

# Waterfront Property



\*\* Not on property

## 37 WOODLAND RIDGE ROAD | DANFORTH, MAINE

- Waterfront
- Lower Hot Brook Lake
- Driveway
- 1.03± Acres
- Views
- Surveyed
- Soil Tested
- Electric on site

\$70,000



# Lower Hot Brook Lake

Lower Hot Brook Lake is situated in the town of Danforth in Washington County, Maine. It is a part of the larger watershed area that includes several interconnected lakes and streams. The lake covers an area of approximately 712 acres. The maximum depth of Lower Hot Brook Lake is around 20 feet, with an average depth of about 10 feet. This relatively shallow depth contributes to the lake's warm water, making it ideal for various recreational activities.



**Lifestyle Properties  
of Maine**



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



# Danforth, Maine

## Local Government

### Police

Washington County  
(207) 255-3434

### Fire

Danforth Fire Dept  
(207) 448-2255

### Town Office

18 Central St  
(207) 448-2321  
townofdanforth@gmail.com

### Tax Assessor

Ardis Brown  
(207) 448-2321

### Code Enforcement

James Slowe  
(207) 448-2321

## Recreational Opportunities

**Fishing:** Lower Hot Brook Lake is a popular fishing spot, known for its diverse fish population. Anglers can expect to find species such as:

**Smallmouth Bass:** Abundant in the lake, providing excellent sport fishing opportunities.

**White Perch:** Another common catch, prized for its fight and taste.

**Pickerel:** Often caught by those seeking a challenge.

**Sunfish and Yellow Perch:** Common and great for casual fishing.

**Boating:** The lake supports a range of boating activities. There is a public boat launch available, making it convenient for residents and visitors to access the water. The boat launch is well-maintained and can accommodate various types of watercrafts, including fishing boats, kayaks, and canoes.



# 37 WOODLAND RIDGE ROAD | DANFORTH

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## Shopping

Danforth

## City

Houlton, 34± miles

## Airport

Bangor International

## View

Waterfront

## Water Frontage

Lower Hot Brook | 241'

## Interstate

Exit #227, 44± miles

## Hospital

Houlton Regional

## Boston, MA

327± miles (5± hours)

## Zoning

Shoreland

## Road Frontage

Yes | 160'

LISTING PRICE

**Acres 1.03± \$70,000 Taxes \$693**



## Amenities and Accessibility:

**Boat Launch:** The public boat launch at Lower Hot Brook Lake provides easy access for both motorized and non-motorized boats. This feature enhances the lake's appeal for fishing, leisure boating, and water sports.


**Shoreline and Environment:** The shoreline of Lower Hot Brook Lake is largely undeveloped, preserving its natural beauty. The surrounding area is characterized by lush forests and wildlife, offering a tranquil setting for property owners and visitors alike.

**Activities:** In addition to fishing and boating, the lake area is suitable for swimming, bird watching, and picnicking. The scenic environment also makes it ideal for photography and nature walks.

