

RENOVATED SINGLE WIDE

HUNTING | IN TOWN HOME | RECREATIONAL

First Floor Living

**17 Juniper Street
Millinocket, Maine**

Low Taxes



\$83,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

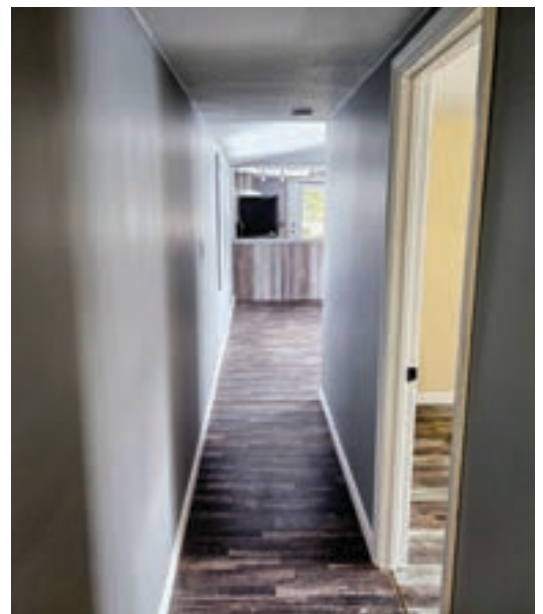




Photography by Mayhem Media

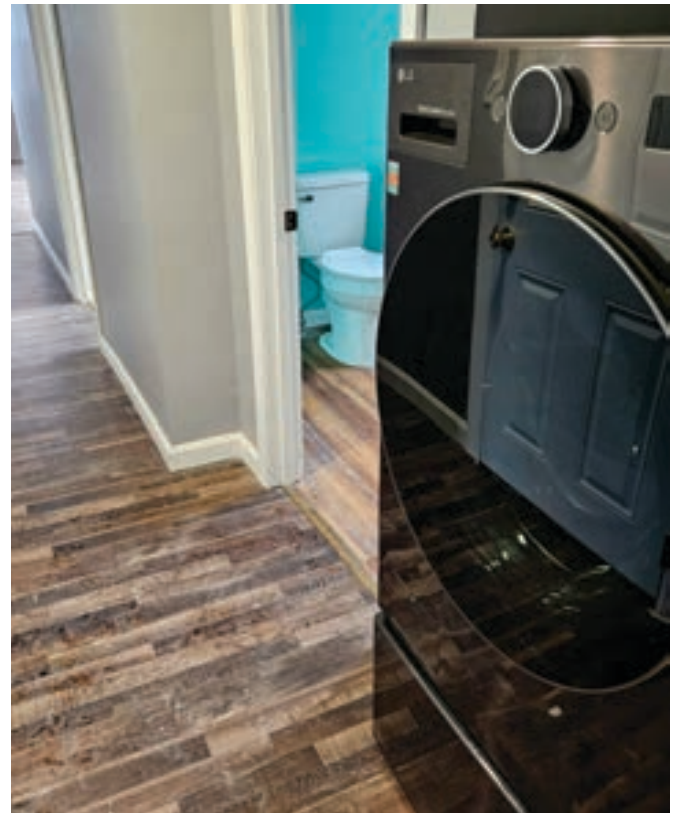
The beautifully renovated two-bedroom, one-bath singlewide home in Millinocket is the perfect combination of charm and modern convenience. Situated on its own spacious 0.17 acre lot, this home features a cozy kitchen with space for a small dining area, leading into a welcoming living room suitable for a small family.

The home is kept warm and comfortable by a Rinnai Energysaver 1004F heater, with additional heating options in the bathroom and kitchen. Every detail of this home has been updated with new windows, doors, flooring, sheetrock, and fresh paint, creating a stylish and welcoming living space. With its ideal location and modern amenities, this renovated mobile home offers a comfortable and inviting place to call home in the charming town of Millinocket.



The 8x8 deck on the front is a great place to have an outside table and still have room to barbeque. Sit outside and enjoy your coffee, read the local newspaper and enjoy the sunny days in the Spring, Summer and Fall. If you are into winter time sports, there are trails close by that you can ride to from your own front door. The Katahdin Region offers so many wonderful outdoor activities and community events that you will always find something to do. There is also room for a one car garage, if you are in need of storage space for a vehicle.

This home is in a quiet neighborhood and is in walking distance to shopping and places to eat. There has never been pets and it has never been smoked in. Clean and fresh and ready to move in. Don't miss out on this property. Come and take a look and make this your forever home, turn it into a rental or make it a summer home.



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(800) 286-6164

www.landbrothers.com



17 JUNIPER STREET, MILLINOCKET

PRICE	\$83,500		
TAXES	\$618.24/2024		
SQFT	840±	BUILT IN	1974

HOW FAR TO...



