

Buildable Lot



** Not on property

29 BOULDER ROAD | RAYMOND, MAINE

\$150,000



Welcome to 29 Boulder Lane in Raymond, ME! This 0.12± acre buildable lot is the perfect opportunity to create your dream home in a serene and peaceful setting.

With power already at the street and a cleared drive, this lot offers convenience and ease for building. The 35ft road front provides easy access, and the low taxes in Raymond make this an affordable option for prospective buyers.



**Lifestyle Properties
of Maine**



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



Raymond, Maine

Local Government

Police

Cumberland County Sheriff
(207) 774-1444

Fire

Raymond Fire and Rescue
(207) 655-1187
1443 Roosevelt Trail

Town Office

Tues 830am-7pm
Wed-Fri 830am-4pm

Tax Assessor

Curt Lebel
(207) 655-4742 ext. 133

Code Enforcement

Chris Hanson
(207) 655-4742 ext. 161

One of the standout features of this property is the deeded right of way to Panther Pond, allowing for easy access to water activities and recreation. In addition, Raymond is a charming small town in Cumberland County, with a population of 4536 at the 2020 census.

Despite its tranquil location, 29 Boulder Lane is just 22 miles from Portland, ME and 133 miles from Boston, MA, making it a convenient option for those looking to escape the city without being too far away.

Surrounded by natural beauty, including Sebago Lake, Thompson Lake, Panther Pond, and Rattlesnake Mountain, there are plenty of outdoor activities to enjoy in the area. Whether you're a nature lover, water sports enthusiast, or simply seeking a peaceful retreat, this property offers endless possibilities for creating your ideal home. Don't miss out on this fantastic opportunity to own a piece of paradise in Raymond, ME!



Spencer Wood
REALTOR®

(603) 568-2475

spencer@lifestylepropertiesme.com

29 BOULDER ROAD | RAYMOND

Shopping

Raymond, 2± miles

City

Portland, 22± miles

Airport

Portland International, 23± miles

View

Trees

Zoning

Rural

Interstate

Exit #63, 12± miles

Hospital

Maine Medical, 22± miles

Boston, MA

133± miles (2± hours)

Road Frontage

Yes | 35'

