

VICTORIAN FARMHOUSE

HISTORIC | COUNTRY HOME | IN-TOWN

4 Bedroom

200 Houlton Road,
Presque Isle

Metal Roof



\$249,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Looking for a large home to fit all of your needs? You found it! This 4 bed 3 bath 1859 Victorian farmhouse has everything you need. The enclosed porch style mud room has plenty of room for your coats, boots, hats and shoes as well as your sporting goods and gear. From here you enter the kitchen area. This area includes the large country kitchen with attached pantry (providing plenty of extra storage), a convenient half bath and direct access to the back deck – perfect for grilling and chilling. The kitchen itself features a gas cook stove, dishwasher, refrigerator and a pass thru window into the dining room. The dining room lends itself to both family meals and more formal dinners with its chandelier, white wainscoting and hardwood floors. The great room or living room is a large L-shaped room with plenty of space for 2 seating areas: plenty of room for a TV/Gaming area as well as a great reading area complete with working wood fireplace. Hidden in the “L” of the room behind the fireplace is the Library. Complete with both floor to ceiling bookcase and plenty of light for office work, this space is perfect for those who work at home and want to keep their work and home spaces separate and private.

The second floor features 4 nice sized bedrooms as well as 1.5 bathrooms. From the living room you ascend the front stairway are a met with a cozy reading/music space with views to the west. 3 of the 4 bedrooms are accessed from this area. The first 2 open directly from this space and feature large windows, plenty of natural light and have spacious closets. A central hallway leads to the full bath/laundry room and a nice sized linen closet. Unless you've previously lived in a home with the laundry room on the sleeping floor, you can't imagine the convenience – no more schlepping baskets of clothes up and down stairs! You'll wonder why every home isn't set up this way!

Also, off this hallway is the third bedroom with direct access to a half bath. This is a "walk-thru" bath that is shared with the 4th bedroom. The fourth bedroom is located in the back of the home over the kitchen area. It is spacious yet comfy and has a beautiful photo/mural of Mount Katahdin that makes the atmosphere very serene and peaceful. This bedroom also has its own private staircase to the kitchen below lending to plenty of privacy as well.



**Lifestyle
Properties
of Maine**





The home is 2674 SF of living space, sits on a 1.3± acre lot and is just 5 minutes from downtown Presque Isle. The home is on a full concrete foundation and the electric is 100 amp with updated wiring. The basement can be accessed from inside the pantry or from a bulkhead beside the deck. The lot is mostly open and surrounded by evergreens which help protect the yard for the wind on 3 sides. Off the deck there is a firepit and gathering space that just screams for making music and s'mores on summer evenings. The front of the home features the classic wrap-around "porch" (which in this case has been converted to a patio eliminating the need to paint, repair or replace a porch floor. The home is serviced by private well and septic and has high-speed internet.

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200 HOULTON ROAD, PRESQUE ISLE

PRICE **\$249,900**

TAXES \$4375.02/2024

SQFT 2674 BUILT IN 1859

HOW FAR TO...



Shopping | Presque Isle, 3± miles



Hospital | AR Gould, 3± miles



Airport | Bangor, 156± miles



Interstate | Houlton, 36± miles



City | Presque Isle



Boston | 389± miles



KITCHEN



LIVING ROOM



BED ROOM



DINING ROOM



Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Carmen's bio and
other listings



Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

Steve Day



@uclifestylepropertiesme



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Presque Isle Police Dept
(207) 764-2531

