

SEBEC CAMP

HUNTING | OFF-GRID

4± Acres

244 Old Brownville Rd
Sebec, Maine

Waterfront



\$165,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the
full property details
and video!





Photography by Mayhem Media

ATV and ITS access right from the property! If you are looking for a getaway for recreational purposes, come check this one out. This beautiful cabin sits on 4 acres of land and has 360' of water frontage on Salmon Stream. Some of the features of this property that make it stand out are the beautiful custom made butcher block counter tops, the wrought iron finishes, and the beautiful burnt pine boards on the walls. The amount of detail and time put into this cabin makes it spectacular.

The cabin is equipped with the convenience of a solar inverter with generator back up. Just flip the switch to turn the inverter on, and you have all the comforts of having electricity. There is a propane refrigerator and range and also a propane direct vent stove for heat. The cabin is very easy to heat in the winter months.



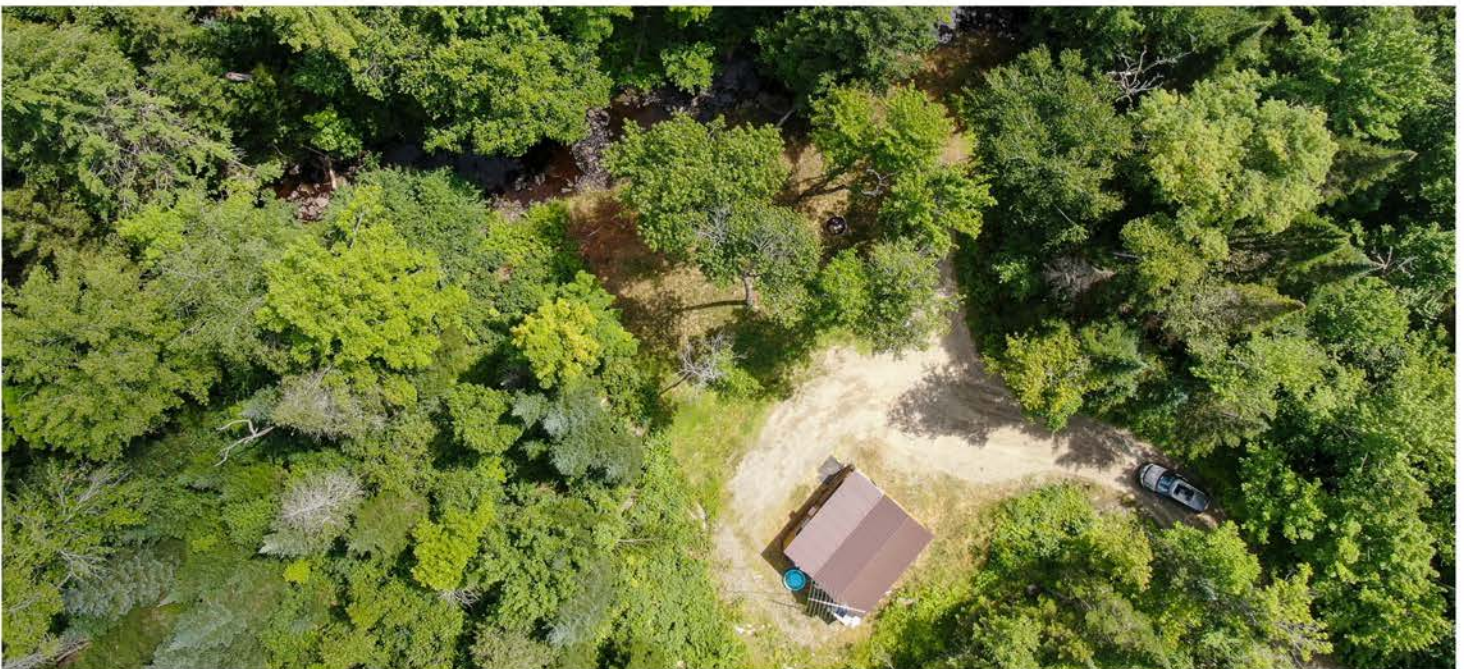
With a cathedral ceiling over the kitchen and living space, and a loft, the cabin has a much bigger feel. There is a full septic on the property and a bathroom with a toilet and shower. There is no well but water is pumped from the stream in spring, summer, and fall, and holding tanks provide water in the winter.

