



Streamfront Cabin

199,900

Lot 25.11 Nicatous
Stream Road
T3 ND, Maine

United
Country
Real Estate

Lifestyle
Properties
of Maine



Rick Theriault
REALTOR®
(207) 731-9902
rick@lifestylepropertiesme.com

Nestled along the serene waters of Nicatous Lake's outlet, this newly constructed log-sided off-grid cabin offers an idyllic retreat. Boasting approximately 640 square feet, the cabin features one bedroom and a full bath. A recently drilled well ensures excellent water quality, complemented by a full three-bedroom septic system. Resting on a gravel pad with Styrofoam and concrete pads supported by pressure-treated wooden posts, the cabin is thoughtfully designed for durability and stability.

Equipped for modern comfort, the cabin is wired for a generator and furnished with gas appliances, including a propane on-demand water heater. On chilly evenings or wintry days, a new, efficient wood stove provides cozy warmth.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Burlington Vol Fire Dept
(207) 732-3985

Town Office

N/A

Tax Assessor

Maine Revenue Services
prop.tax@maine.gov

Code Enforcement

LUPC
(207) 287-7439

School District

Tuition

Proximity

Shopping

Lincoln, 27± miles

City

Bangor, 60± miles

Airport

Bangor International, 62± miles

Interstate

Exit #217, 28± miles

Hospital

Penobscot Valley, 26± miles

Boston, MA

294± miles (5± hours)

Set upon a generous 2.22-acre waterfront lot with approximately 400 feet of shoreline, the property offers ample space for relaxation and recreation. A spacious dock awaits your boat or provides a serene spot for observing fish and wildlife. Accessible via a crushed stone driveway, the property also features a convenient two-car garage, perfect for storing outdoor gear and equipment.

Inside, the cabin boasts high-quality laminate flooring throughout. The well-appointed kitchen showcases hickory cabinets, a gas range, and a stylish propane refrigerator. The open-concept main room seamlessly blends kitchen, dining, and living areas, offering flexibility for entertaining and relaxation. Additional sleeping space is provided by a Murphy bed and a comfortable futon, ideal for hosting guests eager to explore the abundant fishing opportunities of Nicasious Lake.





Outdoor enthusiasts will delight in the property's direct ATV and ITS trail access, providing year-round recreational opportunities. Miles of trails await exploration, offering access to numerous ponds, lakes, rivers, and streams. Just a short one-minute drive away, the Nicatous Lake public launch beckons, inviting you to explore its 5,165 acres of pristine waters teeming with salmon, trout, bass, pickerel, perch, and more. Nearby West Lake is renowned for its cold-water fishery and exceptional water quality.



Conveniently situated across the stream from the historic Nicatous Lodge, the cabin offers a gateway to Maine's rich outdoor heritage. Whether fishing, hunting, or simply enjoying nature, this property embodies the essence of a quintessential Maine vacation.

Don't miss this turnkey opportunity to own a well-built, modern cabin in an accessible yet remote and unspoiled locale. Schedule your viewing today and seize your chance to experience the beauty and tranquility of this exceptional property.

