

COASTAL RANCH

HOME WITH MACHIAS RIVER VIEWS

Potential Business Property

**265 Main Street
Machias, Maine**

Close to Town



\$379,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

10

PROPERTY DISCLOSURE

17

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Welcome to this charming 2-bedroom, 2-bathroom property located at 265 Main Street in Machias, ME. This versatile space features vinyl floors in the living area and tile floors in the bathrooms, creating a modern and easy-to-maintain environment. The open concept layout seamlessly connects the living, dining, and kitchen areas, perfect for entertaining friends and family.

Situated on 0.61 acres, this property boasts stunning views of the Machias River and an open lot with a large lawn for outdoor activities. The gravel driveway provides ample parking for 10+ cars, making it convenient for hosting gatherings or accommodating multiple vehicles.

Located near businesses, this property offers the flexibility to be used for either commercial or residential purposes. With easy access to Calais and Ellsworth within just 1 hour, and Bangor within 1.5± hours, this location provides a perfect balance of convenience and tranquility. For those looking to travel further, Boston is just 320 miles away, making it a reachable destination in 5 hours and 15 mins.



Don't miss out on the opportunity to own this unique property in Machias, ME. Whether you're looking for a new place to call home or a prime location for your business, this property offers endless possibilities. Schedule a showing today and experience the beauty and potential of 265 Main Street.



**Lifestyle
Properties
of Maine**



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to our monthly
newsletter





265 MAIN STREET, MACHIAS

PRICE **\$379,000**

TAXES \$2889.71/2023

SQFT 1170 BUILT IN 2010

HOW FAR TO...



Shopping | Machias, 1± miles



Hospital | Machias, 2± miles



Airport | Bangor, 85± miles



City | Calais, 44± Miles



Boston | 321± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Spencer Wood

Associate Broker | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Machias Police Dept
(207) 255-8558

Fire

Machias Fire Dept
(207) 255-4424

Town Office

Town Clerk Sandra Clifton
207-255-6621
townclerk@machiasme.org

Tax Assessor

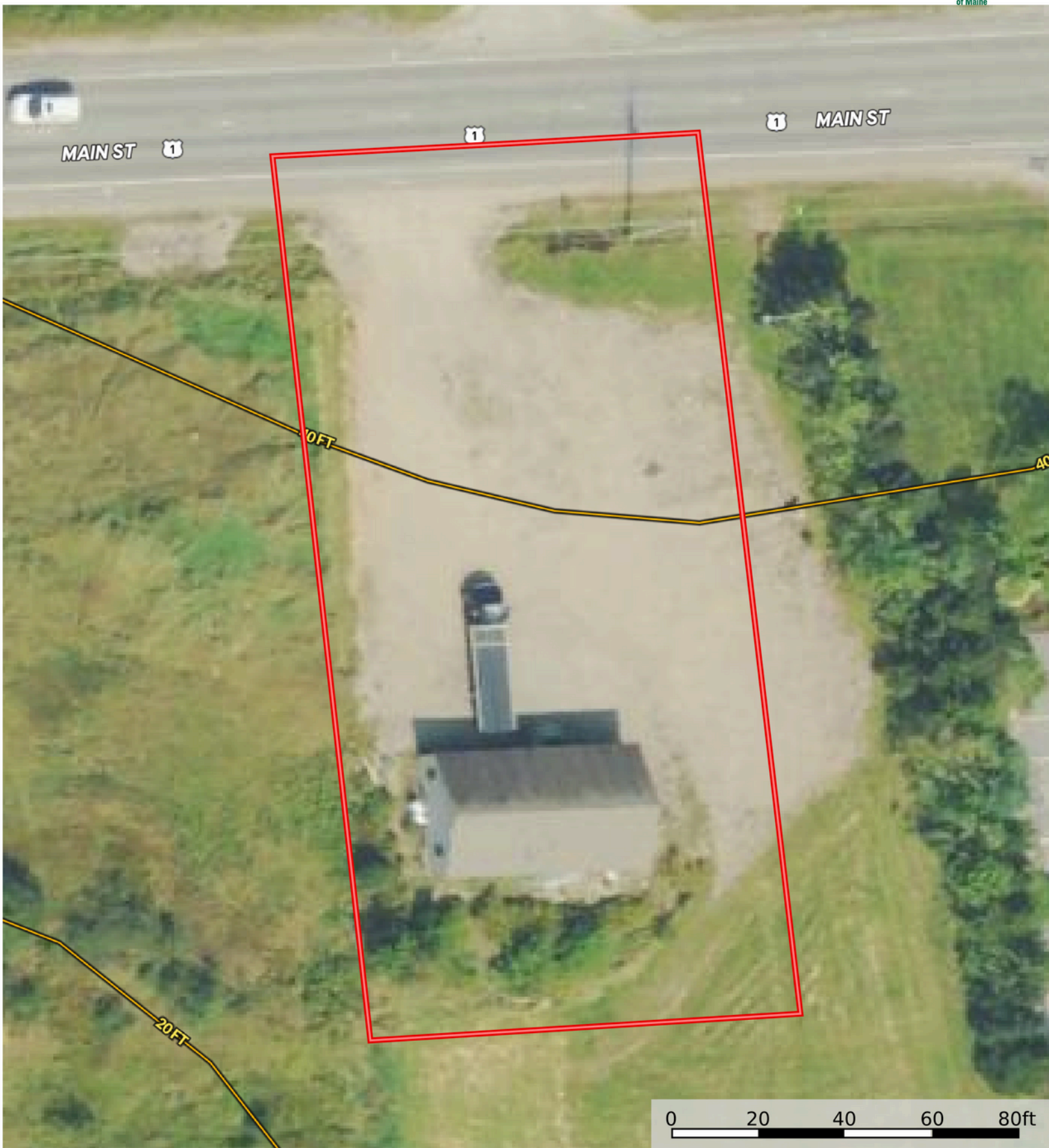
J Douglas Guy III
(207) 263-6824
TaxAssessor@machiasme.org