The three-season screened porch is an added bonus! Sit inside out of the bugs, or go outside and sit around the huge firepit. The sound of the stream is very inviting from either location. The huge shed that houses the generator is a dream for snowmobile and ATV owners. There is a ramp and overhead door on each end allowing you to drive right through. This building is able to store many toys for use on the property.



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Properties
of Maine**

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244 OLD BROWNVILLE RD, SEBEC

PRICE **\$165,000**

TAXES \$408.88/2023

SQFT 484 BUILT IN 2020

HOW FAR TO...



Shopping | Dover-Foxcroft, 4± miles



Hospital | NL Mayo , 4.8± miles



Airport | Bangor, 40± miles



Interstate | Exit #157, 30± miles



City | Newport, 30± Miles



Boston | 240± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Mariea Thurlow

ASSOCIATE BROKER | REALTOR®



207.403.3724 cell



207.794.6164 office



mariea@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Mariea's bio and
other listings



Testimonial:

'We haven't bought a house yet, as I write this review. But Mariea Thurlow is working hard for us—above and beyond, as the expression goes. We are in California trying to go home to Maine, which means her driving about and offering virtual property walkthroughs by phone. She is a trooper. My wife and I also watch all the video tours as they are posted to the YouTube channel. They are an amazing resource for people like us trying to move from "away", as some Mainers might say.'

