

LAKEFRONT LAND

BOATING | DRIVEWAY | FISHING

Cold Stream Pond

P/O M6 L2 Fern Ridge Road
Enfield, Maine

Year Round Access



\$249,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Set along the tranquil shores of Cold Stream Pond in Enfield, Maine, this lakefront property presents a unique opportunity to own a piece of one of Penobscot County's most desirable locations. Known for its crystal-clear waters, scenic views, and seclusion, Cold Stream Pond is a haven for those seeking a peaceful retreat surrounded by nature. Properties on this highly sought-after lake are rare, making this an exceptional chance to secure a future family estate.

Situated on the expansive south basin, which spans 2,924 acres and reaches depths of over 100 feet, this property offers access to one of the most impressive freshwater environments in the area. Combined with the north basin's 704 acres, the lake covers more than 3,600 acres in total, providing endless opportunities for boating, swimming, and fishing. The lake is home to a variety of fish species, including Landlocked salmon, Brook trout, Lake trout, and more, making it a prime spot for fishing enthusiasts.



With 207 feet of waterfront and 167 feet of road frontage, the property offers direct access to both land and water activities. A gravel driveway and building pad are already in place, offering a head start for those looking to build their dream lake house. Just a short drive from Barnes Brook Golf Course and close to the scenic wonders of Mount Katahdin, Baxter State Park, and Gulf Hagas, the property is also within easy reach of several of Maine's most popular outdoor destinations. Bangor, with its international airport and vibrant entertainment scene, is just an hour away, while the nearby town of Lincoln, only 23 minutes away, provides convenient access to essential services.



**Lifestyle
Properties
of Maine**





Bangor's Waterfront Concert pavilion and the Cross Insurance Center offer a variety of year-round entertainment, from concerts to special events, ensuring there's always something to do when you're not enjoying the quiet beauty of the lake.

This lakefront property on Cold Stream Pond is a rare find, offering the perfect setting for a family legacy property. With its established driveway and building pad, it's ready for your vision of a lifetime retreat. Don't miss the chance to make this extraordinary piece of land your own.



Like what you see?
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to our monthly
newsletter





P/O M6 L2 FERN RIDGE ROAD, ENFIELD

PRICE **\$249,900**

TAXES \$1000/ESTIMATE

ACREAGE 2.32 ROAD FRONTAGE 166

HOW FAR TO...



Shopping | Lincoln, 10± miles



Hospital | Lincoln, 9± miles



Airport | Bangor, 45± miles



Interstate | Exit #217, 12± miles



City | Bangor, 45± Miles



Boston | 283± miles





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

Penobscot County Sheriff
(207) 947-4585

Fire

Howland Fire Dept
(207) 732-7195

Town Office

789 Hammett Road
(207) 732-4270
Mon-Thurs 7am-5pm
townofenfield.enfield@gmail.com

Tax Assessor

Town Office

Code Enforcement

Town Office

LEGEND

5/8" Iron rebar set w/Aluminum cap
imprinted "PLS&T12"

