

Maine's Finest Cold-Water Lakefront



** Not on property

548 WEBB COVE DRIVE | ENFIELD, MAINE

- Maine Land for Sale
- Lakefront
- Cold Water Lake
- Salmon and Trout Fishing
- 7.2 Acres
- 1,145 Feet Waterfront
- Boating
- 3,600 acre lake 104 feet deep

\$475,000



Welcome to 548 Webb Cove Drive in Enfield, Maine, where an unparalleled lakefront estate awaits your ownership. If you're seeking the pinnacle of cold-water lakefront properties, this is the place to be. Let's explore the extraordinary features of this 7.2-acre peninsula on Cold Stream Pond.

Location

Nestled in Central Penobscot County, Enfield is a small rural town surrounded by Lowell, Howland, Lincoln, and Burlington, with a population of 1,435. Conveniently located, it's just 14 miles from Lincoln, the nearest service town with access to a hospital, grocery stores, restaurants, professional services, building materials and other shopping opportunities. It is a 55-minute drive to the city of Bangor, where you will find an international airport. Boston is 279 miles away, a 4-hour and 15-minute drive.



**Lifestyle Properties
of Maine**



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



Enfield, Maine

Local Government

Police

County Sheriff
(207) 947-4585

Fire

Howland Fire Dept
911

Town Office

(207) 732-4270
manager@townofenfieldmaine.org
M-Thurs 5:00 to 7:00

Tax Assessor

Travis Roy
troy@townofenfieldmaine.org

Code Enforcement

Frank Tracy
ceo@townofenfieldmaine.org

Enfield is the perfect town to live and work. If you can work from home, we cannot imagine a better office. The rural nature of the town will almost ensure regular sightings of wildlife. The property's older growth forest, panoramic lake views and resident loons, moose, whitetail deer, bald eagles and other wildlife will offer amateur and professional photographers and artists an endless list of subjects.

Lake

Cold Stream Pond This property boasts frontage on Cold Stream Pond, a large, deep, glacial carved lake spanning nearly 3,700 surface acres. With depths exceeding 100 feet, the crystal-clear water provides up to 10 meters of visibility.

Ideal for cold water fish the lake's well-oxygenated waters support Landlocked Salmon, Lake Trout, and Brook Trout. The deep wide basin of the lake is ideal for various water activities such as swimming, kayaking, power boating, sailing and waterskiing.

Land

The 7.2± acre surveyed parcel includes a west facing peninsula with 1,145 feet of total frontage. Currently the nearest existing neighboring home is 800± feet from the preferred building site, ensuring unparalleled privacy. The property features old-growth trees, a building site with a minimal 100-foot setback requirement, a gentle slope, and a panorama of lake views.



Phil McPhail
REALTOR®
(207) 290-0372
phil2@lifestylepropertiesme.com

548 WEBB COVE DRIVE | ENFIELD

Shopping

Lincoln, 14± miles

City

Bangor, 45± miles

Airport

Bangor International, 46± miles

Interstate

Exit #217, 12± miles

Hospital

Penobscot Valley, 13± miles

Boston, MA

279± miles (4± hours)

LISTING PRICE

Acres 7.2± \$475,000 Taxes \$TBD



Road Frontage

Yes | 230'

Water Frontage

1145' | Cold Stream Pond

Easement

Access

View

Scenic | Trees

Zoning

Shoreland | Limited Residential



NRCS reports well-drained Cannan rocky sandy loam soil onsite enhancing the building potential. The land includes approximately 230 feet of frontage along Webb Cove Drive. This road is well maintained by a private association which is not an HOA. This is a year-round accessible location with grid tied electric utilities available roadside.

The property location places it within the SAD #31 school system with an elementary school just 15 minutes away, and the junior high and high school within 25 minutes. The University of Maine at Orono, Maine's largest university, is about 35 miles from the property.