Joe Wilcox



@uclifestylepropertiesme



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MUNICIPAL CONTACTS

Police

Dover-Foxcroft Police Dept
(207) 564-8021
911 For Emergency

Fire

Dover - Foxcroft Police Dept.
(207) 564-2610
911 For Emergency

Town Office

29 North Road
207-564-8367
M,Th 4:30-7:30 W,
Sun Closed
Tu, F, Sat 9:00-12:00

Tax Assessor

Board of Selectmen, RJD Appraisals
(207) 564-8367

Code Enforcement

Keith Doore
(207) 343-1669

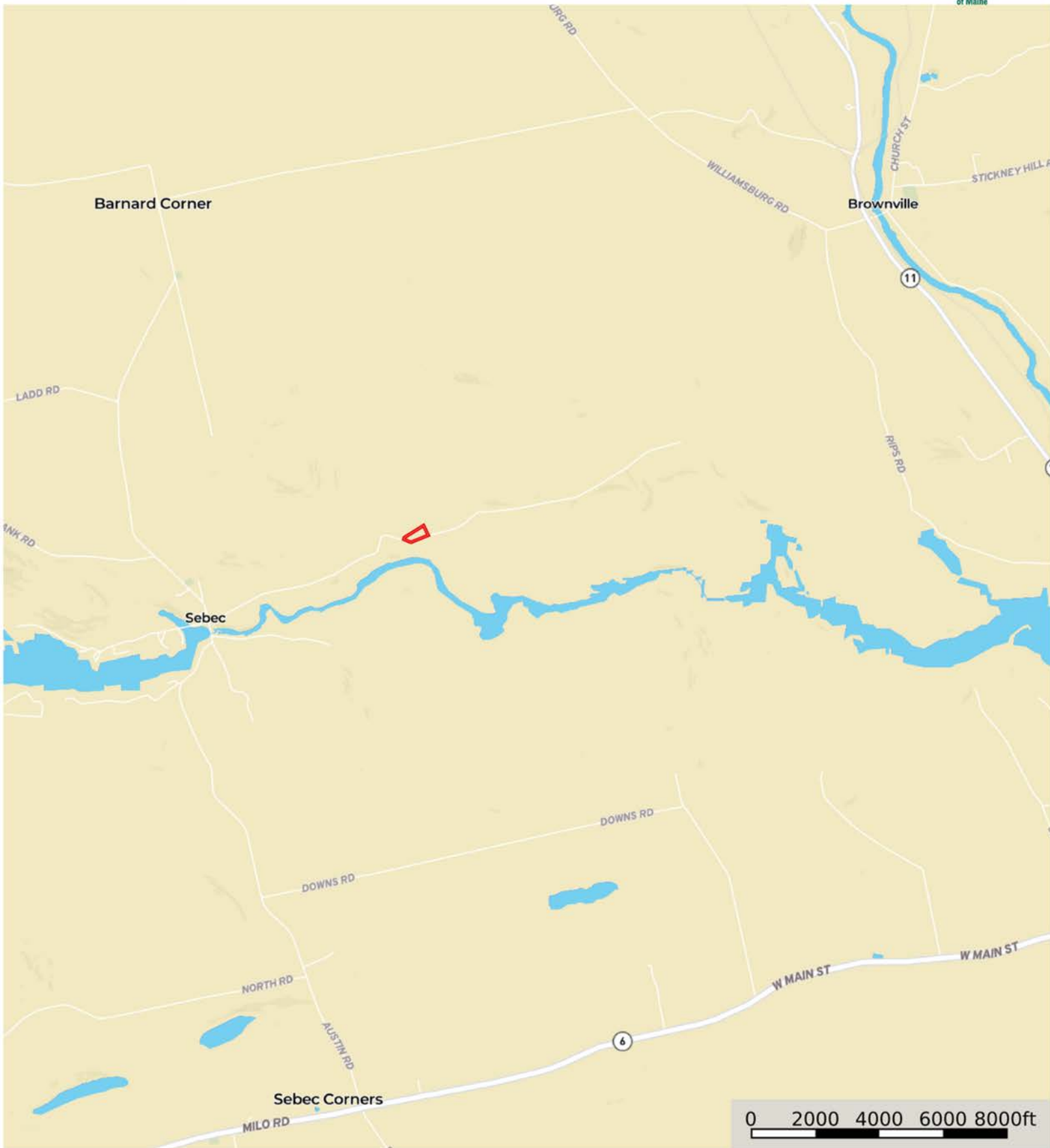
Sebec - 244 Old Brownville-Sebec Rd
Piscataquis County, Maine, AC +/-