Fire

Presque Isle Fire Dept
(207) 769-0881

Town Office

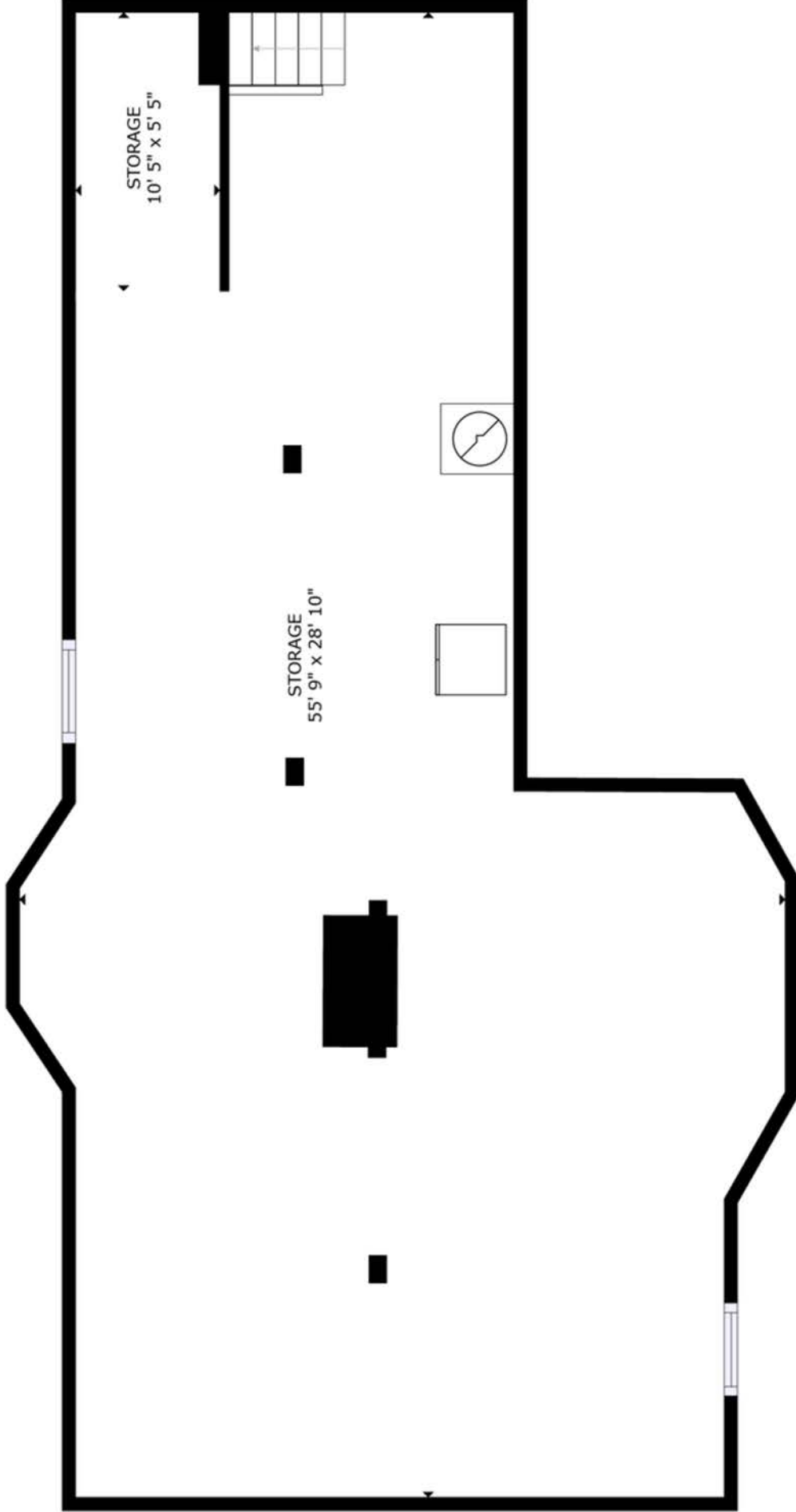
12 Second Street
(207) 760-2700

Tax Assessor

Lewis Cousins
(207) 764-4485 x 2714

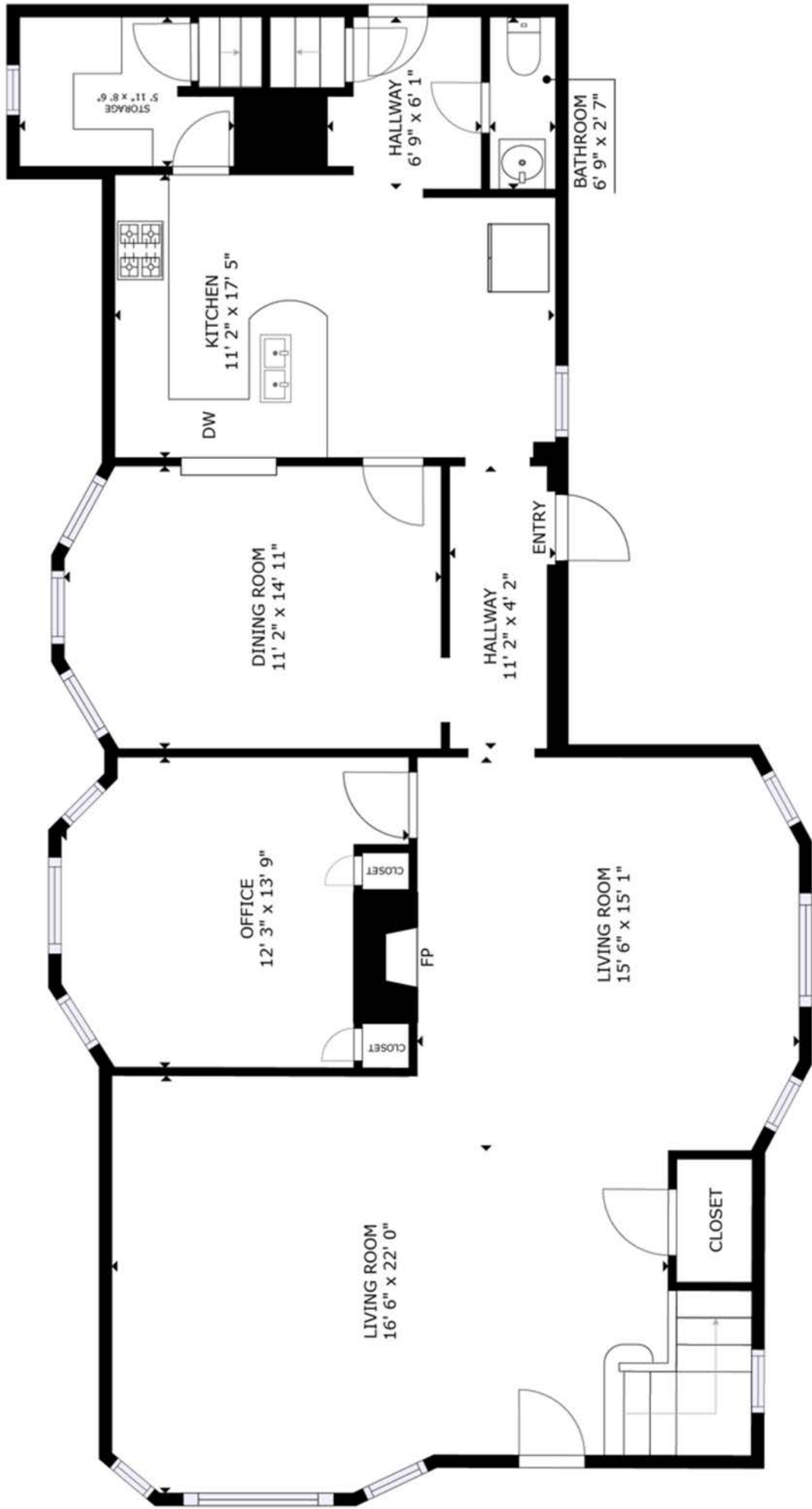
Code Enforcement

Tim St. Peter
(207) 800-3593 x2770

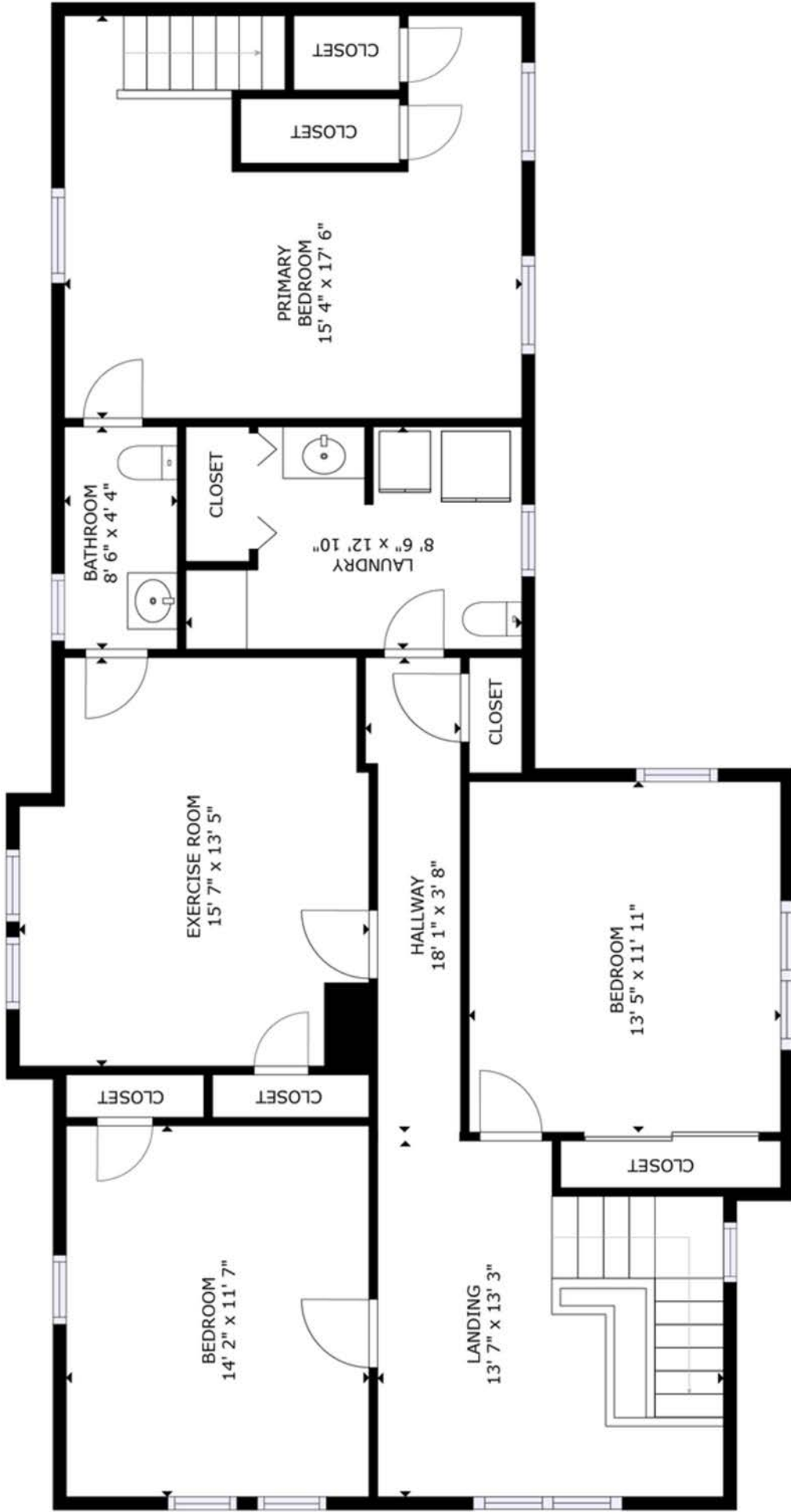


GROSS INTERNAL AREA
FLOOR 1: 1,174 sq. ft, FLOOR 2: 1,299 sq. ft
FLOOR 3: 1,254 sq. ft, TOTAL: 3,727 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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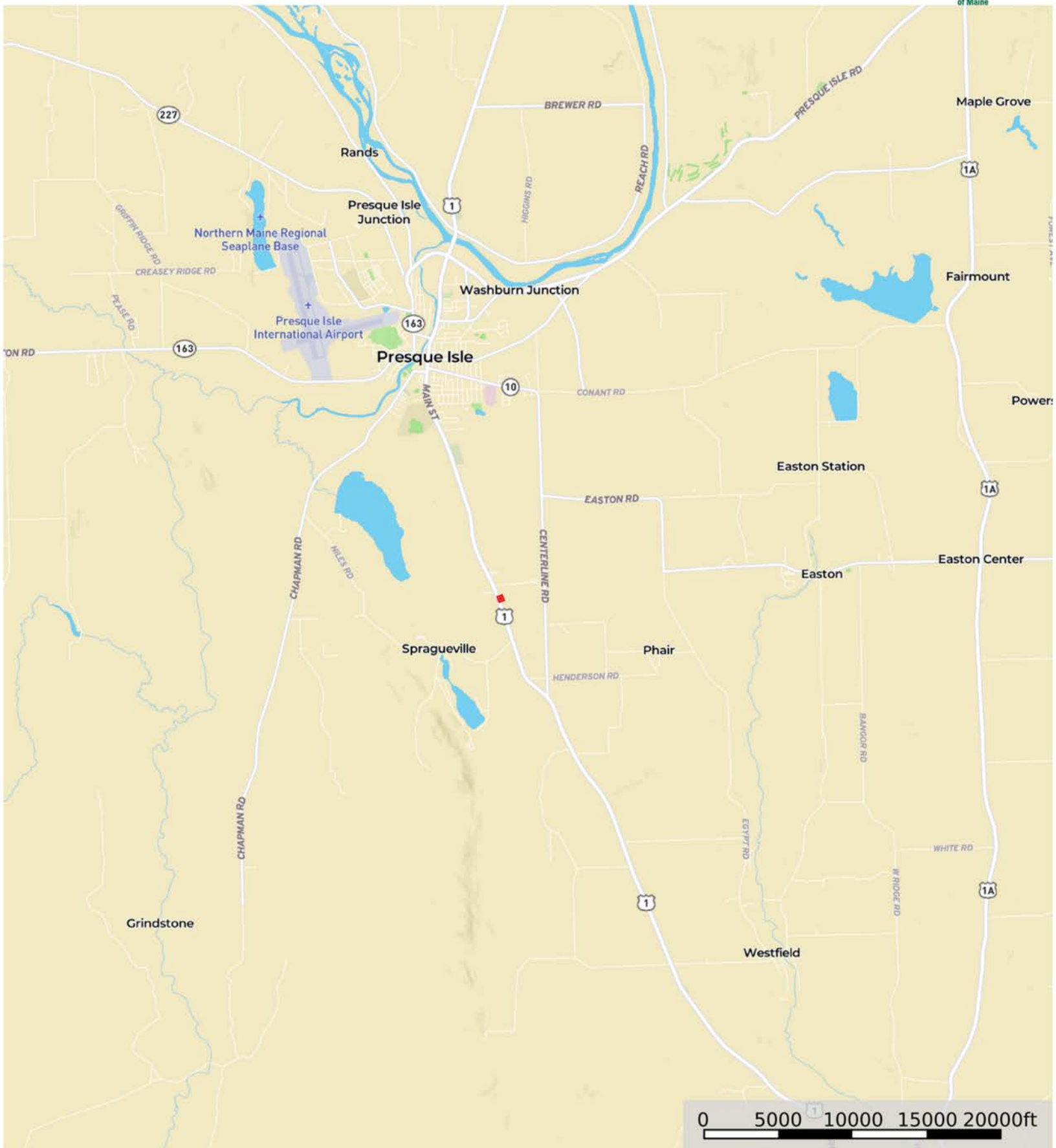
Presque Isle- 200 Houlton Road, 1.3± Acre
Maine, 1.3 AC +/-



 Boundary

Presque Isle- 200 Houlton Road, 1.3± Acre

Maine, 1.3 AC +/-





 Boundary

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

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: 02/27/2023 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: Under well house to left of garage
Installed by: unknown
Date of Installation: unknown