Within a day trip distance, you'll find:

- 45 minutes to the City of Bangor for fine dining, shopping, concerts, cultural centers, and major healthcare options.
- 2 hours and 30 minutes to LL Bean in Freeport.
- 94 miles/2 hours to Bar Harbor and Acadia National Park.
- 64 miles/1 hour and 29 minutes to Baxter State Park and Mt Katahdin.
- 65 miles/1 hour and 30 minutes to the 3.5 million acres of the North Maine Woods home to the Allagash Wilderness Waterway.

Now, the opportunity to own this exclusive lakefront estate can be yours. Enjoy 1,145 feet of lakefront, extreme privacy, and easy access. Embrace the luxury of residing on one of Maine's clearest and cleanest lakes – a statement in a state renowned for its pristine waters. Don't miss the chance to make 548 Webb Cove Drive your new lakefront residence. Contact us today for more information.



Enfield - 548 Webb Cove Drive 7.2 +/- acres
Penobscot County, Maine, 7.2 AC +/-



— Track  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.

Enfield - 548 Webb Cove Drive 7.2 +/- acres

Penobscot County, Maine, 7.2 AC +/-



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— Track
□ Boundary

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Penobscot County, Maine, 7.2 AC +/-



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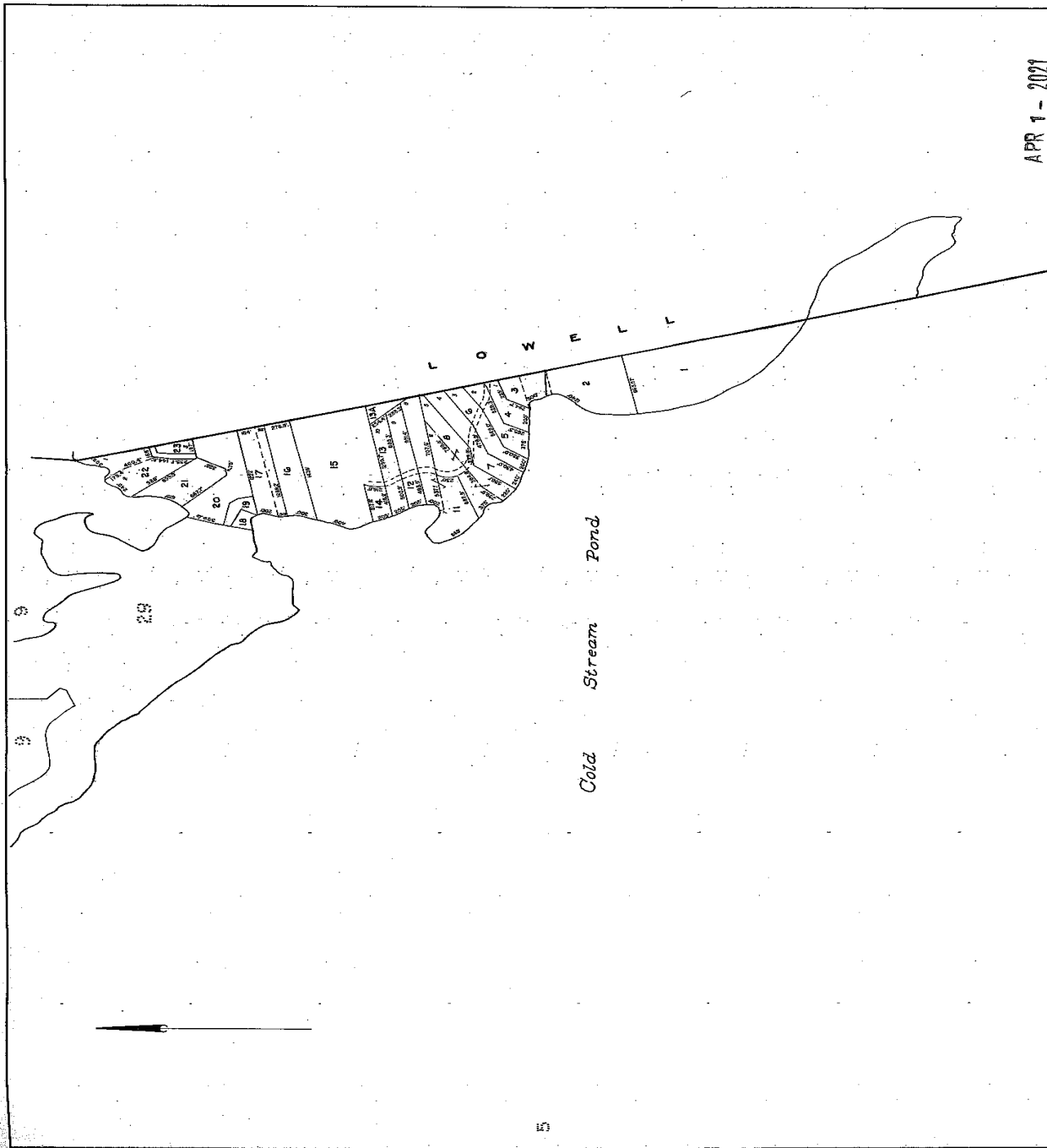
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|  Boundary 6.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaC	Canaan extremely rocky sandy loam, 5 to 15 percent slopes	5.44	77.94	0	13	7s
SpD	Plaisted gravelly loam, 8 to 15 percent slopes, extremely stony	1.47	21.06	0	29	6s
W	Water bodies	0.07	1.0	0	-	-
TOTALS		6.98(*)	100%	-	16.24	6.79