Water Frontage

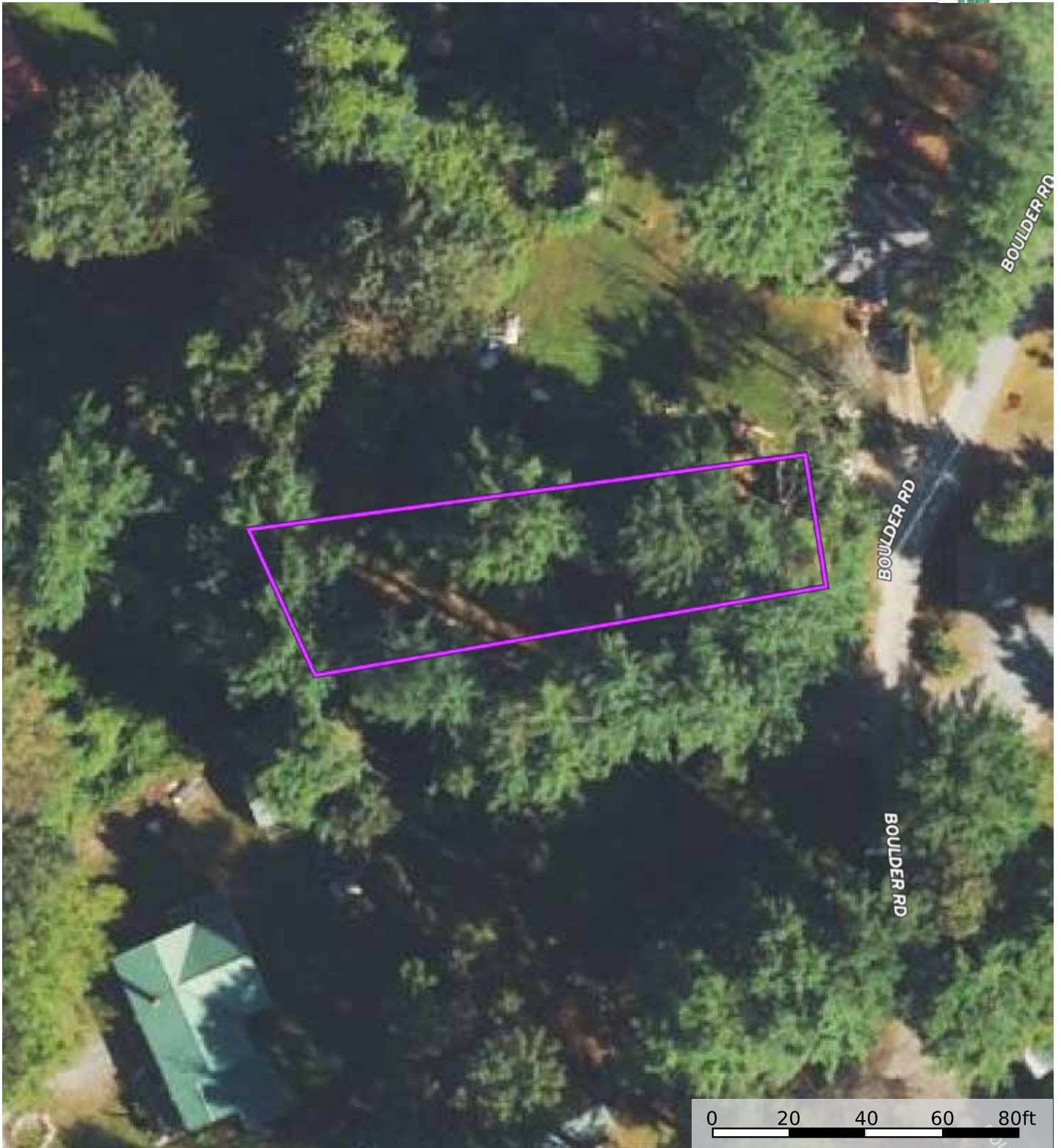
N/A

LISTING PRICE

Acres 0.12± **\$150,000** **Taxes \$231.80**

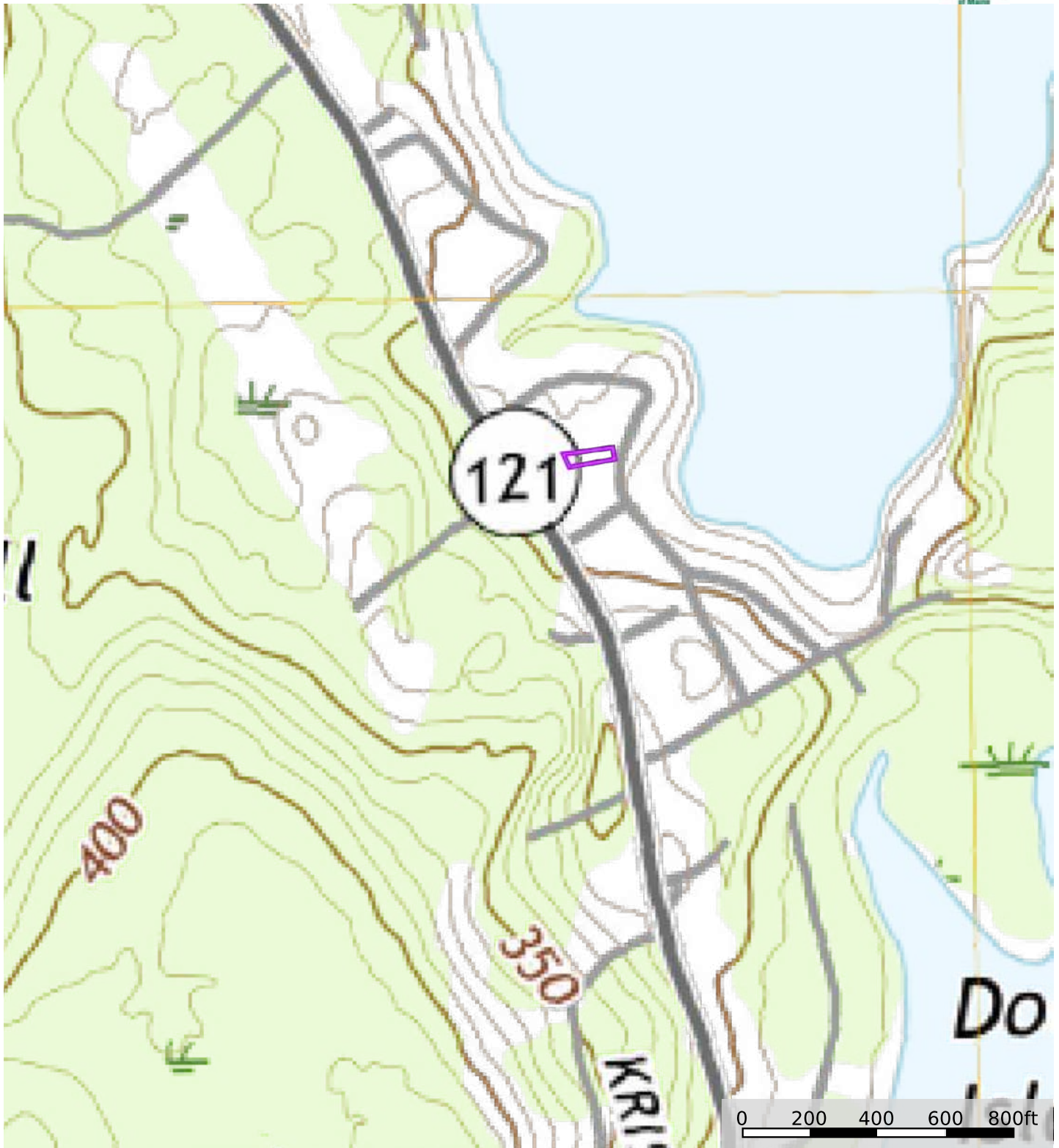