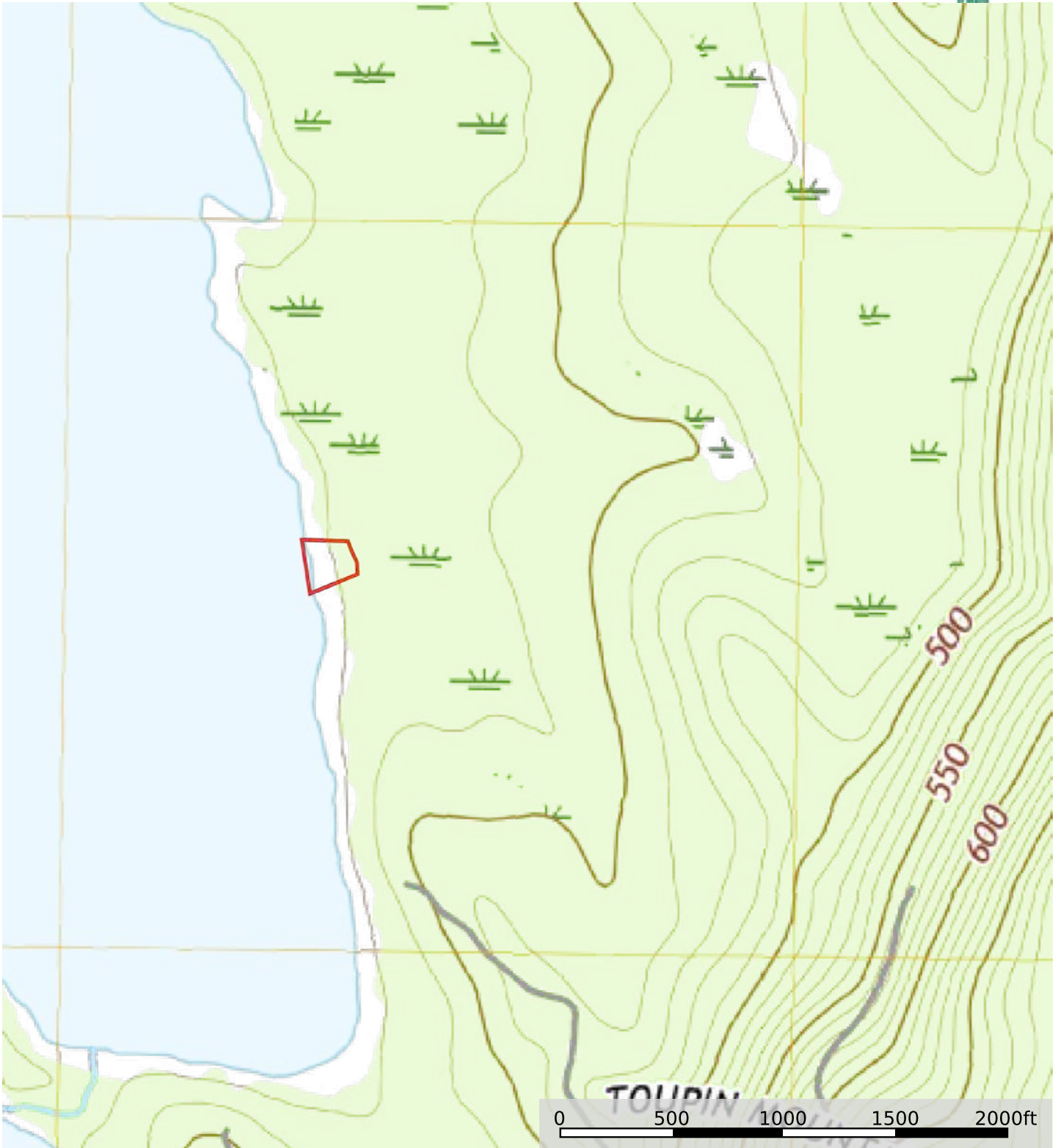



Danforth - 37 Woodridge Road  
Washington County, Maine, 1.03 AC +/-



 Boundary


**Danforth - 37 Woodridge Road**  
Washington County, Maine, 1.03 AC +/-



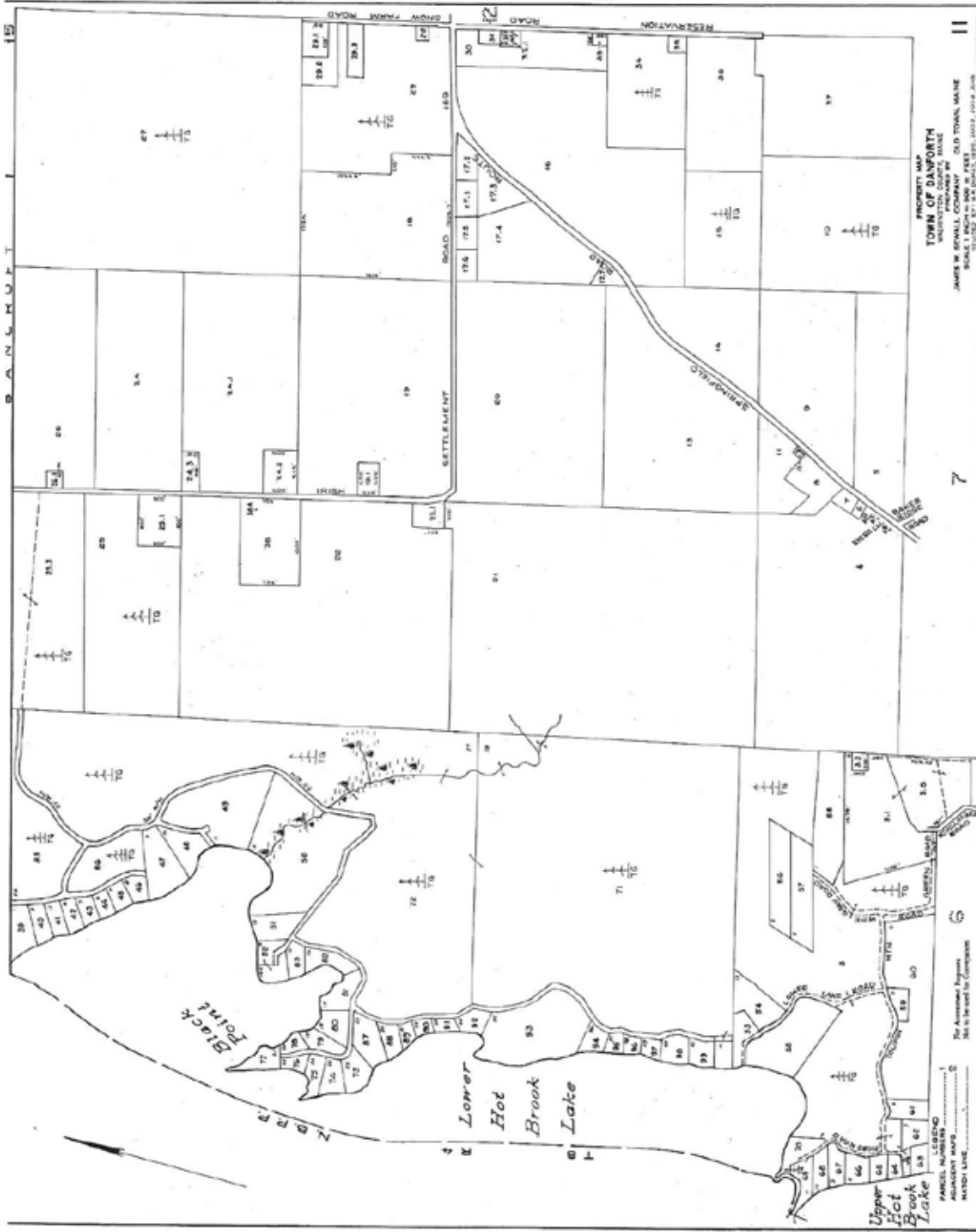
 Boundary

**Danforth - 37 Woodridge Road**  
Washington County, Maine, 1.03 AC +/-



 Boundary





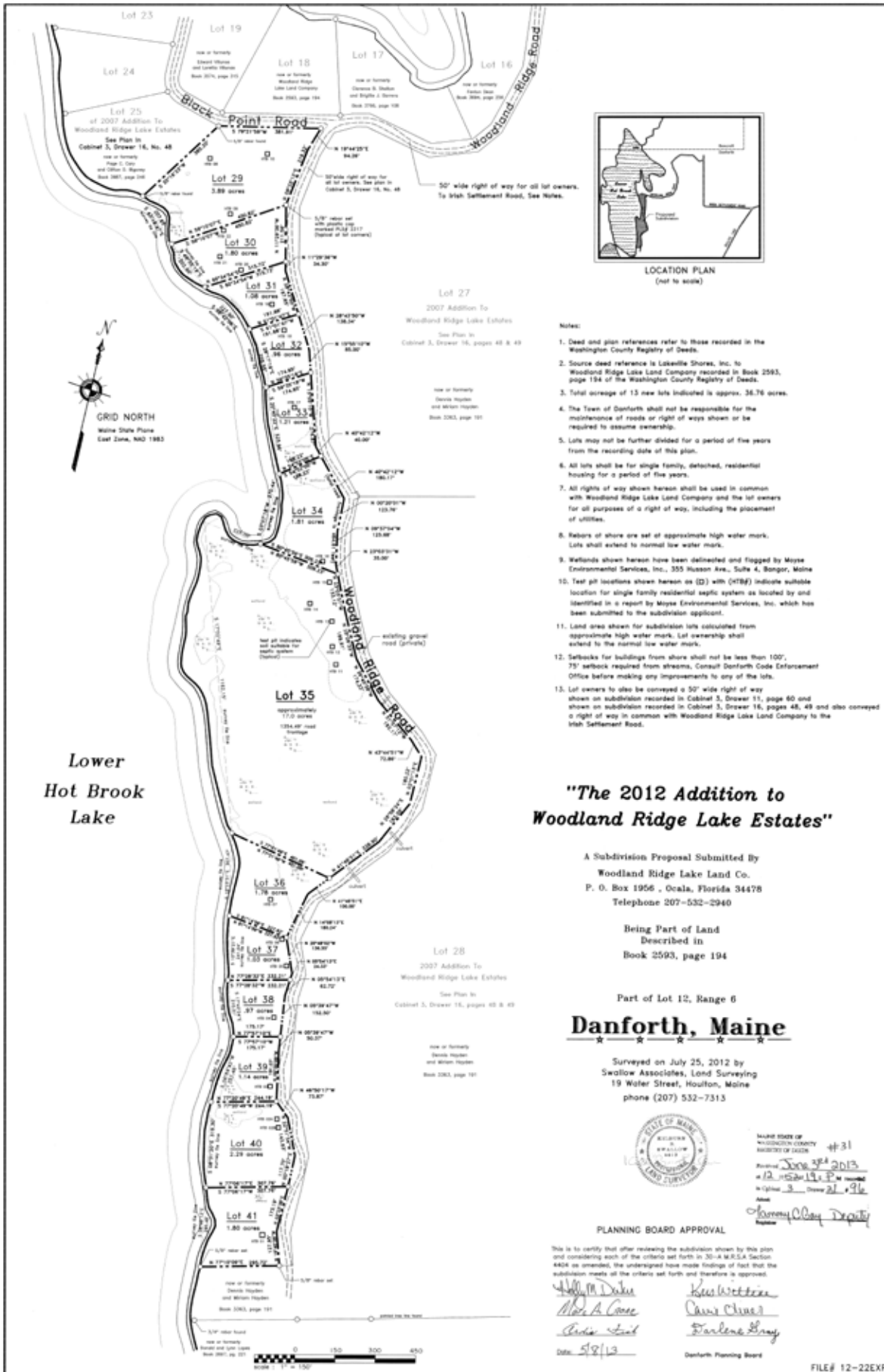
DANFORTH

11

7

PROPERTY MAP  
**TOWN OF DANFORTH**  
 WASHINGTON COUNTY, MAINE  
 DRAWN BY  
**JAMES W. SMALL COMPANY** OLD TOWN, MAINE  
 SCALE 1 INCH = 500 FEET  
 PLANNED BY J.W. SMALL, JR. 1902

PANEL NUMBER  
 ADJACENT MAPS  
 MATCH LINE  
 For Assessment Purposes  
 Not to be used for Conveyance



Lower  
Hot Brook  
Lake

**"The 2012 Addition to  
Woodland Ridge Lake Estates"**

A Subdivision Proposal Submitted By  
Woodland Ridge Lake Land Co.  
P. O. Box 1956 - Ocala, Florida 34478  
Telephone 207-532-2940

Being Part of Land  
Described in  
Book 2593, page 194

Part of Lot 12, Range 6

**Danforth, Maine**

Surveyed on July 25, 2012 by  
Swallow Associates, Land Surveying  
19 Water Street, Houlton, Maine  
phone (207) 532-7313



MAINE STATE OF  
WASHINGTON COUNTY  
REGISTERED SURVEYOR #31  
Surveyed July 25, 2012  
#12-22EXP-13  
Witnessed 3, 21, 1916  
Date  
Aimee  
Aimee O'Leary Deputy  
Register

**PLANNING BOARD APPROVAL**

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria set forth in 30-A M.R.S.A. Section 440A as amended, the undersigned have made findings of fact that the subdivision meets all the criteria set forth and therefore is approved.