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

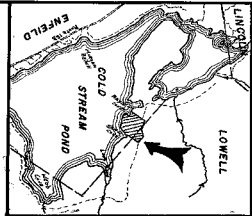




APR 1 - 2021

PROPERTY MAP
 TOWN OF ENFIELD
 PREPARED BY
 JAMES W. SEWALL COMPANY
 OLD TOWN, MAINE
 SCALE 1 INCH = 500 FEET

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 BAYPORT LINE
 For Assessment Purposes
 Not to be used for Conveyance



KEY MAP

SCALE 1 inch = 1 mile

CONVENANTS & RESTRICTIONS

1. From the above used only for a single family dwelling house, garage, guest house, for recreational purposes, other customary accessory uses.
2. No structure of a temporary character, including accessory buildings, shall be erected on the lot and no building shall be used as a garage or for any other purpose except as a garage or for any other purpose contained in the deed.
3. All structures erected on the lot shall be finished with brick or stone or a combination of the two and shall be constructed of a material which shall be acceptable to the Planning Board.
4. All lot owners shall locate their respective accessory structures at least 10 feet from the rear boundary line of the lot and 5 feet from the side boundary line of the lot and 5 feet from the side boundary line of the lot and 5 feet from the side boundary line of the lot.
5. All lot owners shall locate their respective accessory structures at least 10 feet from the rear boundary line of the lot and 5 feet from the side boundary line of the lot and 5 feet from the side boundary line of the lot.
6. All lot owners shall locate their respective accessory structures at least 10 feet from the rear boundary line of the lot and 5 feet from the side boundary line of the lot and 5 feet from the side boundary line of the lot.
7. No mobile home is to be allowed on the lot.
8. The owner may not use more than 25 percent of the front yard for any purpose other than for a driveway or for a garage.
9. The owner may not use more than 25 percent of the front yard for any purpose other than for a driveway or for a garage.
10. The owner may not use more than 25 percent of the front yard for any purpose other than for a driveway or for a garage.
11. A minimum of 10 feet of front yard shall be maintained for each dwelling placed on the lot.
12. The owner shall maintain the lot in accordance with the requirements of the Planning Board.
13. The owner shall maintain the lot in accordance with the requirements of the Planning Board.
14. There is a 200 foot setback from the rear lot line.
15. Any violation of these conditions shall be corrected by the owner.