Raymond - 29 Boulder Rd.
Maine, AC +/-



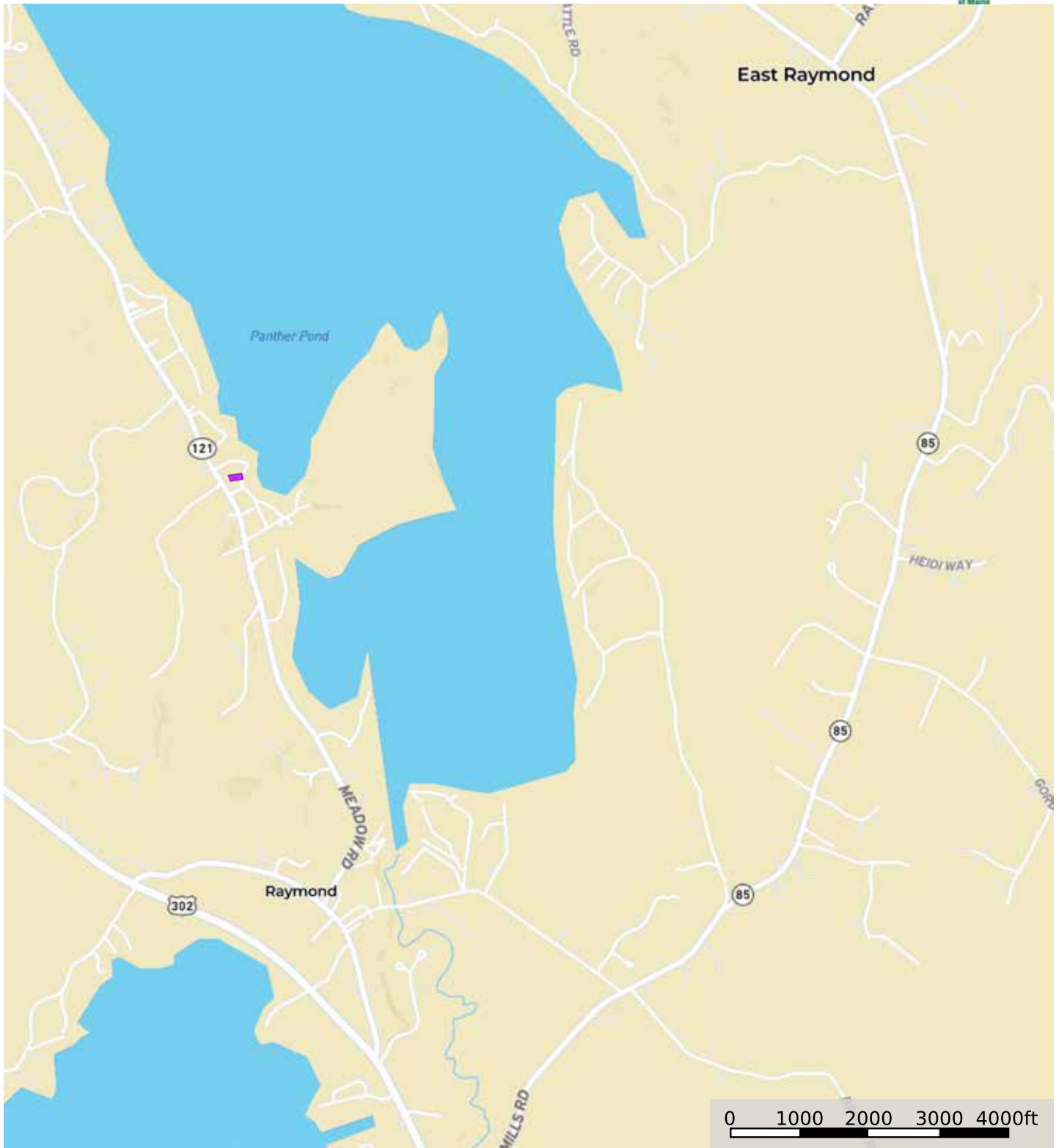
 Boundary

Raymond - 29 Boulder Rd.
Maine, AC +/-



 Boundary