*William Duke*  
*Alan A. Coice*  
*Carolee Taylor*  
Date: 5/9/13

*Kevin Wetmore*  
*David Chase*  
*Barlene Gray*

Danforth Planning Board

FILE# 12-22EXP

Danforth Cab 3 DR 21 #96

PROPERTY LOCATED AT: 37 Woodland Ridge Road, Danforth , ME 04424

### PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

#### SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? .....  Yes  No  Unknown

~~If Yes: Are tanks in current use?.....  Yes  No  Unknown~~

~~If no longer in use, how long have they been out of service? \_\_\_\_\_~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP?.....  Yes  No  Unknown~~

~~Are tanks registered with DEP?.....  Yes  No  Unknown~~

~~Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_~~

~~Location: \_\_\_\_\_~~

What materials are, or were, stored in the tank(s): \_\_\_\_\_

~~Have you experienced any problems such as leakage: .....  Yes  No  Unknown~~

Comments: \_\_\_\_\_

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

METHAMPHETAMINE:.....  Yes  No  Unknown

Comments: None

Source of information: Seller/previous disclosures

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

Buyer Initials \_\_\_\_\_

Page 1 of 3

Seller Initials RKS LMR

PROPERTY LOCATED AT: 37 Woodland Ridge Road, Danforth , ME 04424

**SECTION II – GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: easements, rights of way, covenants

Source of information: "The 2012 addition to Woodland Ridge Estates" Cabinet 3 Drawer 21 #96

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? owners on the road there's no formal association

Road Association Name (if known): None

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....  Yes  No  Unknown

If Yes, explain: shoreland zone

Source of information: Public

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: N/A

Source of information: public/previous disclosures

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Has all or a portion of the property been surveyed?.....  Yes  No  Unknown

If Yes, is the survey available?.....  Yes  No  Unknown

Has the property ever been soil tested?.....  Yes  No  Unknown

If Yes, are the results available?.....  Yes  No  Unknown

Are mobile/manufactured homes allowed?.....  Yes  No  Unknown

Are modular homes allowed?.....  Yes  No  Unknown

Source of information: Public record

Additional Information: None

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials RKS

LMR

PROPERTY LOCATED AT: 37 Woodland Ridge Road, Danforth , ME 04424

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:.....  Yes  No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Raymond K. Scanlon                      06/20/2024  
SELLER    DATE  
**Raymond K. Scanlon**

Lisa M. Rullo                                      06/20/2024  
SELLER    DATE  
**Lisa M. Rullo**

\_\_\_\_\_  
SELLER    DATE

\_\_\_\_\_  
SELLER    DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER    DATE

\_\_\_\_\_  
BUYER    DATE

\_\_\_\_\_  
BUYER    DATE

\_\_\_\_\_  
BUYER    DATE



# ERECORD

Tammy C. Gay Registrar of Deeds  
WASHINGTON COUNTY

**Return To:**

Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC  
213 West Broadway  
Lincoln, ME 04457

**File No.:** ME23031900L

## QUITCLAIM DEED WITH COVENANT

**DLN NO.:** ~~1002340258300~~

Corey Allen Lord and Christina Michelle Lord of 314 Irish Settlement Road, Danforth, ME 04424, for consideration paid, GRANTS to Raymond K. Scanlon and Lisa M. Rullo of 475 Cedar Ave., Swansea, MA 02777, as joint tenants, with QUITCLAIM COVENANT, the land in Town of Danforth, County of Washington, State of Maine.

The land in Danforth, Washington County, Maine, bounded and described as follows:

Lot 37 as shown on a plan of land entitled "The 2012 Addition to Woodland Ridge Lake Estates", dated July 25, 2012 and recorded on June 3, 2013 in Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds.

The above described property is conveyed together with a right of way described in the deed from George Gillis to G. Pierce Webber, et al., dated November 23, 1982, and recorded in said Registry in Book 1206, Page 46.