PLANNING BOARD --- TOWN OF ENFIELD

Approved by: *[Signature]*

[Signature]

[Signature]

[Signature]

[Signature]

NOTE: Pursuant to Title 30 MRS. 35/455 (4) this plan has been reviewed by the Planning Board of Enfield, Maine.

Reviewed and Signed on September 13, 1988

PLANNING BOARD --- TOWN OF LOWELL

Approved by: *[Signature]*

[Signature]

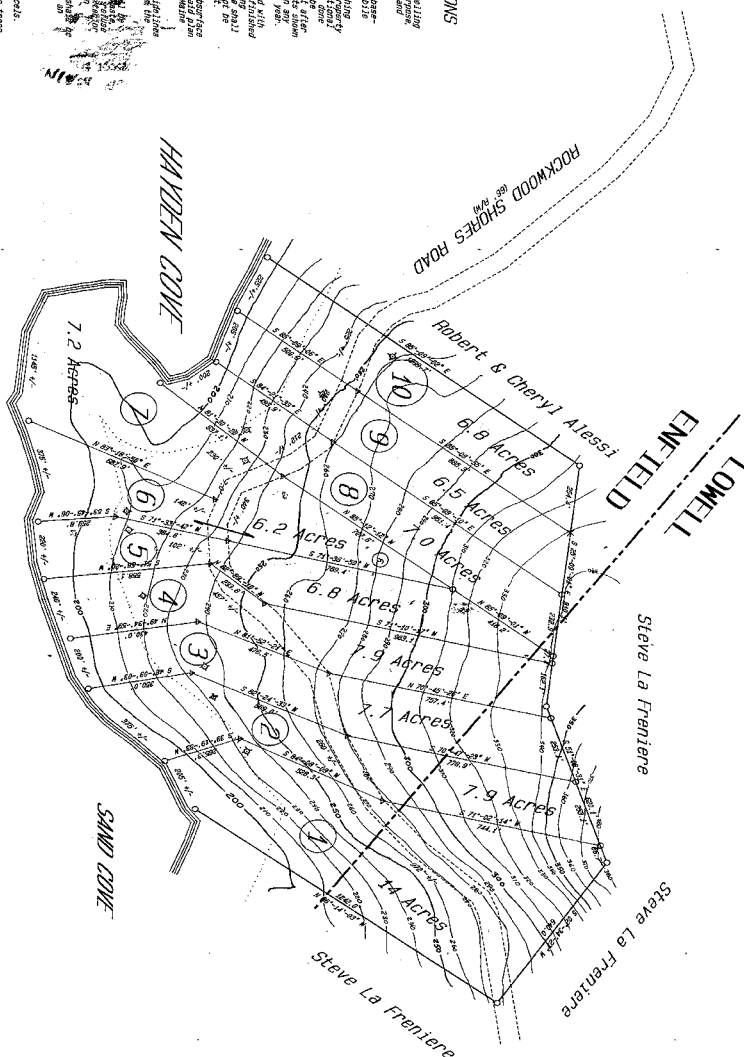
[Signature]

[Signature]

[Signature]

NOTE: Pursuant to Title 30 MRS. 35/455 (4) this plan has been reviewed by the Planning Board of Lowell, Maine.

Reviewed and Signed on Oct. 1, 1988



COLD STREAM POND

ENFIELD & LOWELL



LEGEND
 --- Shore Line
 --- Edge of Right-of-Way
 --- Cold Stream Pond
 --- 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000' 1100' 1200' 1300' 1400' 1500' 1600' 1700' 1800' 1900' 2000' 2100' 2200' 2300' 2400' 2500' 2600' 2700' 2800' 2900' 3000' 3100' 3200' 3300' 3400' 3500' 3600' 3700' 3800' 3900' 4000' 4100' 4200' 4300' 4400' 4500' 4600' 4700' 4800' 4900' 5000' 5100' 5200' 5300' 5400' 5500' 5600' 5700' 5800' 5900' 6000' 6100' 6200' 6300' 6400' 6500' 6600' 6700' 6800' 6900' 7000' 7100' 7200' 7300' 7400' 7500' 7600' 7700' 7800' 7900' 8000' 8100' 8200' 8300' 8400' 8500' 8600' 8700' 8800' 8900' 9000' 9100' 9200' 9300' 9400' 9500' 9600' 9700' 9800' 9900' 10000'