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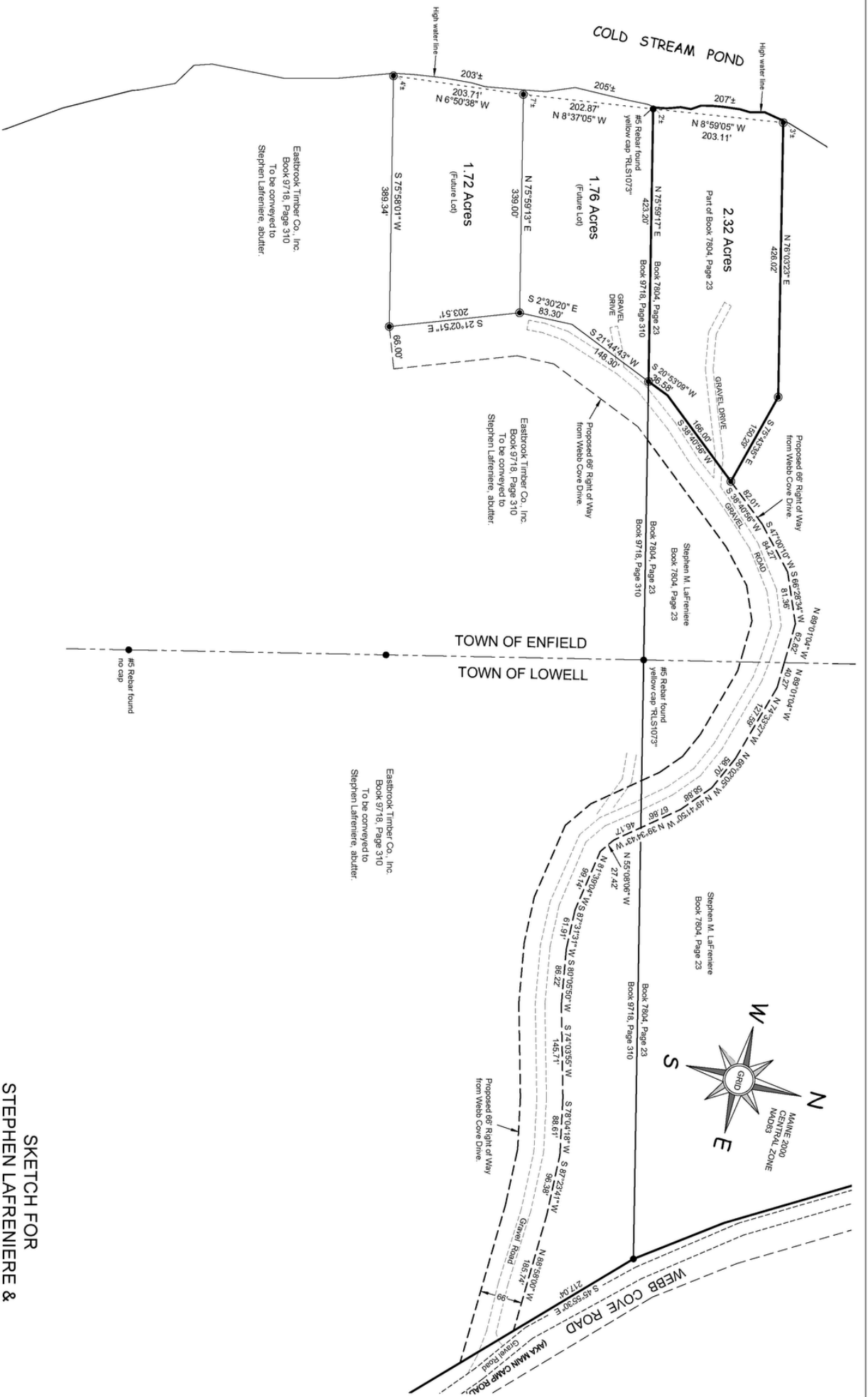
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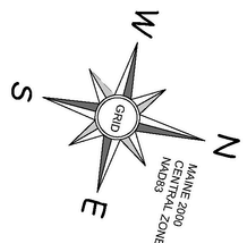
**SKETCH FOR
STEPHEN LAFRENIERE &
EASTBROOK TIMBER CO., INC.
ENFIELD & LOWELL, MAINE
NOVEMBER 15, 2023**



Eastbrook Timber Co., Inc.
Book 9718, Page 310
To be conveyed to
Stephen Lafreniere, abutter.

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PROPERTY LOCATED AT: P/O M6 L2 Fern Ridge , Enfield,

PROPERTY DISCLOSURE – LAND ONLY

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

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

SECTION I – HAZARDOUS MATERIAL

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

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

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

If no longer in use, how long have they been out of service? _____

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

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

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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

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

Comments: **Information provided to the best of the sellers knowledge**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: **Information provided to the best of the sellers knowledge**

Source of information: **Seller**

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

Buyer Initials _____

Page 1 of 4

Seller Initials MD

PROPERTY LOCATED AT: P/O M6 L2 Fern Ridge , Enfield,

SECTION II – 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: ROW to property

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? Association/ Does not include maintenance of Fern Ridge

Road Association Name (if known): Upper Webb Cove Drive Road Association \$400 a year(Does not maintain Fern Ridge Rd)

Source of information: Public Record

SECTION III – 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: _____

Buyer Initials _____

Seller Initials Mc

PROPERTY LOCATED AT: P/O M6 L2 Fern Ridge , Enfield,

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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: **Flood map is pre 2002**

Source of Section III information: **Agent**

SECTION IV – GENERAL INFORMATION

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

If Yes, explain: **Resource protection 250ft setback**

Source of information: **Public record**

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

If Yes, explain: **Subdivision**

Source of information: **Seller**

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

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

If Yes, explain: _____

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

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

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

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

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

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

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

Source of Section IV information: **Seller**

Additional Information: **Information provided to the best of the sellers knowledge**

Buyer Initials _____

Seller Initials *ML*

QUITCLAIM DEED
With Covenant

I, **STEPHEN M. LaFRENIERE** of Brownville, County of Piscataquis and State of Maine (mailing address: 1013 Main Road, Brownville, ME 04414), for consideration paid, do hereby grant to **MAGGIE A. LaFRENIERE**, of Dover-Foxcroft, Piscataquis County, Maine (mailing address: 36 Shamrock Lane, Dover-Foxcroft, ME, 04426), with *QUITCLAIM COVENANTS*, certain real estate together with the improvements thereon, situated in **Enfield**, County of Penobscot and State of Maine further bounded and described in Schedule A attached hereto and made part hereof.

Signed, Sealed and Delivered this 14th day of August, 2024
in the presence of:

Charles W. Cox
Witness

Stephen M. LaFreniere
Stephen M. LaFreniere

STATE OF MAINE

County of Penobscot, ss.

August 14th, 2024

Personally appeared the above named, Stephen M. LaFreniere, and acknowledged the foregoing instrument to be of his free act and deed.

