

RIVERFRONT RETREAT

COASTAL | RECREATIONAL | RIVERFRONT

Walk Out Basement

**83 Barrett Way
Ellsworth, Maine**

Union River



\$550,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

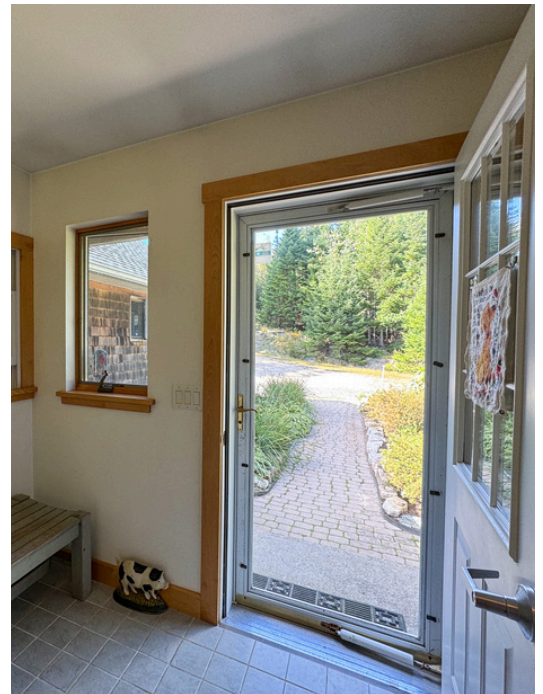




Welcome to your serene riverfront retreat on Barrett Way in Ellsworth, Maine. This exceptional ranch-style home, custom-designed and built in 2001, offers 1,560 square feet of elegant one-level living combined with accessible features, all set against the picturesque backdrop of the Union River. The home currently has two bedrooms, but the septic is designed for three bedrooms and the heated, walk out daylight basement could easily be finished to add another bedroom and more. The attached two car garage conveniently provides direct access to the living space.

As you enter this thoughtfully designed home, you'll immediately appreciate the natural light streaming through the strategically placed Anderson Windows. These windows not only provide stunning river views but also enhance the home's open concept living space. The radiant heating ensures comfort throughout the year, while the 36" wide pocket doors, 17" high toilets, curbless shower, and level door handles demonstrate a commitment to ergonomic and handicapped-accessible design.

The interior of the home has a clean modern design with the charm of pocket doors and the warmth of beautiful maple wood trim throughout.



One of the standout features of this property is the 10 x 17 four-season sunroom, which boasts cathedral ceilings and serves as an inviting space to relax and enjoy the beauty of every season. The sunroom's expansive windows offer views of the river and the lush, landscaped grounds, blending indoor and outdoor living seamlessly.



The daylight walk-out basement adds significant value and versatility to the property. Heated and ready for customization, this space could easily be transformed into a guest suite, workshop, or a family/game room to suit your needs.



**Lifestyle
Properties
of Maine**

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newsletter





Set on 1.6 surveyed acres with approximately 344 feet of frontage on the saltwater section of the Union River, this property provides direct boat access to Union River Bay, Blue Hill Bay, and the waters surrounding Mount Desert Island. Whether you're an avid boater, kayaker, or simply appreciate the beauty of waterfront living, this home offers unparalleled access to Maine's stunning waterways. The current owners have enjoyed watching seals, porpoises, bald eagles and other wildlife from the property.



The grounds are meticulously landscaped, featuring perennial gardens with a vibrant array of lilies, tall phlox, lilacs, anemones, asters, and more. A delightful wall of white, red, and pink roses adds a fragrant touch to the outdoor spaces, creating a picturesque and inviting environment.

Located on Barrett Way, this property offers a unique combination of privacy, natural beauty, and convenient access to the charming community of Ellsworth. Enjoy the peaceful riverside setting while being close to local shops, restaurants, and cultural attractions.



83 BARRETT WAY, ELLSWORTH

PRICE **\$550,000**

TAXES \$7251/2025

SQFT 1560 BUILT IN 2001

HOW FAR TO...



