

Land on Dyer Bay



** Not on property

LOT 5 HARBOR HEIGHTS DRIVE | STEUBEN, MAINE

- Atlantic Ocean Frontage
- Maine Land for Sale
- Large Trees
- Fishing
- Lobster
- Nearby Acadia National Park
- Nearby Conservation
- Acreage

\$175,000



Dyer Bay

Welcome to Harbor Heights in Steuben, Maine, where oceanfront living meets wilderness. If an ocean front building lot is in your future you need to look at this heavily forested lot today.

This 2.43± acre surveyed lot boasts 199 feet of elevated frontage along the picturesque Dyer Bay. The deep bay emerges into the open Atlantic Ocean 5 miles south of the property and provides protection and a potential mooring for your boat. Get a recreational lobster fishing license and go get a catch for a shore lunch. Sport fishing for mackerel and other ocean species will be at the door step.



**Lifestyle Properties
of Maine**



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



Local Government

Police

County Sheriff
(207) 255-4422

Fire

Steuben Fire Dept
(207) 546-7209

Town Office

294 US Route 1
(207) 546-7209
townofsteuben@yahoo.com

Tax Assessor

Jacqueline Robbins
(207) 852-1840

Code Enforcement

Jacqueline Robbins
(207) 852-1840

The land features an older growth spruce forest with a forest floor carpeted with broom mosses and spruce/fir saplings. The gently sloping land with elevations ranging from 0 to 50 feet above sea level includes a sharply raised shoreline. This, combined with the wind and wave protection of the bay, provide a naturally protected setting for your dream home.

Steuben, a quaint fishing village, is the southernmost town in Washington County, with a population of 1,129 as of the 2020 census. This quiet town is part of Maine's third least populated county, known for its stunning coastal shoreland and islands, many of which are preserved for conservation. Steuben is conveniently located, with most shopping and amenities just 7 miles away in Milbridge or 32 miles southwest in Ellsworth.

For outdoor enthusiasts, the property is surrounded by natural wonders, including the Petit Manan National Wildlife Refuge, just 8 ½ miles away. This 2,178-acre refuge offers diverse habitats, including jack pine stands, blueberry barrens, and granite shores, perfect for exploration and wildlife observation.



Phil McPhail
REALTOR®
(207) 290-0372

phil2@lifestylepropertiesme.com

LOT 5 HARBOR HEIGHTS DRIVE | STEUBEN

Shopping

Milbridge, 8± miles

City

Ellsworth, 34± miles

Airport

Bar Harbor, 36± miles

Interstate

Exit #182A, 61± miles

Hospital

Maine Coast Memorial, 32± miles

Boston, MA

293± miles (5± hours)

LISTING PRICE

Acres 2.43± \$175,000 Taxes \$2647



View

Scenic | Trees

Zoning

Shoreland

Road Frontage

Yes | 138'

Water Frontage

199 | Dyer Bay



For those seeking a more wilderness adventure, the Donnell Pond Public Reserved Land and Schoodic Mountain Trail Head are approximately 23 miles away, offering 14,000 acres of remote forested land with crystal clear lakes and secluded ponds.


Acadia National Park, home to Cadillac Mountain and Schoodic Point, is within easy reach, just 45± miles away, providing endless opportunities for outdoor recreation.

Don't miss this rare opportunity to own a piece of Maine's coastal beauty. Contact us today to make this stunning property yours!



Steuben - Lot 5 Harbor Heights
Washington County, Maine, AC +/-



 Boundary

Steuben - Lot 5 Harbor Heights
Washington County, Maine, AC +/-



Boundary

Steuben - Lot 5 Harbor Heights

Washington County, Maine, AC +/-



 Boundary

PROPERTY LOCATED AT: Lot 5 Harbor Heights, Steuben, ME 04680

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 _____

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Seller Initials SAJ W

PROPERTY LOCATED AT: Lot 5 Harbor Heights, Steuben, ME 04680

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: deed covenants, stormwater management order, forested buffer declaration, R/W

Source of information: deed recorded in the Washington County Registry of Deeds Bk 4976 Pg 52

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? road association membership is mandatory

Road Association Name (if known): Harbor Heights Lot Owners Association

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

If Yes, explain: shoreland zone

Source of information: seller

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: seller

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: seller

Additional Information: None

Buyer Initials _____

Seller Initials SAJ W

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002240221616

PENOBSCOT INDIAN NATION, a federally recognized sovereign Indian Tribe, having a mailing address of 12 Wabanaki Way, Indian Island, Maine 04468, for consideration paid, grants to **SILAS C. AMES, JR.** and **VICKI J. VINCENT**, whose mailing address is 26 Lakeville Shores Road, Bowerbank, Maine 04426, with Quitclaim Covenant, as joint tenants, (collectively referred to as "Grantee"), the land in Steuben, Washington County, Maine, described as follows:

Lot # 5 as shown on a plan entitled "Final Amended Subdivision Plan of Harbor Heights Subdivision," prepared for Penobscot Nation dated September 8, 2004, by CES, Inc., and recorded in Washington County Registry of Deeds Plan Cabinet 3, Drawer 13, #80 (the "Subdivision Plan").

The Lot is also depicted on the plan entitled Stormwater Management and Access Road Plan (the "Stormwater Management Plan") dated May 24, 2022, prepared by Haley Ward, and recorded in Washington County Registry of Deeds at Cabinet 3, Drawer 26 # 99.