USE: Number of persons currently using system: 3
Does system supply water for more than one household? Yes No Unknown

Comments: new well pump installed Summer 2024.

Source of Section I information: Current owner and previous disclosure

Buyer Initials JM RM _____ Page 1 of 8 Seller Initials _____

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

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: **none** _____

Tank Type: Concrete Metal Unknown Other: **none** _____

Location: **Far side of garage toward woods** _____ OR Unknown

Date installed: **unknown** Date last pumped: **n/a** Name of pumping company: **nA** _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: **n/a** 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: **none**

Source of Section II information: **Current owner, previous disclosure, no plan in Maine Septic Plan database**

Buyer Initials JM RM

Seller Initials _____

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB	Fireplace		
Age of system(s) or source(s)	2013	original to home		
TYPE(S) of Fuel	Oil	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	640 gallons	occasional use only		
Name of company that services system(s) or source(s)	Dead River	owner		
Date of most recent service call	04/02/2025	n/a		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	none	none		

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: 2023
 Date chimney(s) last cleaned: Jan 2025
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: n/a

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 JM RM Page 3 of 8 Seller Initials _____

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

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

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

Comments: **none known**

Source of information: **Current owner and previous disclosure**

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 known**

Source of information: **seller, agent observation, previous disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: February 27, 2023 By: Elliott's Information Service LLC

Results: **0.5 average, 1.3 Mac, 0.1 min**

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: **Mitigation system put in place in 2020/ vents to outside between Dining Rm and Library**

Source of information: **Current owner and previous disclosure**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

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: **none**

Source of information: **Current owner and previous disclosure**

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

Comments: **none**

Source of information: **current owners and previous disclosures**

Buyer Initials JM RM _____

Seller Initials _____

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

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 known

Source of information: Current owner and previous disclosure and personal observation