Shopping | Ellsworth, 8± miles



Hospital | Ellsworth, 3± miles



Airport | Bangor, 34± miles



Interstate | Exit #182, 30± miles



City | Bangor, 34± miles



Boston | 264± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



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

Ellsworth Police Dept
(207) 667-2168

Fire

Ellsworth Fire Dept
(207) 667-8666

Town Office

1 City Hall Plaza
(207) 667-2563

Tax Assessor

Larry Gardner
(207) 667-8674
assessing@ellsworthmaine.gov

Code Enforcement

Robert Grant
(207) 667-4910
rgrant@ellsworthmaine.gov

Ellsworth 83 Barret Way

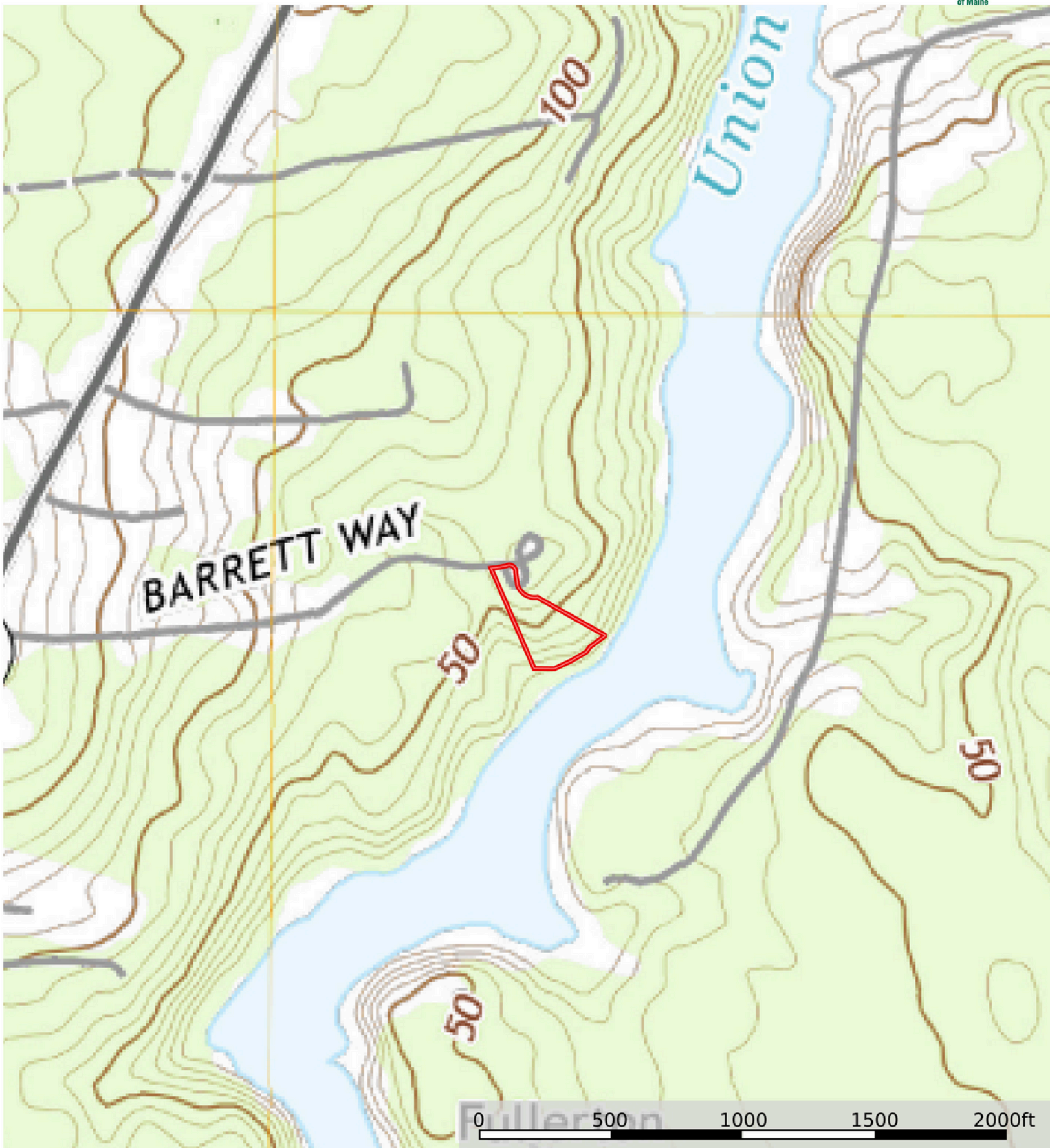
Maine, AC +/-



 Boundary

Ellsworth 83 Barret Way

Maine, AC +/-



 Boundary

National Flood Hazard Layer FIRMette



Legend

SEE THE REPORT FOR EXPLANATION AND CONTACT MAP FOR NEW PANELS/REPORT

	Minimum Base Flood Elevation (BFE) Zone AE, A99
	With 8-Footer Depth Limitation (AE, A99) Regulatory Floodway