Shopping | Millinocket, 1± miles



Hospital | Millinocket, 1.5± miles



Airport | Bangor, 75± miles



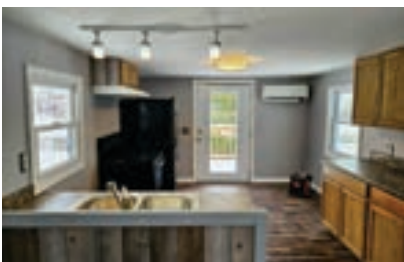
Interstate | Exit #244, 13± miles



City | Bangor, 75± miles



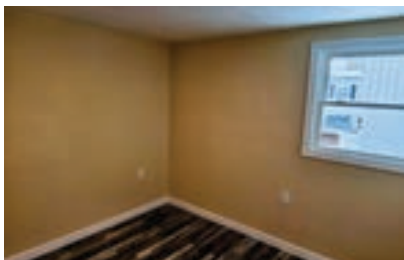
Boston | 318± miles



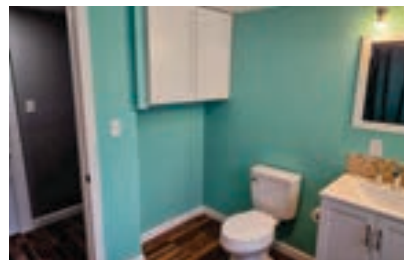
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Lena Fiske

ASSOCIATE BROKER | REALTOR®



207.447.1087 cell



207.794.6164 office



lena@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Lena's
bio and other
listings



Testimonial:

'We recently purchased a home through this agency. Lena Fiske was the agent that showed the home. We were impressed right from the start. She was so knowledgeable about the home and the area. She answered all of our questions and even went the extra mile for us a number of times. She took time out of her day to meet with a contractor for us since we were living quite a distance away, she also assisted us with some issues we had with our lender. I truly cannot say enough good about her and our experience. If you are looking for a home, land or a camp in this area she's your gal.'

Karen Ellis



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MUNICIPAL CONTACTS

Police

Millinocket Public Safety
(207) 723-9731

Fire

Millinocket Public Safety
(207) 723-9731

Town Office

197 Penobscot Ave
(207) 723-2000

Tax Assessor

Lorna Thompson
(207) 723-7005
assessor@millinocket.org

Code Enforcement

Chris Beyer
(207) 723-7005
code@millinocket.org

PROPERTY LOCATED AT: 17 Juniper Street, Millinocket, ME. 04462

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? N/A

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____~~

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: The water is the town of Millinocket public water.

Source of Section I information: Owner and Public information

Buyer Initials _____ Page 1 of 7 Seller Initials DH

PROPERTY LOCATED AT: 17 Juniper Street, Millinocket, ME. 04462

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: N/A
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? N/A

~~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: Town of Millinocket waste water.
Source of Section II information: Owner and Public information

Buyer Initials _____ Page 2 of 7 Seller Initials DH _____

PROPERTY LOCATED AT: 17 Juniper Street, Millinocket, ME. 04462

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	Heat Pump	Gas Wall heater	Gas Wall heater	
Age of system(s) or source(s)	2024	2022	2022	
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Owner	Bragdon Energy	Bragdon Energy	
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information	Located in Kitchen	Rinnai Located in Livingroom	Rinnai Located in Bathroom	

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
- If Yes, date: _____
- Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: **No comments**

Source of Section III information: **Owner and visual inspection**

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 **DH**

PROPERTY LOCATED AT: 17 Juniper Street, Millinocket, ME. 04462

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: Owner

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: Owner

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: None

Source of information: Owner

D. RADON/WATER - 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: None

Source of information: Owner

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Owner

Buyer Initials _____

Seller Initials DH

PROPERTY LOCATED AT: 17 Juniper Street, Millinocket, ME. 04462

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: None

Source of information: Owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: The trailer has been renovated in 2024.

Source of information: Owner

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: See Deed

Source of information: Deed

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): None

Buyer Initials _____

Seller Initials DH

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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: N/A

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: 1974

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: Metal

Water, moisture or leakage: No

Comments: This is a 1974 Detroit Singlewide Trailer that has been renovated.

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: 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: None

Comments: None

Source of Section V information: Owner

Buyer Initials _____

Seller Initials DH

NOT AN OFFICIAL COPY
**Quitclaim Deed
With Covenant**
OFFICIAL COPY NOT AN OFFICIAL COPY

Vincent J. Brunette, with a mailing address of 163 Hillview Avenue, Houlton, Maine 04730, for consideration paid, grants to Dale F. Hayes, with a mailing address of 18 Union Street, East Millinocket, Maine, 04430, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in MILLINOCKET, Penobscot County, State of Maine, and being more particularly bounded and described as follows:

Being Lot Numbered One (1), in Block Numbered Two Hundred Eighty-three (283), as laid down on a Plan of Land of Great Northern Paper Company at Millinocket, Maine, recorded in the Penobscot Registry of Deeds in Map File No. D638-76.

This conveyance is made subject to the conditions, restrictions, covenants, and reservations contained in the deed from Great Northern Nekoosa Corporation to Arthur L. Tasker and Janice E. Tasker recorded in Book 2814, Page 265 of the Penobscot County Registry of Deeds.

For Grantor's source of title, see the deed from Deldra M. Perrow to Vincent J. Brunette dated March 7, 2018, and recorded in Book 14757, Page 182 of the Penobscot County Registry of Deeds.

Also hereby conveying all right, title and interest in the mobile home situated on the above-described lot, it being the intention of the parties herein that said mobile home be considered part of the real estate. Said mobile home is conveyed in "as is" condition with no warranty.

Together with and subject to all covenants, easements, and restrictions of record.

This deed shall be construed according to the laws of the State of Maine.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

WITNESS my hand this 11 day of October 2022

Witness: AN
OFFICIAL
COPY

AN
OFFICIAL
COPY



Vincent J. Brunette

STATE OF MAINE
PENOBSCOT, ss.

October 11, 2022

Personally, appeared the above-named Vincent J. Brunette and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Alyson S Pickering
Print Name

ALYSON S. PICKERING
NOTARY PUBLIC | STATE OF MAINE
EXPIRES: FEBRUARY 6, 2029





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:

- ✓ 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



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

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