Contour Interval = 10 Feet

D2003 88

D2003 88

OWNER'S NAMES
 LARRY LAFRENIERE

1. This subdivision was made up of 10 lots with a total area of 100.0 acres in Enfield and 10.0 acres in Lowell.
2. This plan is not shown in the Maine and New Hampshire Division and does not show the location of the lots.
3. This plan is not shown in the Maine and New Hampshire Division and does not show the location of the lots.
4. This plan is not shown in the Maine and New Hampshire Division and does not show the location of the lots.

SUBDIVISION PLAN

ROCK MAPLE SHORES

COLD STREAM POND

JANES LAND SERVICES, INC.
 800 GLENN AVE.
 ENFIELD, ME 04042
 Revised August 12, 1988

PROPERTY LOCATED AT: Webb Cove Drive, Enfield, ME 04493

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: seller

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: seller

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

Buyer Initials _____

Page 1 of 3

Seller Initials

Yan XPM DA 2/11/11

PROPERTY LOCATED AT: Webb Cove Drive, Enfield, ME 04493

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: rights of way and restrictive covenants in deed

Source of information: public record

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? Association

Road Association Name (if known): Webb Cove ~ Upper Webb Cove Drive 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, limited residential

Source of information: seller / public record

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

If Yes, explain: N/A

Source of information: Public Record.

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: Tree Growth to be removed by seller prior at closing

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: public record

Additional Information: none

Taxes are estimated on the 2016 per ft assessment of a larger parcel of land. The property is currently in the tree growth tax program as part of a larger parcel. Property will be removed from tree growth tax program at time of sale by the seller, at which time the property will be reassessed by the town.

Buyer Initials _____

Page 2 of 3

Seller Initials

[Handwritten Signature]

PROPERTY LOCATED AT: Webb Cove Drive, Enfield, ME 04493

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.

Robert Murray Nov 9, 2023
SELLER DATE
Robert Murray

Patricia Murray P.O.A. Patricia Murray
SELLER DATE
Patricia Murray 11/9/2023

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



WARRANTY DEED
(13-05632L)

DAVID SHAW and **SHARON SHAW**, of 3513 Sugan Road, New Hope, Pennsylvania, for consideration paid, **GRANT** to **ROBERT MURRAY** and **PATRICIA MURRAY**, of 9 Lublin Street, Arlington, Massachusetts 02476, with **WARRANTY COVENANTS**, as **joint tenants**, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Enfield and Lowell, in the County of Penobscot and State of Maine, bounded and described as follows, to wit:

Being Lot #7 of a Plan of Lots of Rock Maple Shores on Cold Stream Pond, prepared by Andrews Land Service, Inc., dated July 20, 1988 and revised August 12, 1988 and recorded in Penobscot County Registry of Deeds in Plan File #D203-88.

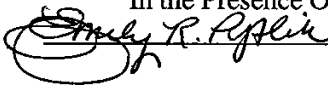
The above lot is subject to the conditions and restrictions as set out in Exhibit A, annexed hereto and made a part hereof.

Also conveyed herewith, is a right of way, for all purposes of a way, including utility service, over the International Paper Company Roads, so-called, as presently laid out leading southerly and westerly from the above described premises to State Highway #188.

Being a portion of the premises described in the deed from Lance J. Lafreniere to David Shaw and Sharon Shaw dated December 9, 1989, recorded in Book 4570, Page 279 at Penobscot County Registry of Deeds.

WITNESS my hand and seal this 6 day of August, 2013.