Before Me,

Charles W. Cox
Notary Public / Attorney at Law
Printed Name: Charles W. Cox
Commission Exp:12/06/2030.

SCHEDULE A

A certain lot or parcel of land situated in the Town of Enfield, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a #5 rebar found with yellow cap imprinted "RLS1073" near the easterly high water line of Cold Stream Pond at the northwesterly corner of land described by a deed from Forrest G. Dudley to Eastbrook Timber Company, Inc. dated December 31, 2004 and recorded in Book 9718, Page 310 of the Penobscot County Registry of Deeds;

thence S 75°59'17" W, along the northerly line of said land of Eastbrook Timber Co., Inc., a distance of 2 feet, more or less, to the highwater line of Cold Steam Pond;

thence northerly along the high water line of Cold Stream Pond a distance of 207 feet, more or less, to a point being S 76°03'23" W a distance of 3 feet, more or less, from a #5 rebar set;

thence N 76°03'23" E a distance of 3 feet, more or less, to said #5 rebar set and being on a tie line of N 8°59'05" W a distance of 203.11 feet from the #5 rebar found with yellow cap at the point of beginning of the herein described parcel;

thence N 76°03'23" E a distance of 426.02 feet to a #5 rebar set;

thence S 75°43'35" E a distance of 150.29 feet to a #5 rebar set on the northwesterly sideline of a 66 foot wide right of way to be conveyed herewith;

thence S 38°40'56" W, along the northwesterly sideline of said right of way, a distance of 166.00 feet;

thence S 20°53'09" W, along the northwesterly sideline of said right of way, a distance of 36.58 feet to a #5 rebar set on the northerly line of said land of Eastbrook Timber Company, Inc.;

thence S 75°59'17" W, along the northerly line of said land of Eastbrook Timber Company, Inc., a distance of 423.20 feet to the point of beginning, containing 2.32 acres.

Also, a 66 foot wide right of way and utility easement from the west side of Webb Cove Road in the Town of Lowell, also known as the main camp road, to and along the southeasterly side of the above conveyed 2.32 acre parcel in the Town of Enfield, the northerly and northwesterly sidelines of said right of way and utility easement bounded and described as follows:

Beginning at a point on the westerly sideline of Webb Cove Road being S 45°55'30" E a distance of 217.04 feet from an iron rod at the southeasterly corner of land described by a deed from Dale W. Stanley and Darlene D. Stanley to Stephen M. Lafreniere dated May 28, 2000 and recorded in Book 7804, Page 23 of the Penobscot County Registry of Deeds;

thence N 88°58'00" W a distance of 185.74 feet;

thence S 87°23'41" W a distance of 96.38 feet;

thence S 78°04'18" W a distance of 88.61 feet;

thence S 74°03'55" W a distance of 145.71 feet;

thence S 80°05'50" W a distance of 86.22 feet;

thence S 87°31'31" W a distance of 61.91 feet;

thence N 81°39'04" W a distance of 99.14 feet;

thence N 55°08'06" W a distance of 27.42 feet;

thence N 39°34'43" W a distance of 46.17 feet to the southerly line of said land described in Book 7804, Page 23;

thence N 39°34'43" W a distance of 67.86 feet;

thence N 49°41'50" W a distance of 58.88 feet;

thence N 66°02'05" W a distance of 58.70 feet;

thence N 74°33'27" W a distance of 127.59 feet;

thence N 89°01'04" W a distance of 40.27 feet to the municipal line between the towns of Enfield and Lowell;

thence N 89°01'04" W a distance of 62.82 feet;

thence S 66°28'34" W a distance of 81.36 feet;

thence S 47°00'10" W a distance of 84.27 feet;

thence S 38°40'56" W a distance of 82.01 feet to a #5 rebar set at the easterly corner of the above conveyed 2.32 acre parcel of land;

thence S 38°40'56" W, along the southeasterly line of the above conveyed 2.32 acre parcel, a distance of 166.00 feet;

thence S 20°53'09" W, along the southeasterly line of the above conveyed 2.32 acre parcel, a distance of 36.58 feet to a #5 rebar set at the southeasterly corner thereof.

Bearings are oriented to Maine Coordinate System of 2000 NAD83(2011) Central Zone. Distances are at ground. Ground to grid combined scale factor is 0.999997. All #5 rebar set have an aluminum cap imprinted "Webber Surveying Inc. PLS2112".

Being a portion of the premises described by a deed from Dale W. Stanley and Darlene D. Stanley to Stephen M. Lafreniere dated May 28, 2000 and recorded in Book 7804, Page 23 of the Penobscot County Registry of Deeds.

A portion of the above described 66 foot right of way and utility easement is over a portion of the premises conveyed from Forrest G. Dudley to Eastbrook Timber Company, Inc. dated December 31, 2004 and recorded in Book 9718, Page 310 of the Penobscot County Registry of Deeds.

**Maine Real Estate
Transfer Tax Paid**

**Susan F. Bulay, Register
Penobscot County, Maine**



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.



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 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*