

CUSTOM LUXURY

COUNTRY HOME | RECREATIONAL | SCENIC VIEWS

Secluded Location

**256 Watson Pond
Rome, Maine**

Custom Interior



\$839,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!



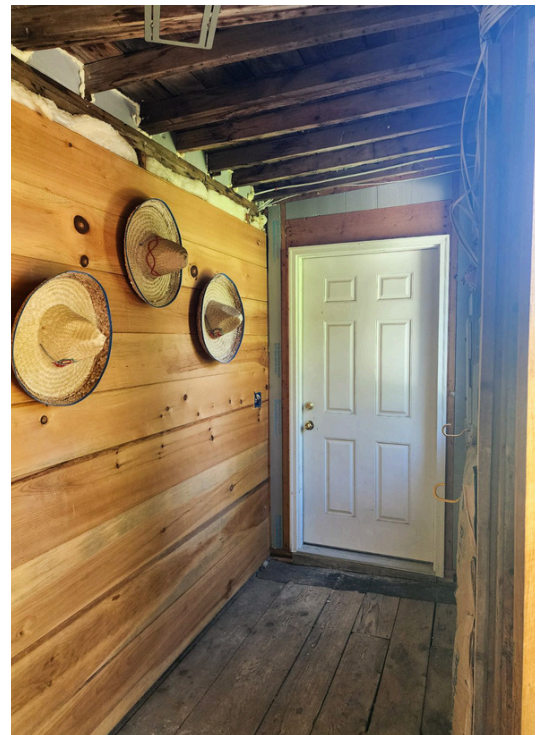


Photography by Mayhem Media

Embrace unmatched privacy and natural beauty with this custom-built property on 6 acres in Rome, Maine within the picturesque Belgrade Lakes Region. Nestled on the south side of French's Mountain, this unique setting offers abundant wildlife, stunning sunrises, and sunsets.

Arrive via the gated, 800-foot tear dropped turn around winding driveway to discover a terraced landscape enhanced by elegant stone walls. Meticulously designed gardens, featuring stone walls and raised planters created by Certified Master Gardeners, provide breathtaking views of Vienna Mountain and Round Top which are the highest peaks in Kennebec County. A wrap-around covered porch leads to a 28x36 carport.

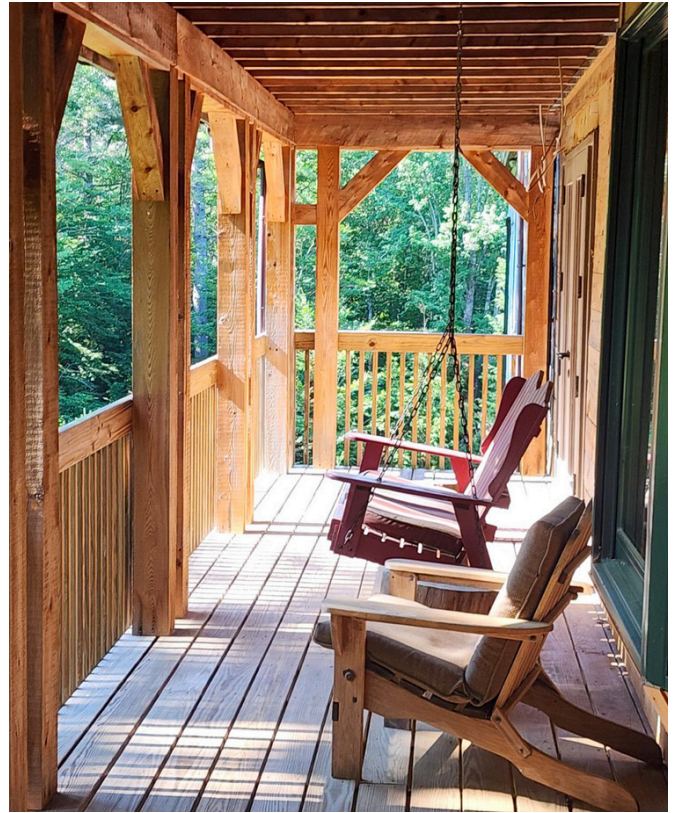
The interior boasts a post-and-beam design with open living and dining areas, coastal Maine hardwood maple floors and an arched entrance leading to a spacious kitchen and bar area with Venetian plaster walls.



Upstairs, the primary bedroom offers a large walk-in closet and additional space to relax. One of the guest rooms features a cozy private deck and walk-in closet as well. A private office in the full basement along with high-speed internet ensures convenient remote work.

Outdoor amenities include seating areas, pathways, perennial gardens, ornamental trees and shrubs, patios, and an outdoor bar with a Vermont Cottage stone fireplace and wall. Ideal for weddings, camping, or even large events, this property offers abundant, ample parking to accommodate all venues.

Abutting the Kennebec Highlands, the home is adjacent to and across from the 6,800 acre preserve that provides extensive recreational opportunities within the pristine streams, wetlands, and five undeveloped ponds.



