacob T. Barrett, whose mailing address is 16 Havenhurst Road, Trescott, Maine 04652, with **WARRANTY COVENANTS**, the real property situated in Lubec, County of Washington and State of Maine, described as follows:

Commencing at the southeast corner, at an iron stake driven in the ground, of land now or formerly owned or occupied by Clarence L. Tinker and land formerly owned or occupied by "Union Sardine Company" and the County Road leading from Lubec to Whiting in said County and State; thence westerly along said County Road fifty (50) feet to an iron stake driven in the ground; thence northwesterly at right angles, or nearly so, seventy-five (75) feet to an iron stake driven in the ground, and parallel with said Tinker's easterly line; thence northeasterly at right angles, or nearly so, and parallel with the County Road, fifty (50) feet to the easterly line of said Tinker to an iron stake driven in the ground; thence southeasterly, along line of land of said Tinker and Union Sardine Company, seventy-five (75) feet to an iron stake in the ground and the place of beginning.

Being the same premises described in a deed from Kenneth L. Tarbox, Sr. to Kenneth L. Tarbox, Sr. and Carol Tarbox dated January 25, 1991 and recorded in the Washington Registry of Deeds in Book 1686 Page 130.

TRANSFER TAX PAID

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3 day of ~~May~~ ^{June}, 2016.

Lisa A. Holmes
Witness

Kenneth L. Tarbox Sr.
Kenneth L. Tarbox, Sr.

Carol Tarbox
Carol Tarbox

STATE OF MAINE
COUNTY OF WASHINGTON

~~May~~ ^{June} 3, 2016

SEAL

Personally appeared the above named Kenneth L. Tarbox, Sr. and Carol Tarbox, and acknowledged the foregoing instrument to be their free act and deed. Before me,

Lisa A. Holmes
Notary Public/Attorney at Law

Printed Name: _____

LISA A. HOLMES
Notary Public, Maine
My Commission Expires June 9, 2017

ADDENDUM

PROPERTY: **1 County Rd., Lubec, ME 04652**

1) Known material defects

Pex tubing except bathroom. SILLS ARE ROTTEN. The house is not insulated. Stove and refrigerator do not work. Property being sold "as where is." Broker owned.

Date: _____

Date: _____

Signature _____

Signature _____

Date: _____

Date: _____

Signature _____

Signature _____

Addendum



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.