

# CHARMING RANCH

IN-TOWN HOME | PAVED DRIVEWAY | LARGE BACKYARD

OVERSIZED 3 CAR  
GARAGE

1076 Main Street  
Veazie, Maine

TWO FIREPLACES



**\$249,900**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



# Table of **CONTENTS**

**03**

**PROPERTY DETAILS & DESCRIPTION**

**06**

**MEET YOUR AGENT**

**07**

**MUNICIPAL CONTACTS**

**14**

**PROPERTY DISCLOSURE**

**17**

**DEED**

Scan to view the  
full property details  
and video!





Welcome to this charming 2-bedroom, 1-bath ranch home nestled in the serene community of Veazie, Maine. Situated on a private half-acre lot, this property offers a blend of comfort and convenience in a picturesque setting.

As you arrive, you'll be greeted by the spacious 3+ car garage and a paved driveway, providing ample parking and storage options. The home's inviting covered back porch is a perfect spot to unwind and enjoy views of your tranquil yard. Imagine relaxing here with your morning coffee or evening glass of wine, overlooking the expansive, private grounds.

While the interior of the home may benefit from a touch of updating—such as new paint—the charm and potential are undeniable. The cozy living area features hardwood flooring and two wood-burning fireplaces, adding warmth and character to the space. This home also includes an additional room that can easily serve as a third bedroom, home office, or versatile bonus space to fit your needs.



Location is key, and this property excels in that aspect. Within walking distance, you'll find tennis and pickleball courts, offering plenty of recreational opportunities. For golf enthusiasts, the renowned Penobscot Valley Country Club is just 2 miles away, boasting a championship 18-hole golf course. The University of Maine at Orono is conveniently less than 10 minutes from your door, making this an ideal spot for faculty, students, or staff.

For those who love the vibrancy of city life, downtown Bangor is also nearby, providing a variety of dining, shopping, and entertainment options. The town of Veazie itself offers a unique advantage with access to two beautiful riverfront parks along the Penobscot River. These parks are perfect for kayaking and fishing, adding an extra layer of outdoor enjoyment to your lifestyle.



**Lifestyle  
Properties  
of Maine**





In summary, this ranch home in Veazie is a fantastic opportunity for those looking to create their own haven in a well-situated, peaceful area. With a little updating, it will shine as a wonderful residence with ample space, great amenities, and a prime location close to both natural beauty and urban conveniences. Don't miss out on the chance to make this your new home!



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





# 1076 MAIN STREET, VEAZIE

PRICE **\$249,900**

TAXES \$3112/2023

SQFT 1250 BUILT IN 1954

## HOW FAR TO...



Shopping | Orono, 3± miles



Hospital | Bangor, 3± miles



Airport | Bangor, 8± miles



Interstate | Exit #187, 3± miles



City | Bangor, 4± Miles



Boston | 240± miles



KITCHEN



LIVING ROOM



BED ROOM



BACKYARD



# Peter McPhail, ALC

Broker | CRS | ALC | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's  
bio and other  
listings



## Testimonial:

'We were blessed meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for quiet professionals to sell our family home. From the start, Peter's his extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in "made to order" home sales experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for to those looking for results in the Maine reality market.'

**Stephen Grant**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## **Police**

1084 Main Street  
(207) 947-2358

## **Fire**

1084 Main Street  
(207) 945-5627

## **Town Office**

1084 Main Street  
(207) 947-2781

## **Tax Assessor**

Jacky Binette  
(207) 947-2781

## **Code Enforcement**

Andy Fish  
(207) 947-2781



PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

### 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: \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No  Unknown~~

Comments: Estate Sale. Sold "as is".

Source of Section I information: Seller/PR.

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials CC

PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

**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: \_\_\_\_\_ 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: \_\_\_\_\_  
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: Estate Sale. Sold "as is".  
Source of Section II information: seller/PR.

Buyer Initials \_\_\_\_\_ Page 2 of 8 Seller Initials CC \_\_\_\_\_

PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

**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	HWBB	Fireplace LR	Fireplace Den	
Age of system(s) or source(s)	unknown	unknown	unknown	
TYPE(S) of Fuel	oil	wood	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown unknown	unknown unknown	unknown unknown	
Name of company that services system(s) or source(s)	Golden Heat 866-2849	unknown.	unknown	
Date of most recent service call	unknown	unknown	unknown	08/12/2024
Malfunctions per system(s) or source(s) within past 2 years	unknown	unknown	unknown	
Other pertinent information	none	none	none.	

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: unknown  
 Direct/Power Vent(s): .....  Yes  No  Unknown  
     Has vent(s) been inspected? ..... n/a  Yes  No  Unknown  
     If Yes, date: \_\_\_\_\_

Comments: **Estate Sale. Sold "as is".**

Source of Section III information: **seller/PR**

**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? n/a  
 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): n/a                      Size of tank(s): n/a  
 Location: n/a

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

Seller Initials \_\_\_\_\_

*CC*

PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

What materials are, or were, stored in the tank(s)? n/a

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

Comments: n/a

Source of information: n/a

**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: Estate Sale. Sold "as is".

Source of information: seller/PR

**C. RADON/AIR** - Current or previously existing:

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

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: Estate Sale. Sold "as is".

Source of information: seller/PR

**D. RADON/WATER** - Current or previously existing:

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

If Yes: Date: \_\_\_\_\_ By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: n/a

Source of information: seller/PR

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: seller has no knowledge of any methamphetamine on the property.

