

Land on Private Road



** Not on property

LOT 58 COFFINS NECK ROAD | LUBEC, MAINE

- Waterfront
- Recreational
- Private
- Building Lot
- Shoreland
- Downeast Maine
- Coastal Land
- Rural

\$65,000



Nutter Cove

Tucked in off a well-maintained private road is this 3.1-acre parcel with 235' on Nutter Cove. This East facing lot offers 235' on the waterfront and 210' on Coffins Neck. A turn off is roadside and power is on the road. The private road leading to this lot is maintained by the Coffins Neck Road Association and affordable fees are assessed to each lot to finance the maintenance. The association only regulates the road.

Located just “down the road” from a number of parks open to the public for hiking, kayaking, and enjoying the trails, one can launch their kayak from home and paddle to these parks for an afternoon picnic and kayak back home.



**Lifestyle Properties
of Maine**



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



Lubec, Maine

Local Government

Police

St Police/ Sheriff Office
(207) 255-4422

Fire

Lubec Fire Department
(207) 733-4641

Town Office

40 School St.
(207) 733-2341
Mon-Fri 8am-4pm

Tax Assessor

Jacqueline Robbins
(207) 733-2341

Code Enforcement

Kevin Brodie
(207) 263-4243

Lubec is a traditional fishing village and is the easternmost town in the United States. Formerly the home to a large sardine industry, the town now plays host to the Regional Medical Center as well as local fishermen and lobstermen. Lubec's downtown area boasts large homes built by sea captains and industry leaders and quaint restaurants and shops. The public boat launch, Fisherman's Memorial Park, and the breakwater are all within walking distance from each other. Watch the seals frolic in the tidal current, the fishermen as they head out for their daily catch, or just relax on one of the granite benches overlooking the waterfront. Lubec, and its surrounding area, is also home to over 43,000 acres of public and preserved lands open to the public for hiking, biking, kayaking, canoeing, and other low impact recreational activities. Nearby is the Downeast Sunrise Trails which is an 85-mile trail built along a former rail corridor from Washington Junction in Hancock to Ayers Junction in Pembroke. It has a compact gravel base and is ideal for snowmobiling, ATVing, walking, bicycling, cross-country skiing, and horseback riding.

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.



LOT 58 COFFINS NECK ROAD | LUBEC

Shopping

Lubec, 9± miles

City

Calais, 44± miles

Airport

Bangor, 115± miles

Interstate

I-395, 113± miles

Hospital

Downeast Community, 28± miles

Boston, MA

346 miles (6± hours)

LISTING PRICE

Acres 3.1± \$65,000 Taxes \$1026



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!

View

Scenic | Trees

Zoning

Shoreland

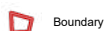
Road Frontage

Yes | 210'

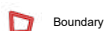
Water Frontage

235' | Nutter Cove

Lubec - 3.1 Acres -Lot 58, Coffins Neck Road
Washington County, Maine, 3.1 AC +/-



Lubec - 3.1 Acres -Lot 58, Coffins Neck Road
Washington County, Maine, 3.1 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

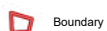
113 West Broadway



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

Lubec - 3.1 Acres -Lot 58, Coffins Neck Road

Washington County, Maine, 3.1 AC +/-



PROPERTY LOCATED AT: M40 1.58 Coffins Neck Road, Lubec, Me 04652

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: None

Source of information: Seller, Agent knowledge of area

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: none

Source of information: owner

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

Buyer Initials _____

Page 1 of 3

Seller Initials JE

PROPERTY LOCATED AT: M40 L58 Coffins Neck Road, Lubec, Me 04652

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: ROW to property, Road Association, restrictive covenants- no mobile homes, farm animals

Source of information: subdivision plan/deed

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? Coffins Neck Road Association

Road Association Name (if known): Coffins Neck Road Association

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: shoreland zoning

Source of information: Owner, town

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: owner

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: owner/previous disclosure

Additional Information: Association in the process of restructuring the fee for road maintenance

Buyer Initials _____

Page 2 of 3

Seller Initials WZ

PROPERTY LOCATED AT: M40 L58 Coffins Neck Road, Lubec, Me 04652

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.

John Lynskey _____
SELLER DATE
John Lynskey

SELLER DATE

SELLER DATE

SELLER DATE

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

BUYER DATE

BUYER DATE



C5634

WARRANTY DEED

BOOK 1338 PAGE 024

R.E. Glidden Auto Body, also sometimes known as Glidden's Auto Body, a corporation duly organized and existing under the laws of the State of Maine and having a place of business in Bangor, County of Penobscot, State of Maine, for consideration paid, grant to John J. Lynskey of Boston, County of Suffolk, Commonwealth of Massachusetts, with WARRANTY COVENANTS, the land in Lubec, Washington County, Maine.

A certain lot or parcel of land situated in Lubec, County of Washington, State of Maine, being bounded and described as follows, to wit:

Lot Numbered 58 as shown on Plan of land entitled "Lubec by the Sea", prepared by Kolman Timberland Services, dated August, 1969, and recorded in the Washington County Registry of Deeds in Plan Book 4, Page 43.

Together with the shore and flats lying between the sidelines of said lot extending to low water mark in accordance with the laws of the State of Maine.

Together with as appurtenant to every part of the lot herein conveyed, rights-of-way for all purposes of a way over and upon all the roads and rights-of-way as marked in said Plan, which rights-of-way are to be used in common with the owners and occupants of other lots marked on said Plan and other persons lawfully entitled to the use of the same and their heirs and assigns.

Being a portion of the premises described in a deed from Martin Schmidt to Glidden's Auto Body by deed dated December 11, 1979, recorded in the Washington County Registry of Deeds in Volume 1087, Page 206.

TRANSFER
TAX
PAID

IN WITNESS WHEREOF, it, the said R. E. Glidden Auto Body, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Craig D. Oliver, its President, hereunto duly authorized this 23rd day of July, 1985.

R. E. GLIDDEN AUTO BODY

By:

Craig D. Oliver
Craig D. Oliver,
Its President

STATE OF MAINE
Penobscot, ss

July 23, 1985.

Personally appeared the above named Craig D. Oliver, in his said capacity, and acknowledged the above instrument to be his free act and deed and the free act and deed of said Grantor corporation.

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received JUL 25 1985
at 2 H 31 M P M recorded
in Book _____ Page _____
Attest:

Register

Before me,

Elizabeth A. Elias
Name: Elizabeth A. Elias
Notary Public

My commission expires 11/17/85





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.