Property Specifics

Trash Removal
Burlington Transfer Station

Electric Company
None

Heating Company
None

Water/Sewer
Private

Internet Provider/Speed
Starlink





25.11 Nicaouy Stream Road, T3 ND

Year Built

2023

Square Foot

640

Bedrooms

One

Bathrooms

One

Flooring

Laminate

Garage

Yes | 2 Car

Acres 2.22± LISTING PRICE \$199,900 Taxes \$619.06

Water

Private

Sewer

Private

Roof

Metal

Heating

Stove

Cooling

N/A

View

Scenic | Trees

Zoning

Shoreland

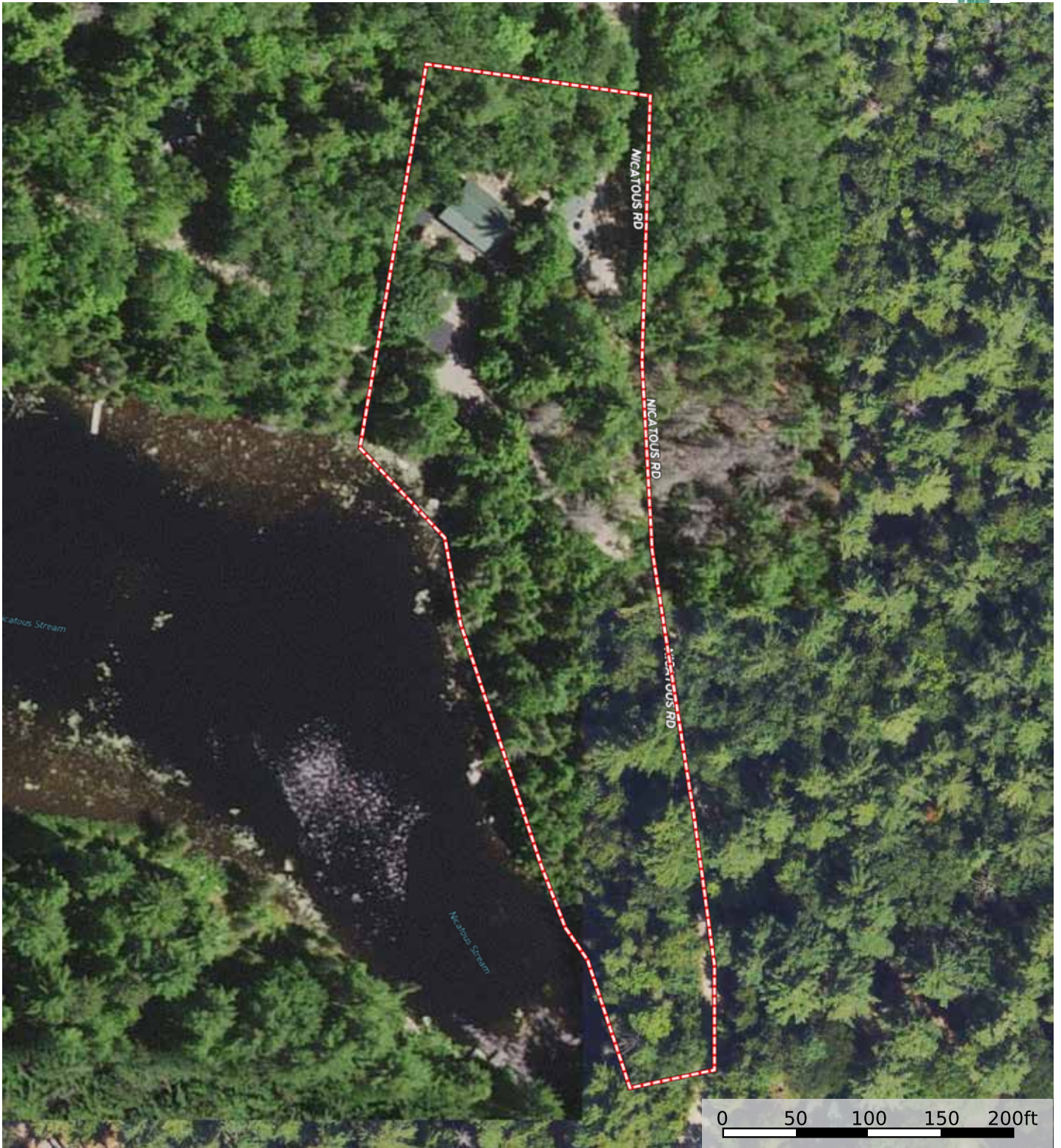
Road Frontage


Yes | 934'