Boundary

Sebec - 244 Old Brownville-Sebec Rd

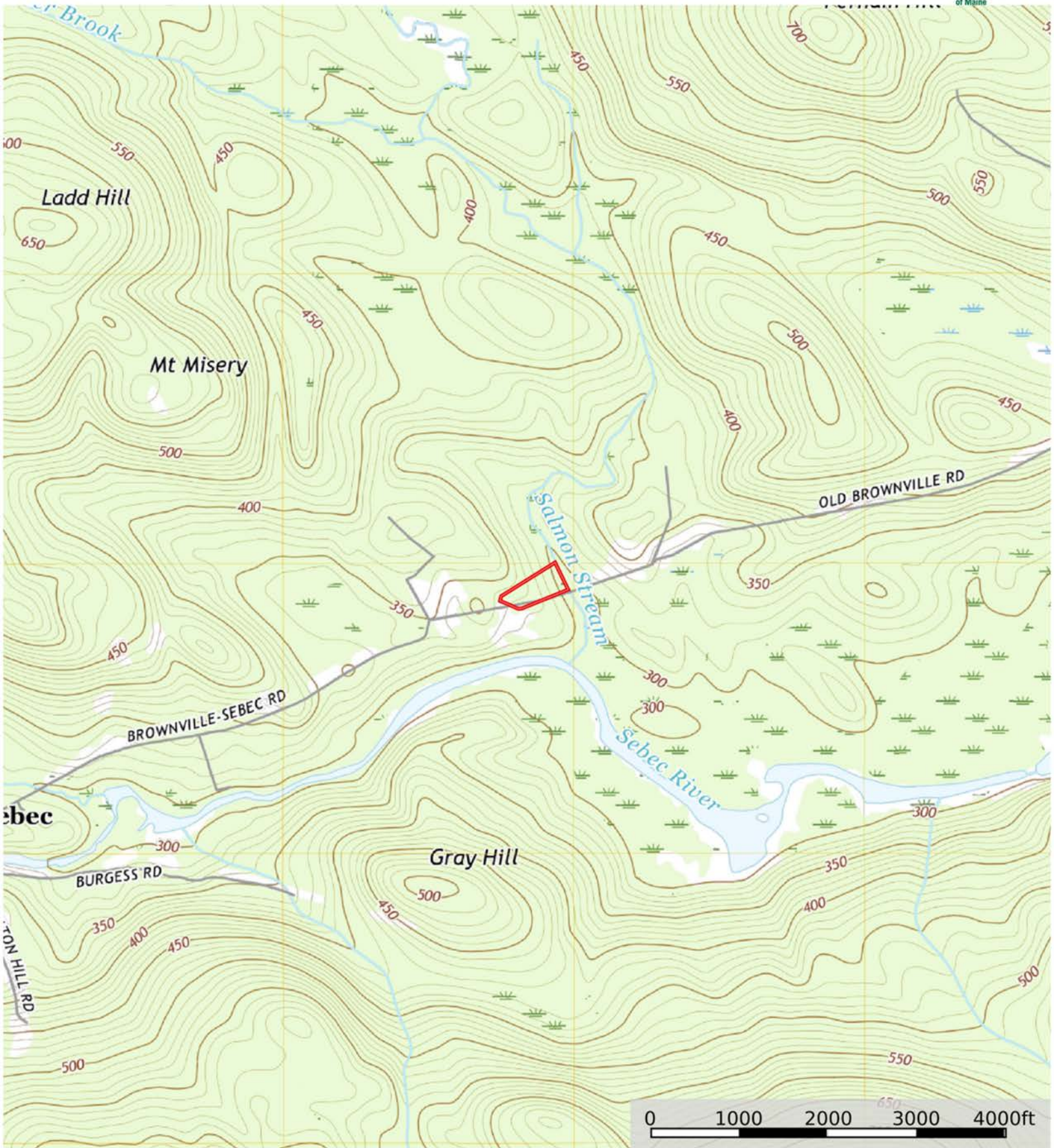
Piscataquis County, Maine, AC +/-



Boundary

Sebec - 244 Old Brownville-Sebec Rd

Piscataquis County, Maine, AC +/-



 Boundary

LOT 48
30 AC.



S-4

750'

360'

810'

114.1

114

LOT
8

PROPERTY LOCATED AT: 244 Old Brownville Rd, Sebec,

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 water is pumped from the stream 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

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

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

Comments: no well, water pumped from the stream

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials SM RLM

PROPERTY LOCATED AT: 244 Old Brownville Rd, Sebec,

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: **Behind the camp** _____ OR Unknown

Date installed: **10/10/2020** Date last pumped: **N/A** 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: **Behind camp** _____

Date of installation of leach field: **10/10/2020** Installed by: **Adam Coover and Seller** _____

Date of last servicing of leach field: **N/A** 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 used seasonally, hasn't had to be pumped or serviced** _____

Source of Section II information: **Seller** _____

Buyer Initials _____

Seller Initials **SM** **RLM** _____

PROPERTY LOCATED AT: 244 Old Brownville Rd, Sebec,

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	Propane Heater			
Age of system(s) or source(s)	10/2020			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	used seasonally			
Name of company that services system(s) or source(s)	McKusick			
Date of most recent service call	none			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information				

- 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: _____

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown

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

- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown

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

Location: _____

Buyer Initials _____

Seller Initials SM RPM

PROPERTY LOCATED AT: 244 Old Brownville Rd, Sebec,

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

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

Comments: **no known storage tanks**

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: **no known asbestos**

Source of information: **Seller**

C. RADON/AIR - 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: **no known radon**

Source of information: **Seller**

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: **no well**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **no known methamphetamine**

