



Remodeled Ranch Home

\$205,000

123 Cutler Road
East Machias, Maine
04630

 United
Country
Real Estate

Lifestyle
Properties
of Maine



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

A convenient location and an 1800 sq foot remodeled ranch home await your viewing at 123 Cutler Rd in East Machias. The home was a 4 bedroom, currently set up as a 2 with an office and large laundry and kennel room with its own outside entrance. 10 x 20 storage shed included.

Large ranch home in East Machias, 1800 sq feet, built in 1975 and completely remodeled during the last 10 years. Home started out as a 4 bedroom but is currently set up as 2 with one space as a home office and the other a large laundry room shared with a kennel space with an outside entrance to a fenced yard. Master bedroom with its own bath and large walk-in closet, newer larger hallway/family bathroom as well.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

911

Fire

East Machias Vol Fire Dept
911

Town Office

32 Cutler Rd
(207) 255-8598
emclerk@roadrunner.com

Tax Assessor

Town
(207) 255-8598

Code Enforcement

Town
(207) 255-8598

School District

AOS 96
(207) 255-6585

Proximity

Shopping

Machias, 8± miles

Airport

Bangor International, 93± miles

Interstate

Exit 182A, 93± miles

Hospital

DownEast Community, 8± miles

Boston, MA

324± miles (5± hours)

This home was redone from the studs in and out and offers a very comfortable living space for humans and pets, right down to a custom “doggy sink” watering station in the eat in kitchen! Home is not fully finished, needing only some minor finish work and the space to “make it your own,” but it is livable and comfortable as is. Oil FHA heat and a pellet stove for heat, it is efficient to heat. The large open dry basement offers possible future expansion of your living space.

The location of this house is just down the hill from Washington Academy, founded in 1792, a popular semiprivate high school in the area, close to the East Machias river and its public park. This property sits within a half hours drive of “all the places to be” in the area... Roque Bluffs state park with its long sand beach and freshwater pond, Jaspers beach... the Bold Coast trails in Culter, Fort O’Brian state park...all within close proximity.



Machias, the University, Hospital and shopping are about 8 minutes away. Calais is about an hours drive, Bangor about 2 hours. If you enjoy 4 wheeling, snowmobiling, or walking/biking the trails.. again, this is a perfect location with easy access to the Downeast Rails to Trails that run from Charlotte to Ellsworth. Close to area lakes, the public landings for Hadley's Lake and Gardeners are minutes away.

East Machias was settled in 1763 and incorporated in 1826. It has a population of around 1300.



Property Specifics

Trash Removal

Sellers have dumpster

Electric Company

Versant

Heating Company

RH Foster

Water/Sewer

Private

Internet Provider/Speed

Several Options



123 Cutter Road, East Machias

Year Built

1975

Square Foot

1800

Bedrooms

2 - 4

Bathrooms

2

Flooring

Laminate | Vinyl

Garage

N/A

Acres 0.50± LISTING PRICE \$205,000 Taxes \$937.92

Water

Private

Sewer

Private

Roof

Shingle

Heating

Hot Air | Stove

Cooling

None

View

Trees | Woods

Zoning

None

Road Frontage

Yes

Water Frontage

None

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Stephen G. Pelletier, Jennifer Pelletier (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 123 Cutler Rd, East Machias, ME 04655

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).

- 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).

- 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

(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.

Buyer	Date	<u>Stephen G. Pelletier</u>	<u>05/15/2024</u>
Buyer	Date	Seller <u>Stephen G. Pelletier</u>	Date
Buyer	Date	<u>Jennifer Pelletier</u>	<u>05/15/2024</u>
Buyer	Date	Seller Jennifer Pelletier	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Janine Hawkins</u>	<u>05/15/2024</u>
Agent	Date	Agent Janine Hawkins	Date

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United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457
 Janine Hawkins

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 Produced with Lone Wolf Transactions (zq) Form Edition 117 N Harwood St, Suite 2203 Dallas, TX 75201 www.lwpl.com



Steven & Jennifer

PROPERTY LOCATED AT: 123 Cutler Rd, East Machias, ME 04655

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: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: well pump is about 10 years old

Source of Section I information: seller

Buyer Initials _____ Page 1 of 7 Seller Initials SGP JP

PROPERTY LOCATED AT: 123 Cutler Rd, East Machias, ME 04655

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 lawn by road OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

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: front lawn by road

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: designed by Dean Bradshaw

Source of Section II information: seller

Buyer Initials _____

Seller Initials SGP JP

PROPERTY LOCATED AT: 123 Cutler Rd, East Machias, ME 04655

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 Furnace	pellet stove		
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	spent \$2500, last year	one ton		
Name of company that services system(s) or source(s)	done by owner			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information				

- 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: _____
- Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: _____

