

# Look Out Lot for Sale



\*\* Not on property

## LOT 47 COFFINS NECK ROAD | LUBEC, MAINE

- Oceanfront
- House Lot
- Coastal
- Recreational
- Look Out Lot
- Land
- Nutter Cove
- Buildable Lot

\$152,000



# Nutter Cove

Enjoy the sunrise first from this 5.3-acre lot looking out over Nutter Cove in Lubec, the Eastern most town in the US. This wooded lot offers 482' on the water, 418' of road front and is near the end of the subdivision, it would make a great place for your dream home or a summer vacation spot.

Close to "downtown" Lubec and the crossing to Campobello Island this property offers a quiet peaceful privacy that you will appreciate yet is close enough to "town" to be convenient. You can easily visit all the amenities and attractions that make Downeast coastal Maine what it is. For the lighthouse peepers you are close to Quoddy Head lighthouse and park with its beautiful trails and the Lubec Channel light, just over the bridge you will find Mulholland light and you can visit the grounds of the West Quoddy light at low tide. The tides in this area are up to around 22' so are pretty dramatic to see!



**Lifestyle Properties  
of Maine**



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



Lubec, Maine

## Local Government

### Police

911

### Fire

911

### Town Office

40 School Street  
(207) 733-2341  
M-F 8am-4pm

### Tax Assessor

Ruby Frye  
(207) 733-2341

### Code Enforcement

Kevin Brodie  
(207) 263-4243

Lubec is the traditional Maine fishing village, home to the now gone sardine industry but still rich in lobster fishing and holding onto its coastal survival roots. The downtown area has a multitude of old sea captain's homes along with homes from the industry leaders from the beginning of the town along with the restaurants and shops. You will find the boat launch, a beautiful memorial to the lost fisherman and several light houses within an easy distance to enjoy. This area is home to over 43,000 acres of public and preserved lands, open for the public to enjoy for hiking, kayaking, canoeing & biking. The Downeast Sunrise trail system runs over old rail beds from Charlotte to Ellsworth and is open for snowmobiles, skiing, walking, horseback riding and ATVs.



**Janine Hawkins**  
REALTOR®  
(207) 263-9089  
janine@lifestylepropertiesme.com



# LOT 47 COFFINS NECK ROAD | LUBEC

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## Shopping

Lubec, 15± miles

## City

Lubec, 15± miles

## Airport

Bangor International, 115± miles

## View

Scenic

## Zoning

Shoreland

## Interstate

Exit #182A, 115± miles

## Hospital

DownEast Community, 28± miles

## Boston, MA

350± miles (6± hours)

## Road Frontage

Yes | 418'

## Water Frontage

Nutter Cove | 482'


LISTING PRICE

**Acres 5.3± \$152,000 Taxes \$401**




Lot 47 Coffins Neck Rd (Nisha Warfield)  
Maine, AC +/-



 Boundary

Lot 47 Coffins Neck Rd (Nisha Warfield)  
Maine, AC +/-



 Boundary

Lot 47 Coffins Neck Rd (Nisha Warfield)  
Maine, AC +/-



Boundary





PROPERTY LOCATED AT: Lot 47 Coffins Neck Rd, 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: \_\_\_\_\_

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 *JW*

PROPERTY LOCATED AT: Lot 47 Coffins Neck Rd, 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: \_\_\_\_\_

Source of information: seller

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

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/deed

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: town records

Additional Information: subdivision survey

Buyer Initials \_\_\_\_\_ Page 2 of 3 Seller Initials NW

PROPERTY LOCATED AT: Lot 47 Coffins Neck Rd, 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.

*Nisha Warfield*

04/14/2024

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Nisha Warfield

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

KNOW ALL MEN BY THESE PRESENTS, That Englishmans Bay Company, a corporation duly organized and existing under the laws of the State of Maine and having an office and place of business at Bangor, County of Penobscot, State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by Marge Warfield, of New York City, County of New York, State of New York, the receipt whereof is hereby acknowledged, ~~des~~ hereby give, grant, bargain sell and convey unto the said Marge Warfield, her heirs and assigns forever,

A certain lot or parcel of land situate in Lubec, County of Washington, State of Maine, and more particularly bounded and described as follows, to wit: Being Lot No. Forty-Seven (47) as delineated on a plan of Coffin's Neck, so-called, prepared by Kolman Timberland Service, bearing date of August, 1967, and recorded in the Washington County Registry of Deeds on May 6, 1968, Hanger 6, Page 15.

Further granting to the Grantee, her heirs and assigns, a right of way for all purposes of a way over the private ways as shown on said plan and continuing over other lands of the Grantor and others from the lots hereby conveyed to the public highway.

The lot hereinabove conveyed is conveyed subject to the following permanent conditions (not conditions subsequent), to wit:

1. No building shall be erected thereon except a private dwelling or summer residence for single family occupancy, except that a private boathouse or garage may be erected on any lot having shore frontage.
2. No dwelling or summer residence, the actual cost of which is less than \$3,500.00 shall be erected thereon.
3. No building, except a private boathouse shall be erected or placed on any lot having ocean frontage within 20 feet from highwater mark, or within 12 feet of any sideline or within 20 feet of any right of way. No building shall be erected or placed on any lot not having ocean frontage within 25 feet of a right of way or within 12 feet of any other lot line.
4. No house trailer, mobile home or tent shall be placed or used thereon.
5. No septic tank shall be placed or used within seventy-five feet of high water mark, nor within 100 feet of any existing well, and no well shall be constructed within 100 feet of any septic tank then located.

6. No lot shall be divided for purpose of rent, lease or sale and no part of any lot less than the whole shall be rented, leased or sold.

7. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.

Being a portion of the premises conveyed to The Cobscook Bay Co. by Goodwin Wiseman by deed recorded in Washington Registry of Deeds, Vol. 635, Page 156. The said Englishman's Bay Company having acquired the assets of The Cobscook Bay Co. by Agreement of Merger dated February 14, 1969, and recorded in Washington Registry of Deeds, Vol. 674, Page 189.

IN WITNESS WHEREOF, it, the said Englishman's Bay Company, has caused these instruments to be executed and delivered, and its corporate seal affixed hereto, by Christopher Hutchins, its President, hereunto duly authorized, this 2nd day of August, 1973.

Witness: Judith L. Ames Christopher Hutchins  
President

PENOBSCOT, ss. STATE OF MAINE August 2, 1973

Personally appeared the above-named Christopher Hutchins, in his said capacity, and acknowledged the above instrument to be his free act and deed, and the free act and deed of the corporation.

Before me, William F. Staples  
Notary Public



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.