Water Frontage

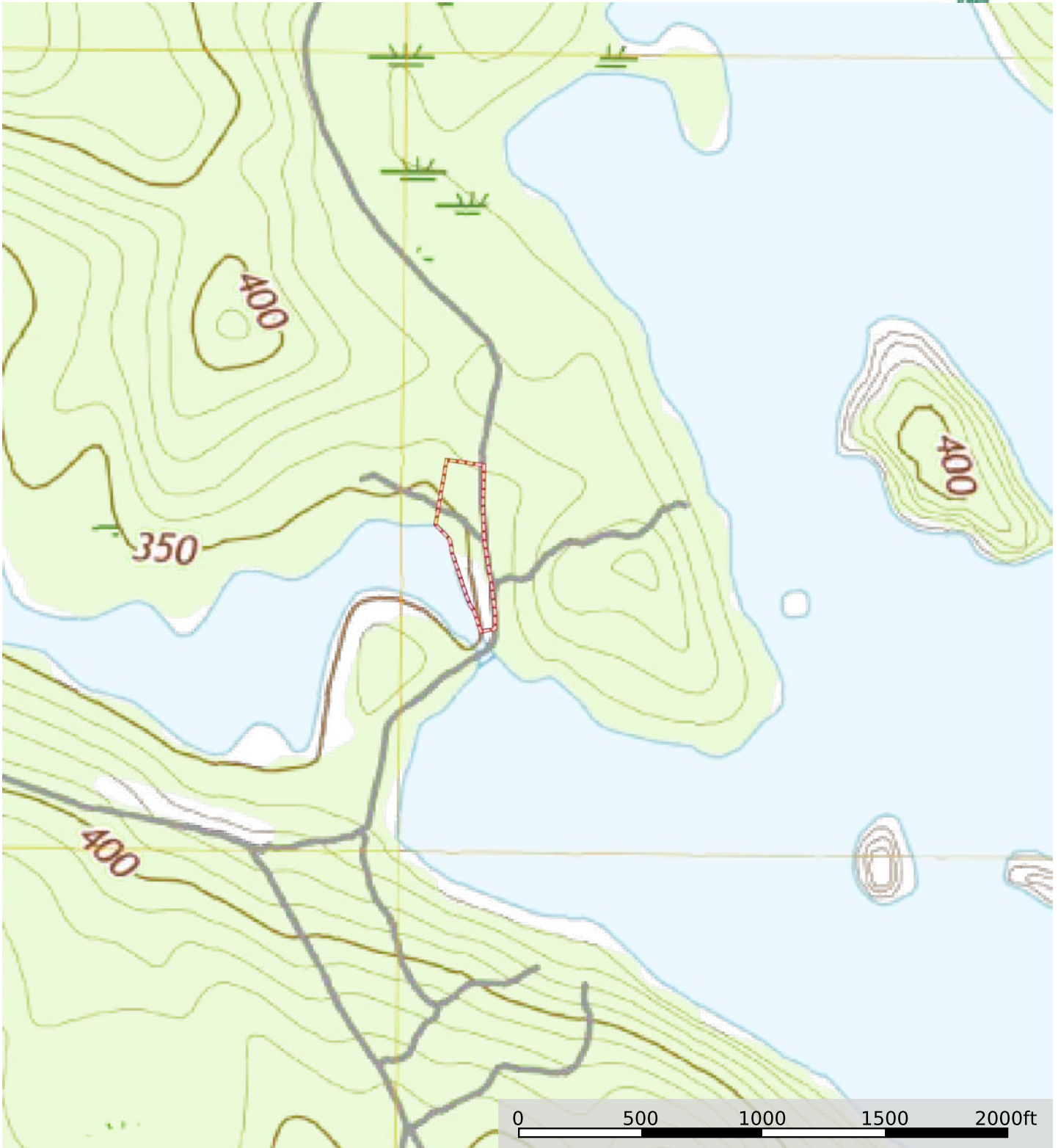
400' | Nicaouy Stream


T3 ND- Lot 25.11 Nicatous Stream Road
Hancock County, Maine, 2.22 AC +/-



 Boundary


T3 ND- Lot 25.11 Nicatous Stream Road
Hancock County, Maine, 2.22 AC +/-



 Boundary

T3 ND- Lot 25.11 Nicatous Stream Road
Hancock County, Maine, 2.22 AC +/-



 Boundary

PROPERTY LOCATED AT: **lot 25.11Nicatous RD, T3 ND, ME 04417**

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: **2023** 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? **n/a**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Between the camp and the road, to the right when facing the camp**

Installed by: **Lord Well Drilling**

Date of Installation: **2023**

USE: Number of persons currently using system: **2**

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

Comments: **well is 230+- feet deep and produces approximately 5-6 gallons/minute**

Source of Section I information: **seller**

Buyer Initials _____

Seller Initials **DF** **SF** _____

PROPERTY LOCATED AT: lot 25.11Nicatous RD, T3 ND, ME 04417

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: in the rear of the camp to the left OR Unknown

Date installed: 2023 Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: 2023 Name of company servicing tank: Roger Ireland

Leach Field: Yes No Unknown

If Yes, Location: to the left of the camp in the back

Date of installation of leach field: 2023 Installed by: Roger Ireland

Date of last servicing of leach field: 2023 Company servicing leach field: Roger Ireland

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: n/a

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: The system is a 3-Bedroom septic system.