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 SGP JP

PROPERTY LOCATED AT: 123 Cutler Rd, East Machias, ME 04655

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. 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: seller

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: seller

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: seller

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: seller

Buyer Initials _____

Seller Initials SGP JP

PROPERTY LOCATED AT: 123 Cutler Rd, East Machias, ME 04655

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: some on trim

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: _____

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: _____

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 Name (if known): _____

Buyer Initials _____

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Seller Initials SGP

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PROPERTY LOCATED AT: 123 Cutler Rd, East Machias, ME, 04655

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: Veterans

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 tank

Year Principal Structure Built: 1975

What year did Seller acquire property? 2009

Roof: Year Shingles/Other Installed: 2009

Water, moisture or leakage: none

Comments: _____

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: _____

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: _____

Comments: _____

Source of Section V information: seller

Buyer Initials _____

Seller Initials SGP

JP

DLN # 1001940082301

Doc#: 12756
Bk: 4620 Pg: 173

WARRANTY DEED

Stephen G. Pelletier, whose mailing address is PO Box 502, East Machias, ME 04630,

for consideration paid,

grants to Stephen G. Pelletier and Jennifer Pelletier, whose mailing address is PO Box 502, East Machias, ME 04630,

with Warranty Covenants, as Joint Tenants,

Two certain lots of land, together with any buildings and improvements thereon, situated in East Machias, County of Washington, State of Maine, bounded and described as follows:

FIRST PARCEL: A certain lot or parcel of land, together with buildings and improvements thereon, situated in East Machias, County of Washington, State of Maine, bounded and described as follows:

Bounded on the North by the road leading over Wiswell's Hill; on the East by Maine State Highway No. 191 leading toward Cutler, Maine; on the South by the homestead of the late Millard H. Wiswell, now or formerly owned by Harry A. Huntley, Jr. and Stella Huntley; on the West by land owned now or formerly by Arthur Hoar et ux, and being the same property described as the First Lot in a deed from Julia E. Ackley et al to Carrie F. Huntley, dated January 13, 1944, and recorded in the Washington County Registry of Deeds, in Book 453, Page 585.

EXCEPTING and RESERVING, however, a certain lot or parcel of land bounded and described as follows:

Beginning at an iron stake driven in the ground on the southerly side of the Wiswell Hill Road at the northerly corner of land now or formerly of Richard Gardner; thence proceeding in a generally southerly direction following the easterly line of land of Gardner aforesaid to another iron stake driven in the ground; thence proceeding in a generally easterly direction to another iron stake driven in the ground which said stake is located on the westerly side of a certain driveway and on the southwesterly side of a certain road leading from Rt. 191 to the Wiswell Hill Road aforesaid; thence proceeding in a generally northwesterly direction following the southwesterly side of the road aforesaid to another iron stake driven in the ground on the southerly side of the Wiswell Hill Road aforesaid; thence proceeding in a generally westerly direction following the southerly side of the Wiswell Hill Road aforesaid to the iron stake which marks the point of beginning.

For title, reference may be had to the deed from Peter W. Hukki, and Edward R. Hukki, Personal Representatives of the Estate of Mary Elizabeth Hukki to Stephen G. Pelletier dated May 14, 2008 and recorded in Book 3412, Page 157 of the Washington County Registry of Deeds.

The above conveyed FIRST PARCEL is subject to the Mortgage from Stephen G. Pelletier to Machias Savings Bank dated May 16, 2008 and recorded in Book 3413, Page 102 of the Washington County Registry of Deeds.

NO TRANSFER TAX PAID

SECOND PARCEL: A certain lot or parcel of land situated in East Machias, County of Washington, State of Maine, bounded and described as follows:

On the south by land owned now or formerly by Emery L. Small; on the east by road leading over Wiswell Hill; on the west by the road leading from East Machias to Cutler, being a three cornered piece of land at the intersection of two roads.

For title, reference may be had to deed from Christine G. Small to Stephen G. Pelletier, under the name of Stephen Pelletier dated July 27, 2009 and recorded in Book 3612, Page 229 of said Registry.

Jennifer Pelletier, wife of the said Stephen G. Pelletier, joins in this deed as Grantor to release all rights by descent and all other rights in and to the above conveyed property.

Witness our hands and seals this 17 day of December, 2019.



Stephen G. Pelletier

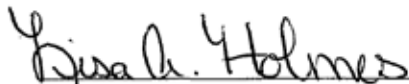


Jennifer Pelletier

STATE OF MAINE
County of Washington

On this 17 day of December, 2019, personally appeared the above named Stephen G. Pelletier and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Typed or printed name of Notary Public
Lisa A. Holmes, Notary Public

Comm exp - 06/09/24
My commission expires:

SEAL

Received
Recorded Register of Deeds
Dec 17, 2019 03:43:26P
Washington County
Sharon D. Strout





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.