For the Penobscot Indian Nation's source of title, see the deed from Harbor Land Company dated April 10, 1989, and recorded in the Washington County Registry of Deeds in Book 1570, Page 133.

This conveyance is made subject to, and with the benefit of, the Harbor Heights Subdivision Declaration of Covenants, Conditions and Restrictions dated August 19, 2022 and recorded in Washington County Registry of Deeds in Book 4941, Page 302 ("the Subdivision Declaration"). The following non-exclusive appurtenant easements are conveyed, subject to the terms and limitations set forth in the Subdivision Declaration:

- a) A right of way for ingress, egress, and utility services over the Harbor Heights South Street Easement area defined in the Subdivision Declaration.
- b) A right of way for ingress, egress, and utility services over the Harbor Heights Drive Easement area defined in the Subdivision Declaration.

Except for the easements hereby granted, Grantor reserves all right, title and interest in Harbor Heights South Street and Harbor Heights Drive.

- c) A non-exclusive right of way, in common with Grantor and others for ingress and egress to Dyer Bay, across the strip of land designated on said Plan as "R/W FOR RESIDENTS OF HARBOR HEIGHTS SUBDIVISION AND PENOBSCOT INDIAN NATION" running from the southerly cul-de-sac on Harbor Heights Drive (Quiet Shore) to the high water mark of Dyer Bay, and continuing between an extension of the north and south lines of said strip through the intertidal zone.

The Lot and the conveyed easements are further SUBJECT (as applicable) to:

- (a) The covenants and restrictions, notes, and state of facts set forth on the Subdivision Plan.
- (b) Covenants and restrictions, notes, and state of facts set forth on the Stormwater Management Plan.
- (c) Obligation of membership in Harbor Heights Lot Owners Association ("the Association") as required under the terms of the Subdivision Declaration.
- (d) All terms, restrictions, and conditions contained in the Maine Department of Environmental Protection Stormwater Management Law Findings of Fact and Order (No. L-22555-NI-B-N) dated January 27, 2011, and recorded in Book 3717, Page 15 of the Washington County Registry of Deeds, as modified by Stormwater Management Law Minor Revision Findings of Fact and Order (No. L-22555-NI-C-M) dated November 23, 2011 and recorded in Book 3801, Page 223 (as so modified, being referred to below as "the Stormwater Management Order"). The Stormwater Management Order requires the Subdivision Lots and other areas to have and maintain forested, limited disturbance buffers as shown on the Stormwater Management Plan.
- (e) All terms and conditions contained in the Declaration of Restrictions, Forested Buffer, Limited Disturbance dated August 19, 2022, and recorded in said Registry of Deeds in Book 4941, Page 282 ("the Forested Buffer Declaration"). With the exception of an 18-foot wide canopy opening for an access way from Harbor Heights Drive (also known as Quiet Shore) as permitted by the terms of the Stormwater Management Order and the Forested Buffer Declaration, limited disturbance of the stormwater buffer located on the Lot is allowed.

Any subsequent conveyance of the Lot shall be made expressly subject to the Stormwater Management Order and the Forested Buffer Declaration.

The terms, conditions and restrictions contained in this Deed, the Stormwater Management Order, the Subdivision Declaration, and the Forested Buffer Declaration (collectively, "the Restrictions") are permanent and run with the Lot for the benefit of Lots 1

through 13 depicted on the Subdivision Plan, and every part thereof, but do not burden other land of the Grantor in the vicinity unless expressly stated in the aforesaid Declarations, or other documentation signed by Grantor which is recorded in the Washington County Registry of Deeds. Invalidation of any one provision by court decree or otherwise shall not affect any other provisions, which shall remain in full force and effect. By acceptance of this deed, Grantee agrees to be bound by the Restrictions, and acknowledges that the remedy at law for violation of any of the Restrictions may be inadequate. Grantee therefore agrees, for Grantee, and Grantee's heirs, successors and assigns, that the Penobscot Indian Nation, and its successors and assigns (including the owners of other Lots in the Subdivision), or the Association shall have the right, but not the obligation, to enforce the Restrictions by an appropriate equitable action for injunction without waiver of any claims, demands, actions or judgments at law for damages. Grantee further agrees to pay to and indemnify Grantor and the Association against all legal costs and charges, including attorneys' and paralegals' fees reasonably incurred in enforcing the Restrictions after a default by Grantee.

IN WITNESS WHEREOF, Penobscot Indian Nation has caused this instrument to be signed in its name as an instrument under seal, by Kirk Francis, its Chief, hereunto duly authorized, this 16th day of December, 2022.

WITNESS:

Mary A. Chausse

PENOBSCOT INDIAN NATION

By: *Kirk Francis*

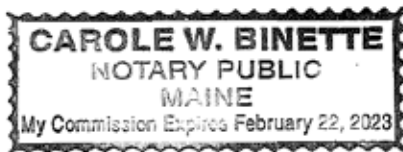
Kirk Francis
Its Chief
Hereunto Duly Authorized

STATE OF MAINE
PENOBSCOT COUNTY

December 16th, 2022

Then personally appeared the above-named Kirk Francis in his aforesaid capacity, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Penobscot Indian Nation.

Before me,



Carole W. Binette
Name: *Carole W. Binette*
Notary Public
Maine Attorney-at-Law



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 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.