Source of Section II information: seller and plan

Buyer Initials _____

Seller Initials DF

SF

PROPERTY LOCATED AT: lot 25.11 Nicatous RD, T3 ND, ME 04417

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	wood stove			
Age of system(s) or source(s)	1 year			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	used seasonally			
Name of company that services system(s) or source(s)	n/a			
Date of most recent service call	n/a			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	metalbestos chimney			

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: n/a
 Date chimney(s) last cleaned: n/a
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: n/a
 Comments: **none**
 Source of Section III information: **seller**

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 DF SF

PROPERTY LOCATED AT: **lot 25.11Nicatous RD, T3 ND, ME 04417**

~~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**

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: **none**

Source of information: **seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **none**

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **none**

Source of information: **seller**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **none**

Source of information: **seller**

Buyer Initials _____

Seller Initials **DF**

SF

SF

PROPERTY LOCATED AT: lot 25.11Nicatous RD, T3 ND, ME 04417

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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: n/a

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments:none

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: none

Source of information: seller

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: n/a

Source of information: seller and 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? Those that benefit

Road Association Name (if known): none

Buyer Initials _____

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Seller Initials DF

SF

PROPERTY LOCATED AT: lot 25.11Nicatous RD, T3 ND, ME 04417

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: n/a

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: propane tanks

Year Principal Structure Built: 2023

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2023

Water, moisture or leakage: none

Comments: new construction

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: Built on posts on a gravel pad with concrete footings

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

If Yes, are test results available? Yes No

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: 200 amp box, wired for a generator

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: none

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none

Comments: none

Source of Section V information: seller

Buyer Initials _____

Seller Initials DF

SF

PROPERTY LOCATED AT: lot 25.11Nicatous RD, T3 ND, ME 04417

SECTION VI — ADDITIONAL INFORMATION

Newly constructed camp with high quality materials and attention to detail.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Dale Funnou 05/03/2024
SELLER DATE
Dale R. Furrow

Susan Funnou 05/03/2024
SELLER DATE
Susan Furrow

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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



BOOK: OR 7236 PAGE:246, # OF PGS: 2
10/14/2022 08:55:49 AM INSTR#: 2022014962
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

HANCOCK

**QUITCLAIM DEED
WITH COVENANT**

DLN NO.: 1002240214056

Michael Owens and Jill Owens, f/k/a Jill Latour, both with a mailing address of PO Box 32, Burlington, ME 04417, FOR CONSIDERATION PAID, grant to Dale Furrow and Susan Furrow, both of 122 Wingate Road, Troy, ME 04987, as joint tenants, with QUITCLAIM COVENANT, the following described real property located in the Town of T3 ND BPP Niatous, County of Hancock, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land situate in Township Number Three (3), North Division, Bingham's Penobscot Purchase, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at a point on the west side of the existing haul road which lies easterly on Niatous Stream; said point being 130 feet on a bearing of North 35 degrees East from the centerline of the northeast end of the bridge over the dam on the outlet of Niatous Lake and 52.1 feet on a bearing of North 20 1/2 degrees West from an iron rod set in a large boulder near the easterly line of said haul road; thence North 12 degrees East 250.5 feet to a point; thence North 14 degrees East 422. feet to a post and stones on the westerly side of said existing haul road, thence North 53° West 180 feet to an iron pin; thence South 12° West 310 feet, more or less, to the shore of Niatous Stream; thence southerly by and along said Stream, which drill hole in a rock on the East shore of said Stream, which drill hole is 35 feet North 71° West from the point of beginning, thence South 71 Degrees East to the point of beginning.

Reserving and excepting and easement for all purposes fifty feet in width over the haul road as it now may exist on said parcel. Also with an easement for all purposes including utilities 20 feet in width over the existing gravel drive from said haul road to the premises retained by Mark Sheldon, Ginger Sheldon, Ronald Morse and Susan Morse. Said easements are for the benefit the premises described in a Deed from Gary K. Betz, Sr. and Nancy L. Betz to Mark Sheldon, Ginger Sheldon, Ronald Morse and Susan Morse, dated November 12, 2004 and recorded in Book 4063 Page 75, Hancock County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises as described in the deed from Ronald L. Sheldon to Michael Owens and Jill Latour dated December 30, 2009 and recorded in Book 5378, Page 299, Hancock County Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Michael Owens
Michael Owens

Jill Owens
Jill Owens

State of Maine
County of Androscoggin, ss

October 12, 2022

Personally appeared the above named Michael Owens and Jill Owens and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

Print Name





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.