Raymond - 29 Boulder Rd.
Maine, AC +/-



 Boundary

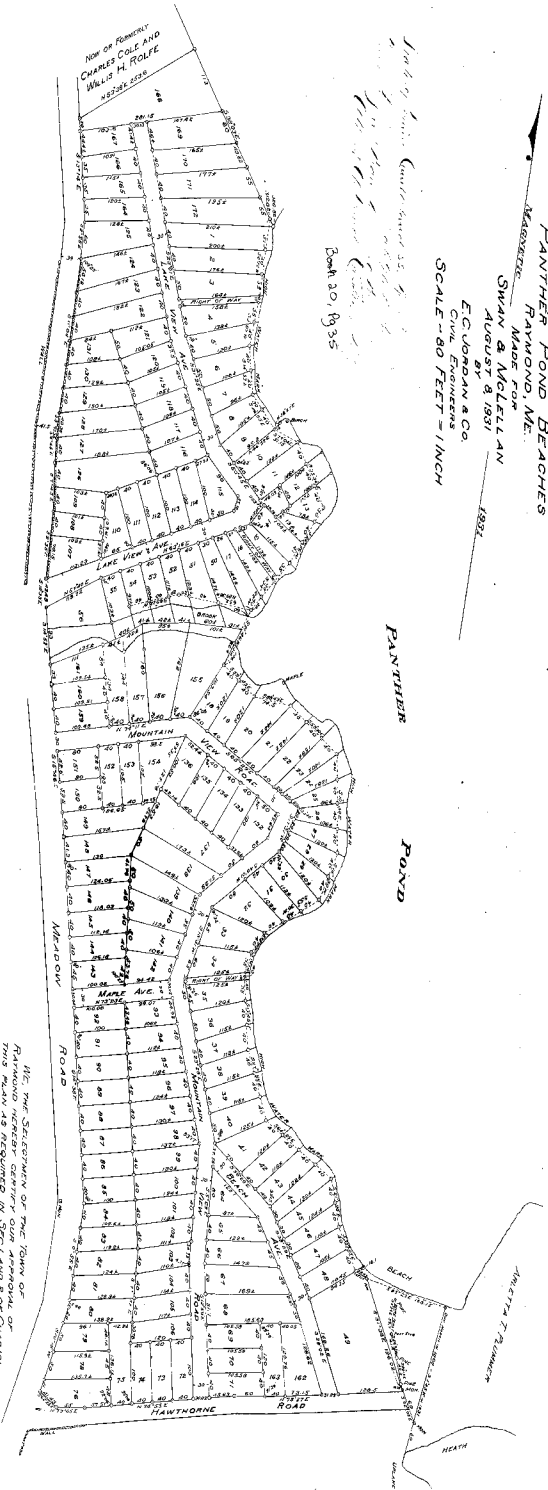
31 108

1111

PLAN OF
PANTHER POND BEACHES
RAYMOND, ME.