Signed, Sealed and Delivered
In the Presence Of





David Shaw

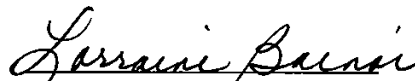

SEAL

STATE OF MICHIGAN

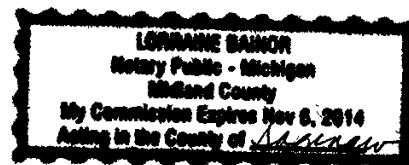
Saginaw COUNTY, ss.

August 6, 2013

Personally appeared before me, the above named David Shaw and acknowledged the foregoing instrument to be his free act and deed.

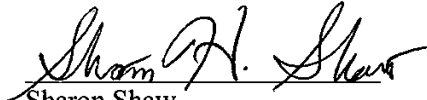

Notary Public

Lorraine Bainor
Print Name



WITNESS my hand and seal this 8 day of August, 2013.

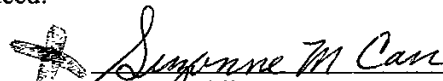
Signed, Sealed and Delivered
In the Presence Of


Sharon Shaw

STATE OF MAINE
Cumberland COUNTY, ss.

August 8, 2013

Personally appeared before me, the above named Sharon Shaw and acknowledged the foregoing instrument to be her free act and deed.


Notary Public

Suzanne M Carr
Print Name



SUZANNE M. CARR
Notary Public, Maine
My Commission Expires February 23, 2016

EXHIBIT A

1. Each lot may be used only for single family dwelling house, garage, guest house for noncommercial purposes, terraces, decks, patios, storage buildings, boat shade and other customary uses.
2. No structure of a temporary character, basements, trailers, garages, or out buildings shall be used at any time as the residence. Nothing herein contained shall restrict an owner of a property from camping on his or her lot using recreational camping equipment or vehicle. This may only be done on a seasonal basis and under no circumstances be called a residence. Recreational vehicles built after 1976 may be used for temporary camping on the lots shown hereon, however, said vehicle may not remain on lot more than 90 days in any given calendar year.
3. All structures erected on lots shall be finished with clapboards, log siding, stone, masonry or other finished siding which shall be compatible with surrounding dwellings. Further, the color of such structure shall blend with natural surroundings and shall not be bright, loud or of such a nature as to stand out.
4. All lot owners shall locate their respective subsurface sewerage disposal systems where designated in said plan, unless alternative sites are located under the Maine State plumbing Code Standard.
5. All lots shall have a 20 foot setback from the sidelines and minimum of 20 foot setback from the sidelines of the road, right of way.
6. All lawns or other suitable landscape areas shall be maintained in an attractive manner. No trash, waste, filth, tools, junked cars, appliances or other refuse shall be allowed to accumulate on the lot and exterior of the residence in such a manner as to give unsightly appearance, to create a nuisance or depreciate the subdivision. All clothes lines shall be placed behind once residence so as not to cause an unsightly area.
7. No mobile homes are to be allowed on the lots.
8. No lot shall be subdivided into two or more parcels.
9. The owner may cut no more than 25 percent of the trees which are 6 inches in diameter or larger.
10. Exteriors including siding and landscaping shall be completely finished within 2 buildings seasons from the date construction was commenced.
11. A minimum of foundation for each dwelling placed on said lots shall be full wall (8 foot) foundation or a frost wall and four (4) inch slab or a floating slab of at least six (6) inches thickness on the perimeter or other building supports deemed adequate by the developer.
12. The buyers agree that they will pay for electrical service when the lines are run to their lot on a figure based on a ratio of their foot frontage and the total cost of constructing the main power line.
13. It is mandatory that all lot owners join and contribute to the road association in order to maintain the main access roads.
14. There is a 250 foot setback from the lake for all structures.
15. Any violation of the conditions shall be corrected or prevented by injunction brought by the developer.

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds



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 United Country Lifestyle Properties of Maine
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.