

# CHARMING HOME

COUNTRY HOME | RECREATIONAL | HUNTING

One Floor Living

**21 Christara Street  
East Millinocket, Maine**

Recreational Trails Nearby



**\$67,500**

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



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Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Maine real estate in a charming neighborhood, nestled in East Millinocket, Maine sits a hidden gem - a beautifully maintained 2002 Brentwood Titan home. This cozy home features 2 bedrooms and 1 bath, all conveniently located on one floor for ease of living. Positioned on a secure gravel pad with tie-downs and skirt, this home exudes stability and longevity.

Step inside this newly renovated haven to find a stunning interior, complete with fresh flooring and modern fixtures. The spacious living room offers a tranquil sanctuary for relaxation and rejuvenation. The kitchen is a dream, equipped with newer appliances including an electric stove, refrigerator, dishwasher, and stackable washer and dryer.

Outside, a delightful deck beckons you to sip your morning coffee amidst the peaceful surroundings of Christara Park. Additionally, this property includes storage sheds for added convenience. The low lot rent makes this home an affordable option with exceptional value.



Conveniently located near shopping and town amenities, this manufactured home is the epitome of accessible living. Outdoor enthusiasts will appreciate the nearby snowmobiling trails and four wheeling opportunities, as well as the proximity to Baxter State Park, and Katahdin Woods and Waters National Monument for even more outdoor adventures.

If you crave move-in ready, low-maintenance living in a picturesque area, look no further - this home is the perfect match for you. Don't miss out on the chance to make this tranquil oasis your own - schedule a showing today and let me guide you through this remarkable property.



Like what you see?  
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to our monthly  
newsletter





# 21 CHRISTARA STREET, EAST MILLINOCKET

PRICE **\$67,500**

TAXES \$901.15/2024

LOT RENT \$285/MONTH BUILT IN 2002

## HOW FAR TO...



Shopping | E. Millt, 0.5± miles



Hospital | Millinocket, 9± miles



Airport | Bangor, 64± miles



Interstate | Exit #244, 2.5± miles



City | Bangor, 63± Miles



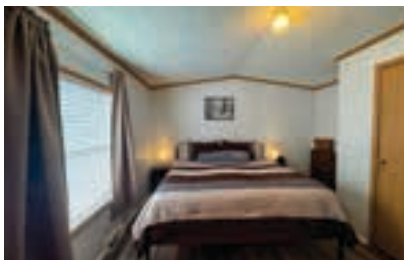
Boston | 310± miles



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**



@uclifestylepropertiesme



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@lifestyleproperties



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# MUNICIPAL CONTACTS

## **Police**

East Millinocket Police Dept  
(207) 746-9951

## **Fire**

East Millinocket Fire Dept  
(207) 746-9951

## **Town Office**

53 Main Street  
(207) 746- 3551  
[townclerk@eastmilinocket.org](mailto:townclerk@eastmilinocket.org)

## **Tax Assessor**

Garnett Robinson  
(207) 746-3551

## **Code Enforcement**

Dwight Tilton  
(207) 746-3551

PROPERTY LOCATED AT: 21 Christara Street, East Millinocket, ME 04460

### 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? N/A

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

~~INSTALLATION: Location: \_\_\_\_\_  
Installed by: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_~~

USE: Number of persons currently using system: 2  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: The Town of East Millinocket is the water supply. See Section VIII Additional Information

Source of Section I information: Public information

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials DG BS

PROPERTY LOCATED AT: 21 Christara Street, East Millinocket, ME 04460

**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: Septic is Public with The Town of East Millinocket

Source of Section II information: Public information

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

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Seller Initials DG BB



PROPERTY LOCATED AT: 21 Christara Street, East Millinocket, ME 04460

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: Public Information and 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: None  Yes  No  Unknown

Comments: None

Source of information: Age of Home, Owner, Visual inspection

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

Has the property been tested?  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: None

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 and Past disclosure

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

Has the property been tested?  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: None

If applicable, what remedial steps were taken? None

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

Are test results available?  Yes  No

Results/Comments: None

Source of information: Owner and Past Disclosure

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: None

Source of information: Owner and Past Disclosure

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

Seller Initials DG BS

PROPERTY LOCATED AT: 21 Christara Street, East Millinocket, ME 04460

**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: None

Source of information: Owner and Visual inspection

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

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: None

Source of information: Owner and Public 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: Leased Land, Park rules and regulations

Source of information: Owner and Public information

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

Source of information: Owner and Public information

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

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Seller Initials DG BB

PROPERTY LOCATED AT: 21 Christara Street, East Millinocket, ME 04460

**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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

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: None

Source of Section VI information: The Federal Emergency Management Agency Map

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials DG BS

PROPERTY LOCATED AT: 21 Christara Street, East Millinocket, ME 04460

**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: N/A

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? .....  Yes  No  Unknown

If Yes, explain: N/A

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

Year Principal Structure Built: 2002 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: 2002