SWAN & McLELLAN
August 8, 1937
E. C. JOHNSON & CO.
Civil Engineers

Book 20, 1935



THE TOWN OF RAYMOND HEREBY CERTIFY OUR APPROVAL OF THE PUBLIC LAWS OF THE STATE OF MAINE AS SHOWN:

George K. Kegan

PROPERTY LOCATED AT: 29 Boulder Rd, Raymond, ME, Raymond, ME

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 **25' wellpoint galvanized pipe**

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: **by the entrance of the driveway on the left side looking in.**

Installed by: **Seller**

Date of Installation: **March 23, 2023**

USE: Number of persons currently using system: **N/A**

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

Comments: _____

Source of Section I information: **Seller**

Buyer Initials _____ Page 1 of 7 Seller Initials **ST** _____

PROPERTY LOCATED AT: 29 Boulder Rd, Raymond, ME, Raymond, ME

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: middle/end of the driveway. OR Unknown

Date installed: 05/01/2022 Date last pumped: Never Name of pumping company: Never

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: middle/end of driveway

Date of installation of leach field: 05/16/2022 Installed by: Seller

Date of last servicing of leach field: N/A Company servicing leach field: N/A

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: Camper/Rv septic design. Reenforced system you can drive on.

Source of Section II information: seller

Buyer Initials _____

Seller Initials ST

PROPERTY LOCATED AT: **29 Boulder Rd, Raymond, ME, Raymond, ME**

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	N/A			
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
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 *ST* _____

PROPERTY LOCATED AT: **29 Boulder Rd, Raymond, ME, Raymond, ME**

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 **ST**

PROPERTY LOCATED AT: 29 Boulder Rd, Raymond, ME, Raymond, ME

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: _____

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: ROW to Panther Pond & Panther Pond Association. No HOA fee.

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 _____

Seller Initials ST _____

PROPERTY LOCATED AT: **29 Boulder Rd, Raymond, ME, Raymond, ME**

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: N/A

What year did Seller acquire property? 11/20/2015

Roof: Year Shingles/Other Installed: N/A

Water, moisture or leakage: _____

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: **Power on property.**

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 *ST*

Release Deed

I, **NATHANIEL W. HURTEAU** whose mailing address is PO Box 1624 Windham, ME 04062 for consideration paid releases to **SHAWN C. TANGUAY** whose mailing address is 7 Market Street, Saco, ME 04072 with the land, with the improvements thereon, located in Raymond, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, at Panther Pond Beaches, so called, in the Town of Raymond in said County of Cumberland and being lot number one hundred and thirty-nine (139), as shown on plan of Panther Pond Beaches made by E. C. Jordan & Co., C.E. dated August, 1931 and recorded in the Cumberland County Registry of Deeds in Plan Book twenty (20) Page thirty-five (35) which reference is expressly made for complete description.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises conveyed herewith.

Reference should be made to a Municipal Tax Release Deed from the Inhabitants of the Town of Raymond, Maine to Nathaniel Hurteau dated December 14, 2014 and recorded in the Cumberland County Registry of Deeds in Book 32015, Page 200.

Dated this 20 day of November 2015.




NATHANIEL W. HURTEAU

STATE OF MAINE
COUNTY OF CUMBERLAND

November 20, 2015

Personally appeared before me the above named **NATHANIEL W. HURTEAU** and acknowledged the foregoing to be his free act and deed.



~~Notary Public~~ Attorney at Law
THOMAS F. SMITH
Printed Name
My Commission Expires: _____

MAINE REAL ESTATE TAX PAID

Received
Recorded Register of Deeds
Nov 24, 2015 03:57:26P
Cumberland County
Nancy A. Lane



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.