	0.2% Annual Chance Flood Hazard Areas of 1% Annual Chance Flood with average depth less than one foot or with depths of less than one foot average profile limit X
	Source Conditions: 1% Annual Chance Flood Hazard Limit X
	Area with Reduced Flood Risk due to Levee. See Block, Zone X
	Area with Flood Risk due to Inbreach/Levee

	NO SPECIAL AREAS OF MINIMAL FLOOD HAZARD
	Area of Unincorporated Flood Hazard Limit
	Area of Unincorporated Flood Hazard Limit
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Roadwall

	302 Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Casual Traversal
	Base Road Elevation Line (BREL)
	Limit of Study
	Jurisdiction Boundary
	Casual Traversal Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

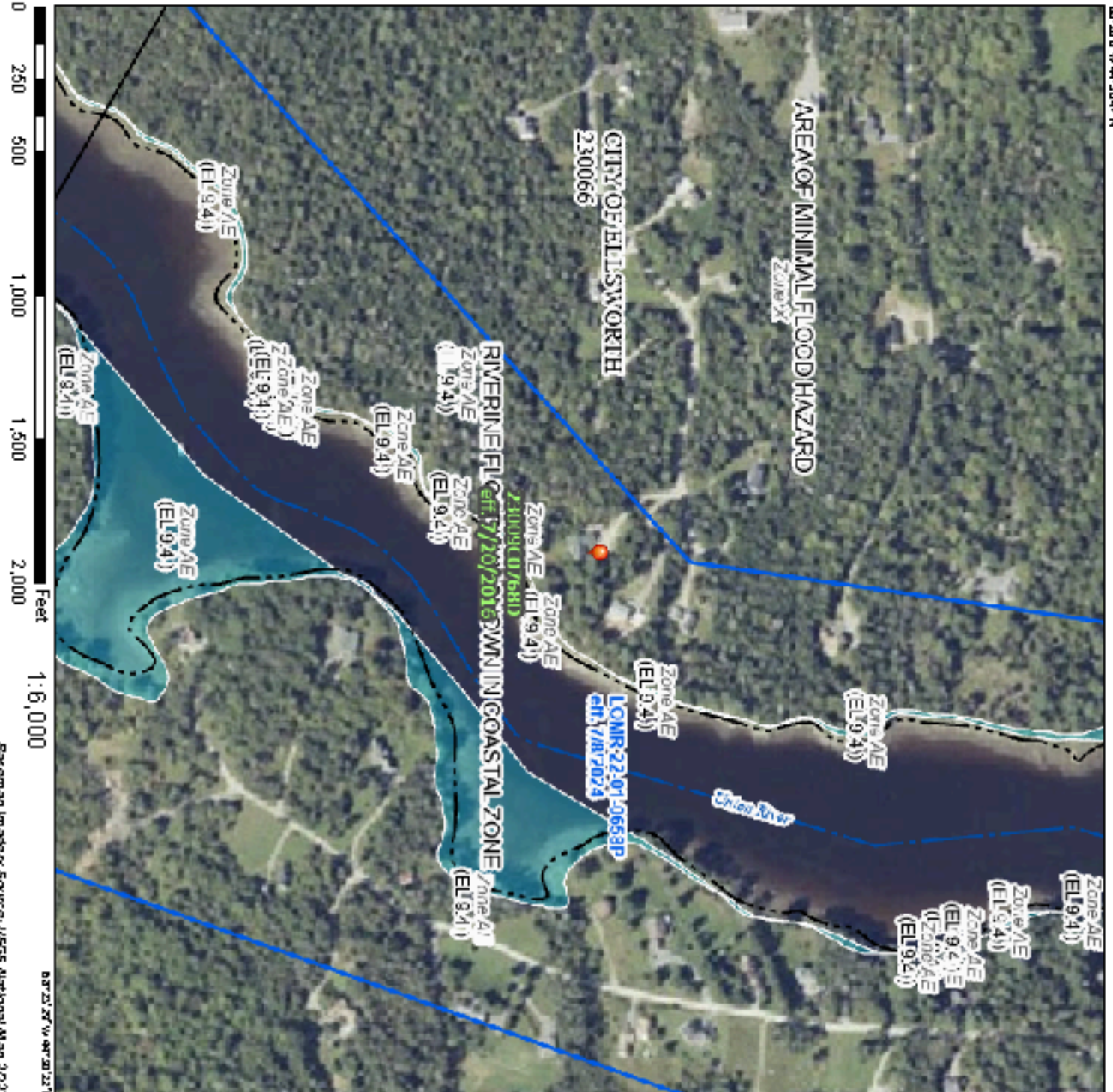
The plot displayed on the report is an approximate path selected by the user and does not represent an authoritative property layout.



