



Charming 1890 Farmhouse

\$100,000

7 Rolfe Street
Princeton, Maine
04668

United
Country
Real Estate

Lifestyle
Properties
of Maine



Vicki Peters

REALTOR®

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Step into a piece of Downeast history at 7 Rolfe Street, where this charming 1890 farmhouse invites you to experience the timeless beauty of rural Maine living. With 3-4 bedrooms and 1 full bath, this cozy retreat offers the perfect blend of historic charm and modern convenience.

Whether you're seeking a summer escape or a year-round residence, this property has it all. The first-floor bedroom adds a touch of accessibility, while the sprawling layout provides ample space for family and friends to gather and create lasting memories.

Located within walking distance of the Lewy Lake public boat launch, outdoor enthusiasts will delight in the countless recreational opportunities just moments from their doorstep. From boating and fishing to hiking and wildlife watching, there's no shortage of adventures to be had amidst the breathtaking beauty of the Downeast region.



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

Local Contacts

Police

Indian Township Police
(207) 796-5296

Fire

Princeton Fire Station
(207) 952-2577

Town Office

15 Depot St.
(207) 796-2744
M-F 8am-4pm

Tax Assessor

N/A

Code Enforcement

N/A

School District

289 Main St, Princeton
(207) 796-2253

Proximity

Shopping
Calais, 30± miles

City
Calais, 30± miles

Airport
Princeton Regional Airport

Interstate
Exir #227, 90± miles

Hospital
Calais Regional Hospital
30± miles

Boston, MA
5± hours (328± miles)

But the allure of 7 Rolfe Street doesn't end there. With views of Lewey Lake from the property and direct ATV access right from your doorstep, this is truly a nature lover's paradise. Whether you're exploring the rugged terrain or simply soaking in the serene vistas, every day feels like a new adventure.

Don't miss your chance to own a piece of Downeast paradise at 7 Rolfe Street. Schedule your showing today and discover the endless possibilities that await in this idyllic corner of Maine.

Area Lakes: Big Lake: Located just west of Princeton, Big Lake is one of the largest lakes in the area. It offers excellent fishing opportunities for species such as smallmouth bass, landlocked salmon, and brook trout. Boating, kayaking, and swimming are also popular activities on Big Lake.





Long Lake: Long Lake is situated northwest of Princeton and is known for its scenic beauty and clear waters. It's a favorite destination for boating, water skiing, fishing, and swimming. There are also campgrounds and picnic areas along the shore, making it a great spot for a day trip or weekend getaway.



Pleasant Lake: Located southwest of Princeton, Pleasant Lake lives up to its name with its calm waters and picturesque surroundings. It's a peaceful spot for kayaking, canoeing, paddleboarding, and fishing. The lake is stocked with trout, making it a popular destination for anglers.



Cathance Lake: To the east of Princeton lies Cathance Lake, a pristine body of water surrounded by forests and rolling hills. It's known for its clear waters and abundance of wildlife, making it a great spot for birdwatching and nature photography. Fishing for bass, perch, and pickerel is also popular on Cathance Lake.



Spednic Lake: Spednic Lake is located northeast of Princeton and is part of the St. Croix River system. It's a large, scenic lake with numerous islands and secluded coves to explore. Fishing, boating, and camping are popular activities on Spednic Lake, and it's known for its excellent smallmouth bass fishing.

Area Information

Princeton, Maine, located in the beautiful Down East region, offers a variety of attractions and activities that make it an appealing destination for a summer vacation home. Do you like to hit the trails? No need to haul them with a trailer, you will have direct access from your home!

Princeton is surrounded by stunning natural landscapes, including forests, lakes, and rivers, making it perfect for outdoor enthusiasts. Visitors can enjoy activities such as hiking, camping, fishing, boating, kayaking, and wildlife viewing in nearby parks like the Moosehorn National Wildlife Refuge and the Cobscook Bay State Park.

The Down East region is known for its scenic beauty, and Princeton is no exception. Take leisurely drives along scenic routes like the Bold Coast Scenic Byway or the Schoodic National Scenic Byway, where you can enjoy breathtaking views of the coastline, lighthouses, and rugged cliffs.

Away from the hustle and bustle of city life, visitors can unwind and recharge in the tranquil surroundings, enjoying the simple pleasures of nature and the slower pace of rural living.