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 known

Source of information: Current owner and previous disclosure, Maine EGAD maps

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: n/a

Source of information: 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): n/a

Source of information: n/a

Buyer Initials JM RM

Seller Initials _____

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

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? _____

Relevant Panel Number: 2300320013B Year: 1980 (Attach a copy)

Comments: no digital data available

Source of Section VI information: FEMA flood Maps

Buyer Initials JM RM Page 6 of 8 Seller Initials _____

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

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: _____

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: _____

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: 1859 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: 2022 +/-

Water, moisture or leakage: no

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: near furnace only - not sure of source

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

If Yes, are test results available? Yes No

Comments: n/a

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none known

Comments: none

Source of Section VII information: Current owner and previous disclosure

Buyer Initials JM RM Page 7 of 8 Seller Initials _____

PROPERTY LOCATED AT: 200 Houlton Rd, Presque Isle, ME 04457

SECTION VIII - ADDITIONAL INFORMATION

New well pump 2024.

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.

Jennifer Moore 04/03/2025
SELLER DATE
Jennifer Kay Moore

Robert Moore 04/02/2025
SELLER DATE
Robert Moore

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Jennifer Kay Moore, Robert Moore (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 200 Houlton Rd, Presque Isle, ME 04457

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.

_____	_____	<i>Jennifer Moore</i>	_____
Buyer	Date	Seller Jennifer Kay Moore	04/03/2025 Date
_____	_____	<i>Robert Moore</i>	_____
Buyer	Date	Seller Robert Moore	04/02/2025 Date
_____	_____	Seller	_____
Buyer	Date	Seller	_____
_____	_____	<i>Carmen McPhail</i>	_____
Buyer	Date	Agent Carmen McPhail	04/03/2025 Date
_____	_____	Agent Carmen McPhail	_____
Agent	Date		Date

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REALTOR®

United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457
Carmen McPhail

(207)794-6164

(207)794-6666



Moore - 200

WARRANTY DEED

JACOB KINNEY, of Presque Isle, Aroostook County, State of Maine, for consideration paid, grants to **JENNIFER KAY MOORE**, and **ROBERT MOORE**, of Apex, Wake County, State of North Carolina, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, the following described real estate in Presque Isle, in the County of Aroostook and State of Maine, hereby described as follows:

The following lot or parcel of land, with the improvements thereon erected, located in the City of Presque Isle, County of Aroostook and State of Maine, being part of Lot numbered Fifty-four, (54) according to the survey and plan of Presque Isle, made by Thomas Sawyer, Jr. in 1839, bounded and described as follows, to wit:

Beginning at a point on the easterly side of the Houlton-Presque Isle Road that is measured Three Hundred Twenty-two (322) Feet northerly from the intersection of the northerly bounds of land now or formerly owned by George E. Gartley and the easterly side line of said Road;

Thence North One Degree Thirty Minutes East (N 1° 30' E) along the easterly side line of said Road, Three Hundred Twelve (312) Feet to an iron pin driven into the ground thereon;

Thence South Eighty-eight Degrees Thirty Minutes East (S 88° 30' E) Two Hundred Thirty-four (234) Feet;

Thence South One Degree Thirty Minutes West (S 1° 30' W) Three Hundred Twelve (312) Feet to an iron pin driven into the ground;

Thence North Eighty-eight Degrees Thirty Minutes West (N 88° 30' W) Two Hundred Thirty-four (234) Feet to an iron pin driven into the ground on the easterly side line of said Road and the point and place of beginning.

Meaning and intending to convey the same premises conveyed Jacob Kinney by deed of Arthur J. DeVaney and Barbara J. DeVaney dated October 19, 2020, and recorded in the Southern Aroostook Registry of Deeds in Book 6085 Page 302.

WITNESSED this 28th day of March, 2023


WITNESS


JACOB KINNEY

STATE OF MAINE
AROOSTOOK, ss.

March 28, 2023

Personally, appeared the above-named, **JACOB KINNEY** and acknowledged the foregoing instrument, by him signed, to be his free act and deed.

Before me,

Notary Public / Attorney at Law

LUKE M. ROSSIGNOL
NOTARY PUBLIC
State of Maine
My Commission Expires
December 14, 2028



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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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*