This report complies with FEMA's standards for the use of digital flood maps if it is not noted as described below. The Basemap shown coincides with FEMA's Basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was compiled on **04/26/2024 at 3:05 PM** and does not reflect changes or amendments subsequent to the date and time. The NFHL and effective information may change or become superseded by new data over time.

This report is valid only if the site or portion of the following map elements do not appear: Basemap (Flood Zone, Flood Limit, Legend, Scale Bar, Map Overview, etc.), copyright information, FIRMette number, and FIR effective date. Map images for unreported and unincorporated areas cannot be used for regulatory purposes.



PROPERTY LOCATED AT: 83 Barret Way, Ellsworth, ME 04605

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: N/A 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: Top of driveway

Installed by: Gilbert Well Drilling

Date of Installation: 2000+-

USE: Number of persons currently using system: 2

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

Comments: previous owner reported installing a new well pump and water line in 2016. Expansion Tank 2017

Source of Section I information: seller and previous seller disclosure.

Buyer Initials _____

Page 1 of 8

Seller Initials HF JF

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: front of house, off walkway in flower garden OR Unknown

Date installed: 2000+- Date last pumped: Nov 2023 Name of pumping company: Haslam Septic

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: front of house

Date of installation of leach field: 2000+- Installed by: unknown

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: none

Source of Section II information: seller

Buyer Initials _____

Seller Initials HR JE

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	HW Radiant	Propane Stove		
Age of system(s) or source(s)	23 years +/-	23 years +/-		
TYPE(S) of Fuel	propane	propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1,400± gals.	Seasonal use		
Name of company that services system(s) or source(s)	Osborne	none		
Date of most recent service call	Dec 2023	none		
Malfunctions per system(s) or source(s) within past 2 years	replaced igniter	none		
Other pertinent information	none	none		

- Are there fuel supply lines? Yes No Unknown
- Are any buried? tank to outside of house is buried Yes No Unknown
- Are all sleeved? cast 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: none

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 DF HAF

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

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

Comments: none

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: none

Source of information: seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2017 By: Norlers

Results: needed a system

If applicable, what remedial steps were taken? system installed

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

Are test results available? Yes No

Results/Comments: 1.0 pCi/L

Source of information: seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

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

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: none

Source of information: seller

Buyer Initials _____

Seller Initials HF

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: _____

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: _____

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: Road Association and Restrictive Covenants.

Source of information: deed and seller. \$600 per Year Association Fees

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? Association Kyle Barker 207-

Road Association Name (if known): Barrett Way Road Association

Source of information: seller Kylebarker88@gmail.com

Buyer Initials _____

Seller Initials HF gr

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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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?

AE

Relevant Panel Number: 23009C0768D Year: 2016 (Attach a copy)

Comments: none

Source of Section VI information: FEMA

Buyer Initials _____

Seller Initials HF MR

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: _____

Year Principal Structure Built: 2001+

What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: 2020

Water, moisture or leakage: no

Comments: w/g shingle warranty is transferable must

Foundation/Basement: notify company with 1 year after purchase.

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: none

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

If Yes, are test results available? Yes No

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: none

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: none

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: none

Source of Section VII information: seller

Buyer Initials _____

Seller Initials HE

fr

SECTION VIII – ADDITIONAL INFORMATION

Basement door leaks during heavy wind driven rains.

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.

<u>Harold Francis</u>	<u>9-6-24</u>	<u>Jeanne Francis</u>	
SELLER	DATE	SELLER	DATE
Harold Francis		Jeanne Francis	

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
-------	------	-------	------





OR BK 6833 PGS 85 - 87
INSTR # 2017015007
HANCOCK COUNTY, ME

09/26/2017 11:49:04 AM
JULIE A. CURTIS
REGISTER OF DEEDS

WARRANTY DEED

ALICE MCATEER, with a mailing address of 1486 Dundee Drive, Palm Harbor, Florida 34684, for consideration paid, grants to **HAROLD FRANCIS AND JEANNE FRANCIS**, with a mailing address of 123 West Street, Douglas, Massachusetts 01516, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 22nd day of September, 2017.