Source of information: **Seller**

Buyer Initials _____

Seller Initials SM RLM

PROPERTY LOCATED AT: 244 Old Brownville Rd, Sebec,

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: no known lead paint

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: no known hazardous materials

Source of information: Seller

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: ROW to enter road 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? Town maintained to 1 mile of cabin, privately maintained the rest of the way

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

Seller Initials SM RPM

PROPERTY LOCATED AT: 244 Old Brownville Rd, Sebec,

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: 2304140005B Year: 1993 (Attach a copy)

Comments: _____

Source of Section VI information: Seller, FEMA flood map

Buyer Initials _____ Page 6 of 8 Seller Initials SM RLM

PROPERTY LOCATED AT: 244 Old Brownville Rd, Sebec,

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: Propane Tank

Year Principal Structure Built: unknown What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: Metal roof 2020

Water, moisture or leakage: none

Comments: No leakage

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: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: generator powered

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: _____

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

Comments: Seller purchased cabin as a shell and finished it between 2020-2022

Source of Section VII information: Seller

Buyer Initials _____

Page 7 of 8

Seller Initials SM RLM

ME REAL ESTATE TRANSFER
TAX PAIDQUITCLAIM DEED WITH COVENANT

(DLN: _ 1002040115765 _____)

ADAM B. COOVER, with a mailing address of 516 Barnard Road, Barnard Township, Maine, 04414, for consideration paid, grants to **STEVEN A. MAYO** and **RAE-LYNN MAYO**, with a mailing address of P.O. Box 376, South China, Maine, 04358, as joint tenants, with quitclaim covenant, the land, together with the improvements thereon, in **Sebec, Piscataquis County, Maine**, bounded and described as follows:

A certain lot or parcel of land situated northerly of the Old Brownville Road in Sebec, Piscataquis County, Maine bounded and described as follows:

Beginning at a point on the westerly bank of Salmon Stream where it would intersect with the northwesterly sideline of the Old Brownville Road which passes overhead, said point of beginning being directly under a bridge over said Salmon Stream;

Thence, southwesterly and northwesterly, along the northwesterly and northeasterly sideline of said Old Brownville Road, 818 feet, more or less, to a stake at the intersection of said road with the easterly sideline of an existing gravel road;

Thence, along the easterly sideline of said existing gravel road, 50 feet to a stake in said easterly sideline;

Thence northeasterly 730 feet, more or less, to a stake on the westerly bank of Salmon Stream;

Thence southeasterly, along said westerly bank of Salmon Stream, 360 feet, more or less, to the point of beginning.

Meaning and intending to convey a parcel of land containing 4 acres, more or less.

Meaning and intending to convey a portion of Parcel One described in the deed from R. A. Crawford & Son Land and Timber, Inc., to Adam B. Coover dated February 21, 2008 and recorded in Book 1905, Page 245 of the Piscataquis County Registry of Deeds. See also the Abstract of Divorce Judgment dated January 6, 2015 and recorded in Book 2374, Page 23 of the Piscataquis County Registry of Deeds.

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

[SIGNATURE PAGE FOLLOWS]

5351/51 - 00072135

WITNESS my hand this 10 day of September, 2020.

Witness:

ADAM B. COOVER

STATE OF MAINE
Piscataquis, ss.

September 10, 2020

Then personally appeared the above-named Adam B. Coover and acknowledged the foregoing instrument to be his free act and deed.

Before me, *Chad R. Perkins*
NOTARY PUBLIC/ATTORNEY-AT-LAW

Chad R. Perkins
TYPE OR PRINT NAME AS WRITTEN
Exp. res: 06 NOV 2022

PISCATAQUIS COUNTY
RECORDED
10/14/2020 03:19:37 PM
LINDA M. SMITH
REGISTER OF DEEDS



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 ▾



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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*