**Lifestyle
Properties
of Maine**

Just minutes from Belgrade Lakes Village with boating, swimming, hiking, skiing and much more! This property comes with most furnishings included and is move-in ready. Don't miss this exceptional retreat!





Like what you see?
Scan to subscribe
to our monthly
newsletter





256 WATSON POND, ROME

PRICE **\$839,000**

TAXES \$1234.05/2024

SQFT 3600 BUILT IN 1984

HOW FAR TO...



Shopping | Belgrade, 10± miles



Hospital | Waterville, 25± miles



Airport | Portland, 90± miles



Interstate | 19± miles



City | Waterville, 25± Miles



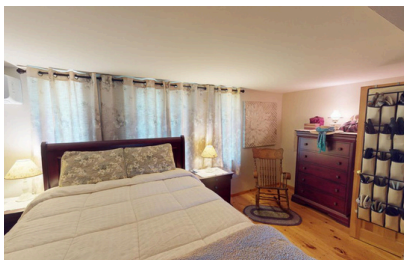
Boston | 182± miles



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



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MUNICIPAL CONTACTS

Police

Kennebec County Sheriff's Office
(207) 623-3614

Fire

Fire Dept
(207) 397-3651

Town Office

8 Mercer Road
(207) 397-4011

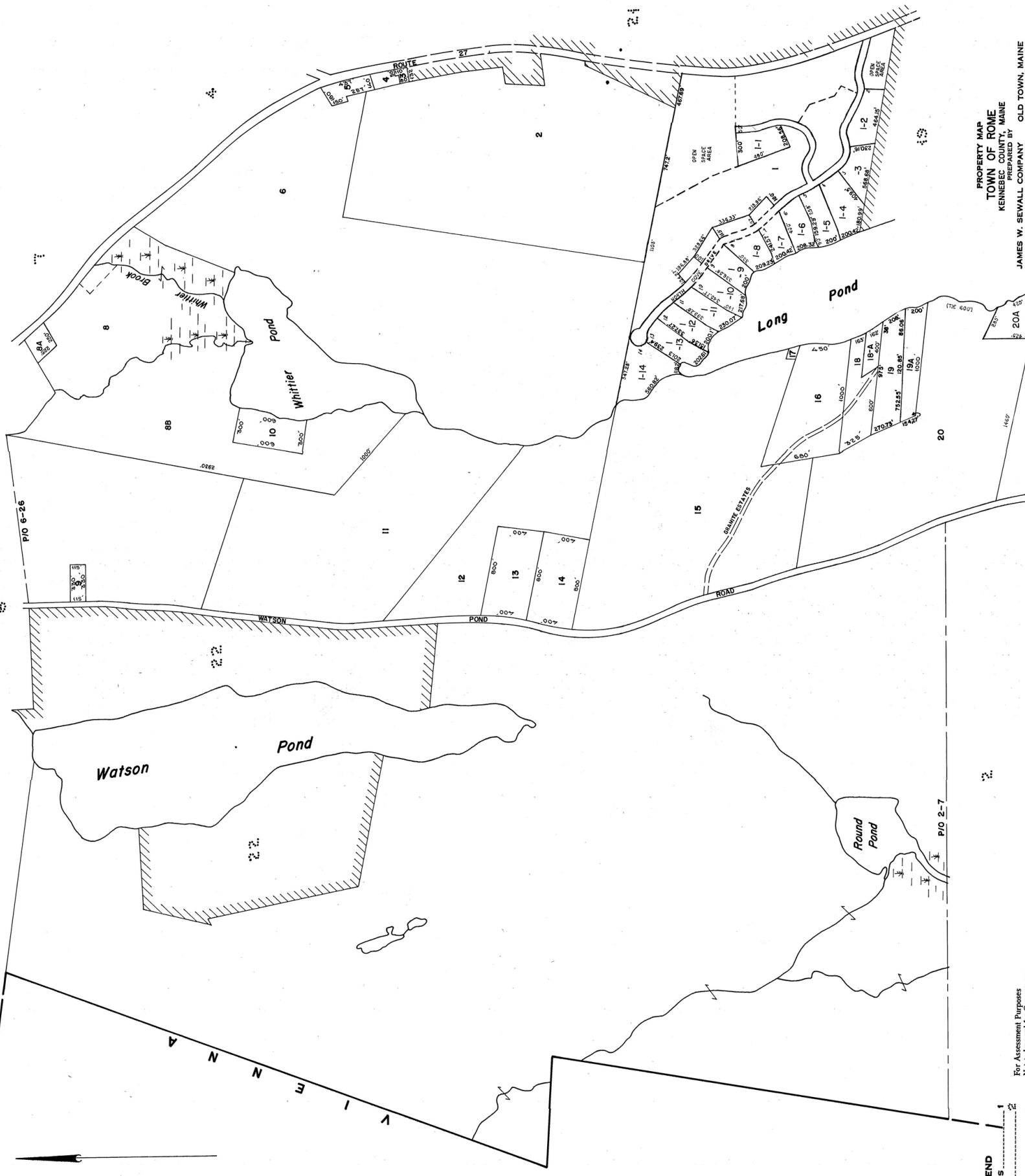
Tax Assessor

Tammy Lyons
(207) 397-5072
tct@romemaine.com

Code Enforcement

Tammy Lyons
(207) 397-3293

PROPERTY MAP
TOWN OF ROME
KENNEBEC COUNTY, MAINE
DRAWN BY
JAMES W. SEWALL, COMPANY
OLD TOWN, MAINE
SCALE 1 INCH = 400 FEET