Code Enforcement

Kevin Brodie
(207) 263-4243
whiting.chief290@gmail.com

Machias- 265 Main Street, 0.61± Acres

Washington County, Maine, 0.61 AC +/-



Boundary

Machias- 265 Main Street, 0.61± Acres

Washington County, Maine, 0.61 AC +/-



 Boundary

PROPERTY LOCATED AT: 265 Main St. , Machias , ME 04654

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: **Left side looking in to property**

Installed by: **Shannon Drilling**

Date of Installation: **2009**

USE: Number of persons currently using system: **0**

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 *WG*

PROPERTY LOCATED AT: 265 Main St. , Machias , ME 04654

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: 1500 gallon holding tank

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: West side of building OR Unknown

Date installed: 07/11/2011 Date last pumped: 2022 Name of pumping company: Looks Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: for year round unit will need to install new septic

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

Leach Field: Yes No Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

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: _____

Source of Section II information: Seller

Buyer Initials _____

Seller Initials WS

PROPERTY LOCATED AT: 265 Main St. , Machias , ME 04654

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	Wall hung boiler			
Age of system(s) or source(s)	2023			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A			
Name of company that services system(s) or source(s)	Bold Coast plumbing and hea			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	N/A			
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 _____

Seller Initials WG

PROPERTY LOCATED AT: **265 Main St. , Machias , ME 04654**

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 *WG*

PROPERTY LOCATED AT: **265 Main St. , Machias , ME 04654**

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: _____

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 *WB*

PROPERTY LOCATED AT: **265 Main St. , Machias , ME 04654**

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: **2009**

What year did Seller acquire property? **2007**

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 *WS*

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, located on the southerly side of U.S. Route One, said lot or parcel of land situated in the Town of Machias, County of Washington, State of Maine and being more particularly described as follows:

BEGINNING at a 5/8" rebar with surveyor's identification cap (C.E.S., Inc. - P.L.S. #2324) set on the southerly sideline of U.S. Route One and at the northwesterly corner of land now or formerly of James E. Sparaga and Kathleen M. Sparaga, being described in a deed dated December 16, 2003 and recorded in Book 2829, Page 131 of the Washington County Registry of Deeds;

THENCE, S 03° 27' 52" W, along the westerly line of said land of Sparaga, a distance of two hundred sixteen and thirteen hundredths (216.13') feet, to a 5/8" rebar with surveyor's identification cap (C.E.S., Inc. - P.L.S. #2062) found at a northeasterly corner of land now or formerly of David A. Barker, Jr. and Julie G. Barker, being described in a deed dated April 29, 2004 and recorded in Book 2871, Page 316 of the Washington County Registry of Deeds;

THENCE, N 72° 05' 58" W, along the northerly line of said land of Barker, a distance of one hundred fifty-four (154.00') feet, to a second 5/8" rebar with surveyor's identification cap (C.E.S., Inc. - P.L.S. #2324) set;

THENCE, N 17° 56' 00" E, crossing land now or formerly of Edward R. Pellon and Esther M. Pellon, being described in a deed dated March 31, 1994 and recorded in Book 1915, Page 158 of the Washington County Registry of Deeds, a distance of two hundred nine and thirty-seven hundredths (209.37') feet, to a third 5/8" rebar with surveyor's identification cap (C.E.S., Inc. - P.L.S. #2324) set on the southerly sideline of U.S. Route One;

THENCE, N 72° 04' 00" E, along the southerly sideline of U.S. Route One, a distance of one hundred (100.00') feet, to the POINT OF BEGINNING.

ALSO CONVEYING any right, title and interest the Grantors may have to lands lying between the above described sideline and the centerline of said U.S. Route One, in accordance with the Laws of the State of Maine.*

Being the same premises as described in a deed from Edward R. Pellon and Esther M. Pellon to Wesley A. Graham and Heather M. Graham dated September 10, 2009 and recorded in the Washington County Registry of Deeds in Book 3568, Page 146.

Received
Recorded Register of Deeds
Apr 22, 2010 11:43:57A
Washington County
Sharon D. Strout

RELEASE DEED Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **WESLEY A. GRAHAM** and **HEATHER M. GRAHAM** of Machias, County of Washington, and State of Maine, for consideration paid, release to **HARBOR HOMES OF MAINE, LLC.**, whose mailing address is PO Box 343, Machiasport, ME 04654, the real property situated in Machias, County of Washington and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of April, 2010.

NO TRANSFER TAX PAID

[Signature]
Witness to both:

[Signature]
Wesley A. Graham
[Signature]
Heather M. Graham

STATE OF MAINE
COUNTY OF Washington

Date: 4/19/2010

Personally appeared the above named Wesley A. Graham AND Heather M. Graham, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law
Print Name:
Commission Expires:

SEAL

ALLEN L. CAMPBELL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 15, 2013



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:

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 _____
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.



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lifestylepropertiesofmaine.com and 3 more links

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Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, Previous Client