Source of information: seller/PR

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

Seller Initials CC

PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

**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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: n/a

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: Estate Sale. Sold "as is".

Source of information: seller/PR

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: n/a

Source of information: Estate Sale. Sold "as is".

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

**SECTION V — ACCESS TO THE PROPERTY**

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: n/a

Source of information: Estate Sale. Sold "as is".

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? n/a

Road Association Name (if known): n/a

Source of information: seller/PR

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

Seller Initials CC

PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: Estate Sale. Sold "as is". Seller has no knowledge.

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: Estate Sale. Sold "as is". Seller has no knowledge.

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: Estate Sale. Sold "as is". Seller has no knowledge.

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

n/a

Relevant Panel Number: n/a Year: n/a (Attach a copy)

Comments: Estate Sale. Sold "as is". Seller has no knowledge.

Source of Section VI information: Seller/PR

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials \_\_\_\_\_ cc

PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

**SECTION VII – GENERAL INFORMATION**

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

~~Is a Forest Management and Harvest Plan available?.....  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: none known.

Year Principal Structure Built: 1954

What year did Seller acquire property? 1981

Roof: Year Shingles/Other Installed: unknown.

Water, moisture or leakage: unknown.

Comments: Estate Sale. Sold "as is". Seller has no knowledge.

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: Estate Sale. Sold "as is". Seller has no knowledge.

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: Estate Sale. Sold "as is". Seller has no knowledge.

Electrical:  Fuses  Circuit Breaker  Other: 100 amp panel 2012 installed  Unknown

Comments: Estate Sale. Sold "as is". Seller has no knowledge.

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: Estate Sale. Sold "as is". Seller has no knowledge.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Estate Sale. Sold "as is". Seller has no knowledge.

Comments: Estate Sale. Sold "as is". Seller has no knowledge.

Source of Section VII information: seller/PR

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials \_\_\_\_\_ CC

PROPERTY LOCATED AT: 1076 Main St, Veazie, ME 04401

**SECTION VIII — ADDITIONAL INFORMATION**

12 x 34 back yard deck built in 2016.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
SELLER DATE  
**Estate of Gayland P. Hachey**

*Charles Cox* 08/12/2024  
\_\_\_\_\_  
SELLER DATE  
**Charles Cox, PR**

\_\_\_\_\_  
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





## LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Estate of Gayland P. Hachey, Charles Cox, PR (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 1076 Main St, Veazie, ME 04401

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	_____ Seller <b>Estate of Gayland P. Hachey</b>	_____ Date
_____ Buyer	_____ Date	<u>Charles Cox</u> Seller <b>Charles Cox, PR</b>	<u>08/12/2024</u> Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller <u>Peter McPhail</u>	<u>08/12/2024</u> Date
_____ Agent	_____ Date	_____ Agent <b>Peter McPhail</b>	_____ Date

 **Maine Association of REALTORS®/Copyright © 2024.**

All Rights Reserved. Revised 2023.

NOT AN OFFICIAL COPY 03572 WARRANTY DEED NOT AN OFFICIAL COPY

NOT NOT

ROGER B. HOOPER, of Northwood, County of Rockingham and State of New Hampshire, (being unmarried), for consideration paid, grants to GAYLAND P. HACHEY and SYLVIA M. HACHEY, husband and wife, both of Old Town, County of Penobscot and State of Maine, (130 N. Fourth Street), as joint tenants, with Warranty Covenants, the real estate located in Veazie, County of Penobscot and State of Maine, and more particularly described as follows:

A certain parcel of land with buildings situated in Veazie, Penobscot County, Maine bounded and described as follows, to wit:

Beginning at an iron rod on the northerly line of the Old County Road marking the dividing line between original Lots 37 and 38 by Rufus Gilmore Plan dated March 6, 1842; said point of beginning also being the southeasterly corner of land now, or formerly, of Clyde F. Hollis; thence northeasterly along said Old County Road 119.6 feet to an iron bolt marking the southwesterly corner of land owned by the Town of Veazie; thence northwesterly along a line in common with said Town of Veazie 189.65 feet to an iron bolt on said dividing line marking the land now or formerly of Reid Sherman; thence southwesterly along a line in common with said Sherman 120.3 feet to an iron bolt marking the northeasterly corner of the said Clyde F. Hollis lot and being on the dividing line between said Lot 37 and 38 by the Gilmore Plan; thence southerly on a line in common with said Hollis lot and on the dividing line between said Lots 37 and 38, 191.6 feet to the point of beginning.

Containing 22,865 square feet.

Being the same premises conveyed to Roger B. Hooper by Liona M. Venzie August 6, 1964 recorded in Penobscot County Registry of Deeds Volume 1966 Page 1.

Subject to taxes for the current taxable year, to be prorated between the parties as of the date of delivery of this deed.

Witness my hand and seal this 26th day of March, 1981.

Witness:

Handwritten signatures of Roger B. Hooper and a witness, with a circular seal next to Hooper's signature.

STATE OF MAINE

Penobscot, ss. March 26, 1981

Personally appeared the above named Roger B. Hooper and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature] Notary Public -- Justice of the Peace





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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.



# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

[lifestylepropertiesofmaine.com](http://lifestylepropertiesofmaine.com) and 3 more links

Subscribed



## Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

### 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*