7 Rolfe Street, Princeton

Year Built

1890

Square Foot

1752

Bedrooms

Four

Bathrooms

One

Flooring

Carpet | Vinyl

Garage

Yes | 2 Car

LISTING PRICE

Acres 0.55± **\$100,000** Taxes **\$1358**

Water

Private

Sewer

Private

Roof

Metal | Shingle

Heating

Forced Hot Air

Cooling

N/A

View

In Town

Zoning

Residential

Road Frontage


Yes | 310'

Water Frontage

N/A

Princeton - 7 Rolfe St
Maine, 0.55 AC +/-



 Boundary


Princeton - 7 Rolfe St
Maine, 0.55 AC +/-



 Boundary

Princeton - 7 Rolfe St
Maine, 0.55 AC +/-



 Boundary

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Estate of Merle F. Andrews (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 7 Rolfe Street, Princeton, ME 04668

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):
_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

ASA Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):
_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

ASA Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.
(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
(e) Buyer has (**check one below**):
_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


Agent's Acknowledgment

VP (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	Date	<i>Allan Scott Andrews</i>	04/19/2024
Buyer	Date	Seller Estate of Merle F. Andrews	Date
_____	Date	_____	Date
Buyer	Date	Seller	Date
_____	Date	_____	Date
Buyer	Date	Seller	Date
_____	Date	<i>Vicki Peters</i>	04/19/2024
Agent	Date	Agent Vicki Peters	Date

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PROPERTY LOCATED AT: 7 Rolfe Street, Princeton, ME 04668

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? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: In front of side entrance

Installed by: UNK

Date of Installation: UNK

USE: Number of persons currently using system: 0

Does system supply water for more than one household? Yes No Unknown

Comments: Public water is hooked up/ New owner could use private well

Source of Section I information: Personal representaive

Buyer Initials _____

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Seller Initials ASA

PROPERTY LOCATED AT: 7 Rolfe Street, Princeton, ME 04668

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: **Front of home facing Rolfe Street** OR Unknown

Date installed: **UNK** Date last pumped: **2023** Name of pumping company: **Bunny's septic services**

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: _____

Buyer Initials _____

Seller Initials ASA

PROPERTY LOCATED AT: **7 Rolfe Street, Princeton, ME 04668**

SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA			
Age of system(s) or source(s)	Mid 2000's			
TYPE(S) of Fuel	OIL			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNK			
Name of company that services system(s) or source(s)	Coleman's Heating and			
Date of most recent service call	Fall 2022			
Malfunctions per system(s) or source(s) within past 2 years	None known			
Other pertinent information	None			

- 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: **Fall 2022**
- Date chimney(s) last cleaned: **Fall 2022**
- 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 _____ Page 3 of 7 Seller Initials *ASA* _____

PROPERTY LOCATED AT: 7 Rolfe Street, Princeton, ME 04668

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: _____ Yes No Unknown

Comments: _____

Source of information: _____

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 ASA

PROPERTY LOCATED AT: 7 Rolfe Street, Princeton, ME 04668

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: Around window sills

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? _____

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials ASA

PROPERTY LOCATED AT: 7 Rolfe Street, Princeton, ME 04668

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: _____

Year Principal Structure Built: 1890

What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: Metal 2023 Shingles unk

Water, moisture or leakage: None

Comments: PR

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: Some water in Spring sump pump takes care of it

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

If Yes, are test results available? Yes No

Comments: _____

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: None known

Comments: PR has limited knowledge

Source of Section V information: PR Visual

Buyer Initials _____

Seller Initials ASA



Know all Men by these Presents

That I, Almira A. Andrews of Princeton, County of Washington and State of Maine

in consideration of One Dollar and other value (Not exceeding One Hundred Dollars)

paid by Merle F. Andrews of Calais in said County and State

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Merle F. Andrews, his

heirs and assigns forever,

a certain lot or parcel of land with any buildings thereon situated in said Princeton, bounded and described as follows:

Beginning at the corner street line of Rolfe and School Street, on the easterly side of Rolfe Street and running Southeasterly along School Street ten rods to the corner of land occupied now or formerly by Wm. Robinson; thence at right angles along said Robinson lot line four rods; thence at right angles southwesterly ten rods to said Rolfe Street; thence at right angles along said Rolfe Street four rods to the place of beginning. Meaning to convey the southwesterly half of lots numbered ten and eleven according to the Town Plan made by John Gardner, also being same deeded to Otis H. Taylor by Henry C. Hold on September 18, 1913. Also one other piece or parcel of land with buildings thereon bounded as follows one half part each of lots numbered ten and eleven on the southwest side of the Houlton Road as per plan and survey made by John Gardner of the Lewis Island Mill Co. said half part of said lots ten and eleven front on Rolfe Street four rods and run back ten rods to land of Wm. Robinson, now or formerly.

Meaning and intending to convey the same real estate conveyed to the said Almira A. Andrews by the Will of Harley C. Andrews recorded in the Washington County Registry of Deeds in Book W 766, Page 52

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said

Merle F. Andrews, his

heirs and assigns forever.

And I do covenant with the said grantee, his heirs and assigns, that I will warrant and forever defend the premises to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me

In Witness Whereof, I the said Almira A. Andrews (widow)

~~joining in this deed as Grantor, and relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 29th day of August in the year of our Lord one thousand nine hundred and seventy-two.~~

Signed, Sealed and Delivered

in presence of

Elsie M. Gould

Almira A. Andrews



State of Maine,
Washington

} ss.

August 29, 1972.

Personally appeared the above named

Almira A. Andrews

and acknowledged the above

instrument to be her free act and deed.

Before me,

Anna A. Chamberlain

Justice of the Peace

Notary Public

Rec'd Sept 1, 1972 9h 15m A.M.



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.