Water, moisture or leakage: None

Comments: None

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: No known Material Defects

Comments: None

Source of Section VII information: Owner, visual inspection and Public information

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials DG BS



## LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Denise A. Gibbs, Brett E. Gibbs (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 21 Christara Street, East Millinocket, ME 04460

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	<u>Denise Gibbs</u>	<u>01/08/2025</u>
		Seller <b>Denise A. Gibbs</b>	Date
Buyer	Date	<u>Brett Gibbs</u>	<u>01/08/2025</u>
		Seller <b>Brett E. Gibbs</b>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Lena Fiske</u>	<u>01/08/2025</u>
		Agent <b>Lena Fiske</b>	Date

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**BILL OF SALE**

**KNOW ALL MEN BY THESE PRESENTS** That I, **ALAN BANKS and MICHAEL BANKS**, both with a mailing address of 45 Christara Lot 21, East Millinocket, ME 04430, for consideration paid, hereby grants to **DENISE A. GIBBS and BRETT E. GIBBS**, both with a mailing address of 2400 E. Baseline Ave., Spc. 285, Apache Junction, AZ 85119, the following:

One certain 2002, 66 x 14 Brentwood Torch Single Wide Mobile Home, Serial #PFS759406, currently located at Lot #21 Christara in East Millinocket, Penobscot County, Maine 04430.

As further consideration for this sale, the buyer agrees the above described Mobile Home shall be kept at the said #21 Christara in East Millinocket, Penobscot County, Maine 04430 until June 24, 2025.

And I hereby covenant with the said Denise A. Gibbs and Brett E. Gibbs, that Alan Banks and Michal Banks are the lawful owners of the said goods and chattels; that they are free from all encumbrances; that Alan Banks and Michael Banks have good right to sell the same, as aforesaid; and that Alan Banks and Michael Banks will warrant and defend the same unto the said Denise A. Gibbs and Brett E. Gibbs.

**IN WITNESS WHEREOF**, we the said **Alan Banks and Michal Banks**, have hereunto set our hands and seals this 29 day of November, 2023.

Carolina Tower  
Witness

Alan Banks  
Alan Banks

Carolina Tower  
Witness

Michael Banks  
Michael Banks

STATE OF MAINE  
Penobscot, ss.

Personally appeared the above named, **Alan Banks and Michael Banks**, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Theresa Morin Phillips  
Notary Public

**Theresa Morin Phillips**  
Notary Public, State of Maine  
My Commission Expires April 13, 2024



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

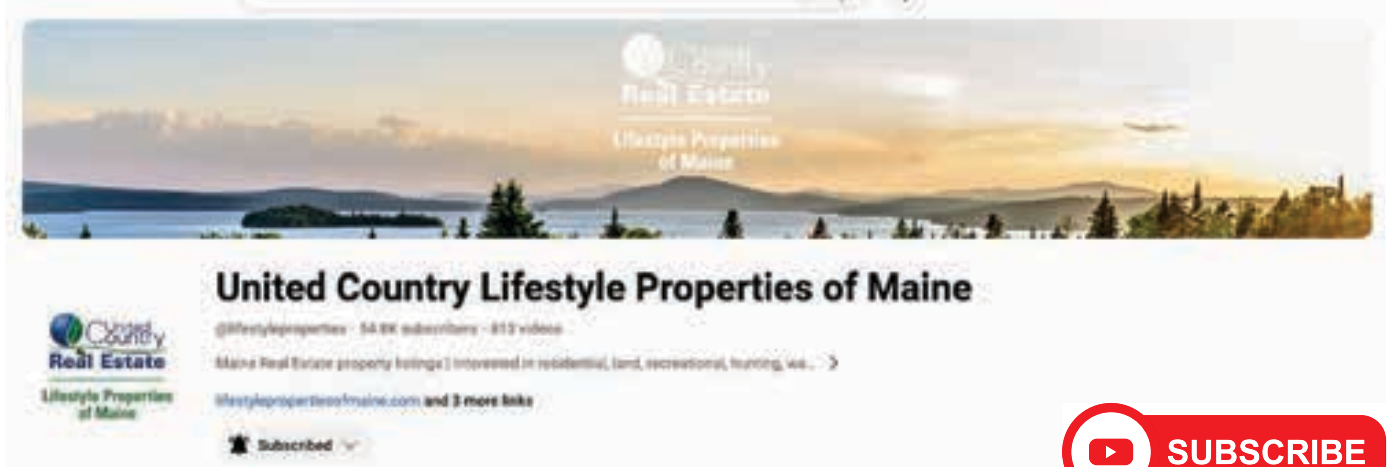
on behalf of \_\_\_\_\_  
Company/Agency

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



## 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