LEGEND

PARCEL NUMBERS 1

ADJACENT MAPS 2

MATCH LINE 3

For Assessment Purposes
Not to be used for Conveyances

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 of carport

Installed by: Philbrick Well Drilling

Date of Installation: 1988

USE: Number of persons currently using system: 1

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

Comments: _____

Source of Section I information: Seller

Buyer Initials _____

Seller Initials clp

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: Behind the house OR Unknown

Date installed: 1988 Date last pumped: 05/15/2019 Name of pumping company: Pat Jackson

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

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

Leach Field: Yes No Unknown

If Yes, Location: Behind house

Date of installation of leach field: 1988 Installed by: Unknown

Date of last servicing of leach field: 07/19/1023 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 _____

clp

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	Buderis - 4 zone	Fireplace	3 Heat Pumps	
Age of system(s) or source(s)			2022	
TYPE(S) of Fuel		propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)		Northern Lights	Simply Efficient	
Date of most recent service call			07/19/2023	
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information	oil baseboard	Located in livingroom	3 Fujitsu heat pumps 9,000, 1,500, 1,200	

- 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: July 18, 2024

Comments: Chimney has new lining for propane, 6" flue to 4" flue converted from wood burning to propane

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 lp

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:

Has the property been tested? Yes No Unknown

Comments: _____

Source of information: Seller

Buyer Initials _____

Seller Initials _____

clp

PROPERTY LOCATED AT: 256 Watson Pond, Rome, 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: _____

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 _____

PROPERTY LOCATED AT: 256 Watson Pond, Rome, 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: Homestead exemption

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: 1984

What year did Seller acquire property? 1984

Roof: Year Shingles/Other Installed: Main roof - 2008, carport 2017 sun porch 2016

Water, moisture or leakage: no

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: New sub panels for heat pumps in 2022 and for sun porch in 2023

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: none

Comments: _____

Source of Section V information: Seller

Buyer Initials _____

Seller Initials clp

SECTION VI – ADDITIONAL INFORMATION

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.

Cheryl Palman 07102024
SELLER DATE SELLER DATE
Cheryl Palman

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



Warranty Deed
029757

**NO TRANSFER
TAX PAID**

WAYNE D. PALMAN, of Rome, Kennebec County, State of Maine, for consideration paid, grant to WAYNE D. PALMAN and CHERYL PALMAN, of Rome, Kennebec County, State of Maine, with ~~Warranty~~ **Covenants**, from grantor Wayne D. Palman, the land and buildings located in Town of Rome, Kennebec County, State of Maine described as follows:

Located on the Easterly side of the road leading from Mount Vernon to New Sharon Road, and being further bounded and described as follows, to wit: Commencing on the Easterly line of said Road at the Southwest corner of certain property conveyed at Clarence Axiell by Deed of Archie Witham dated December 19, 1960, and recorded in the Kennebec County Registry of Deeds in Book = 1450, Page #758, said point of beginning also being located at the Northerly line of land now or formerly of Newton Stowell; thence proceeding in an Easterly direction following the Northerly line of said land now or formerly of Newton Stowell a distance of Eight Hundred Feet (800'), more or less, to a yellow pin set in the ground for a corner marker; thence proceeding in a Northerly direction generally parallel with the aforementioned highway, which is commonly known as the Watson Pond Road and also known as the Mount Vernon Road, a distance of Four Hundred Feet (400'), more or less, to a stake set in the ground for a corner marker; thence proceeding in a Westerly direction parallel to the first mentioned bound a distance of Eight Hundred Feet (800'), more or less, to a stake set along the Easterly line of said road, said marker also being a distance of Four Hundred Feet (400'), more or less, Northerly along said highway from the point of beginning; thence proceeding in a Southerly direction, following the Easterly line of said road, a distance of Four Hundred Feet (400'), mor or less, back to the place and point of beginning.

Being same premises described in deed to grantor dated July 2, 1984 from Mary Joan Gajtkowski and Richard A. Foley recorded in the Kennebec County Registry of Deeds in Book #2700, Page #236.

Witness our hands and seals this 15th day of August, 2001.

Cynthia J. Fitzmaurice
Cynthia J. Fitzmaurice

Wayne D. Palman
Wayne D. Palman

The State of Maine, Kennebec ss., August 15th, 2001.

Then personally appear the above-named Wayne D. Palman and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Kim Oleksiak
Notary Public



RECEIVED KENNEBEC CO.
OCT 12 11 9:00
Maine Clerk of Deeds

Pamela Ames
237 Main St
Waterville, ME 04901



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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United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

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lifestylepropertiesofmaine.com and 3 more links

Subscribed



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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*