Further conveying, in common with Grantor and others, a fifty (50') foot wide right of way, for all purposes of a way, including the placement, operation and maintenance of utility services, over the existing gravel surface roads shown on plans of land entitled "Woodland Ridge Lake Estates", dated June 5, 2002 and recorded on June 6, 2002 in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds; "The 2007 Addition to Woodland Ridge Lake Estates", dated January 22, 2007 and recorded on August 16, 2007 in Cabinet 3, Drawer 16, Number 48 of the Washington County Registry of Deeds; "The 2007 Addition to Woodland Ridge Lake Estates", dated June 27, 2007 and recorded on August 16, 2007 in Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds and "The 2012 Addition to Woodland Ridge Lake Estates", dated July 25, 2012 and recorded on June 3, 2013 in Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds.

The above described property is subject to the following:

1. Easement given by Sidney L. W. Leas Jr., and signed by G. Pierce Webber, Agent to Eastern Maine Electric Cooperative et al dated September 5, 1967 and in the Washington County Registry of Deeds in Book 599, Page 436.

2. Easement given by Webber Timberlands by G. Pierce Webber, Agent, to Eastern Maine Electric Cooperative, et al. dated August 6, 1969 and recorded in the Washington County Registry of Deeds in Book 679, Page 302.

This conveyance is further made subject to the conditions and restrictions noted on said Plans recorded in Cabinet 3, Drawer 11, Number 60; Cabinet 3 Drawer 16, Number 48; Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds as well as the conditions and restrictions on said Plan in Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds which include, but are not limited to, the following:

4. The Town of Danforth shall not be responsible for the maintenance of roads or right of ways shown or be required to assume ownership.

5. Lots may not be further divided for a period of five years from the recording date of this plan.

6. All lots shall be for single family, detached, residential housing for a period of five years.

7. All rights of way shown hereon shall be used in common with Woodland Ridge Lake Land Company and the lot owners for all purposes of a right of way, including the placement of utilities...

12. Setbacks for buildings from shore shall not be less than 100,' 75' setback required from streams. Consult Danforth Code Enforcement Office before making any improvements any of the Lots."

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all great ponds, and the property underlying said great ponds, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever be determined to hold in or to said great ponds, or the property underlying said great ponds.

By acceptance of this deed, Grantees agree to enter into reasonable pro-rata cost sharing arrangements to maintain Woodland Ridge Road, so-called, and its extensions as depicted on said plans recorded in Cabinet 3, Drawer 11, Number 60; Cabinet 3, Drawer 16 Number 48; Cabinet 3, Drawer 16, Number 49 and Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds, in a passable graveled condition, with Grantor and Grantor's successors and assigns, and also with other landowners who use the road (including any homeowners' association which may be formed to maintain the road).

Woodland Ridge Lake Land Company, the Grantees, and successors, heirs and assigns, of deeds from

Woodland Ridge Lake Land Company and its successors, conveying lots in Woodland Ridge Lake Estates subdivision, the 2007 Addition to Woodland Ridge Lake Estates subdivision and the 2012 Addition to Woodland Ridge Lake Estates subdivision, as recorded in Cabinet 3, Drawer 11, Number 60; Cabinet 3, Drawer 16, Number 48; Cabinet 3, Drawer 16, Number 49 and Cabinet 3, Drawer 21, Number 96 of the Washington County Registry of Deeds, and any homeowners' association they may form to maintain the road shall be third party beneficiaries of this maintenance covenant with rights to enforce the same.

Being all and the same premises as described in a deed from m Woodland Ridge Lake Land Company to Corey Allen Lord and Christina Michelle Lord, dated November 1, 2021 and recorded in Washington County Registry of Deeds in Book 4854, Page 41.

Witness our hands and seals this 5 day of December, 2023

Witness

[Signature]  
Corey Allen Lord

Witness

[Signature]  
Christina Michelle Lord

State of Maine  
County of Penobscot,ss

December 5, 2023

Personally appeared the above named Corey Allen Lord and Christina Michelle Lord 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*