[Signature]
Witness

[Signature]
ALICE MCATEER

STATE OF MAINE
COUNTY OF HANCOCK, ss.

September 22nd 2017

Personally appeared the above named, Alice McAteer, and acknowledged the foregoing instrument to be her free act and deed.

Before Me,
[Signature]
Notary Public
Carl A. Willoughby
Printed Name

Commission expiration

Carl A. Willoughby
Notary Public - Maine
Commission Expires 06/12/2022

MAINE REAL ESTATE
TRANSFER TAX PAID

H
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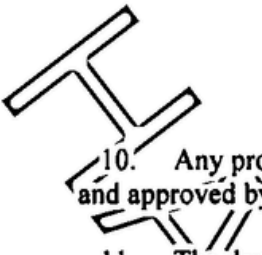
Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

Lot No. 6-9, as shown on a subdivision Plan entitled, "River View II," prepared by Stephen R. Salsbury, PLS, dated December 3, 1998 and recorded in File 29, Plan 23 recorded in the Hancock County Registry of Deeds.

Lot No. 6-9 is conveyed subject to the following restrictive covenants (not conditions subsequent) imposed for the benefit of the remaining Lots shown on said Subdivision, to wit:

1. Lots shall be used for residential purposes only and not for any commercial or industrial uses, except for usual customary home occupations and professional uses;
2. There shall be no more than one (1) single family dwelling with usual appurtenant structures, such as garage, patio, or boathouse, may be erected or maintained on any lot;
3. No mobile homes, single or multi-unit manufactured homes, house trailers, tents, or temporary structures shall be erected, placed, maintained, or permitted to remain upon said lots;
4. Buildings shall be set back a minimum of fifty (50) feet from the roadway sidelines and a minimum of twenty-five (25) feet from rear and side boundary lines;
5. For the purpose of maintaining roads for the general use and benefit of all lot owners, each lot owner, in accepting a deed or contract for any lot, agrees to and shall be a member of and be subject to the obligations and duly enacted bylaws and rules of the Lot Owners Association, a non-profit corporation, if one is established. Pro-rata shares for upkeep expenses of the road and similar common improvements shall be shared on a per lot basis, with each lot receiving an equal assessment;
6. No numbered lot shown on the plan shall be further divided or sold. This does not preclude slight line adjustments between lots as long as all zoning regulations are met, and all appropriate approvals are received;
7. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary domestic pets shall be kept thereon. Expressly prohibited, but not limited to, are sheep, goats, swine, poultry, and other farm animals;
8. No unregistered motor vehicles intended for over the road use shall be stored on any lot and no trucks over 3/4 ton shall be parked over night on any lot or on Barrett Way;
9. The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all lot owners and forever run with the land;



10. Any proposed primary residential home to be built upon any lot shown hereon shall be reviewed and approved by Jordan & Derr, Inc., before construction starts.

11. The drainage easements and area shown adjacent to lots 6-9, 6-10, and 6-11 are for the benefit of the 50' wide roadways shown on the plan, and to permit drainage for any future development. The easements and easement area shown may be used for the transport and storage of water runoff, and are subject to the common uses of such an easement area, including but not limited to, clearing of vegetation, grubbing, ditching, installation of drainage pipe and structures, and the storage and ponding of water.

Together with a fifty (50') foot wide right of way in Barrett Road as depicted on Plan File 25, No. 7, for all purposes including all forms of access and transportation and for all utility services including facilities necessary for the transmission of electricity, gas, telephone communications, cable television, sewerage, water or similar services which are currently or may in the future become available. Said right of way shall be concurrent with the rights of the owners of Lots 1 through 5 as shown on said Plan.

A right of way, for all purposes of a way, including all forms of access and transportation and for all utility services including facilities necessary for the transmission of electricity, gas, telephone communications, cable television, sewerage, water or similar services which are currently or may in the future become available by and along the road known as Barrett Way and continuing to the Union River on land shown as the Shore Access, both as shown on a subdivision plan recorded in the Hancock County Registry of Deeds on December 3, 1998 in Plan File 29, No. 23.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Being all and the same premises as conveyed in a deed from Jordan & Derr, Inc., to Robert B. McAteer and Alice McAteer dated April 20, 1999 and recorded at the Hancock County Registry of Deeds in Book 2825, Page 204.

COUNTY

③

Ref Gateway title
Lincoln, Me





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



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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*