

SINGLE LEVEL HOME

RECREATIONAL | COUNTRY HOME

2.2± Acres

165 Winn Rd
Lee, Maine

Above Ground Pool



\$190,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!





Photography by Mayhem Media

Here is the affordable country home you've been looking for, both in taxes, and asking price. You can't beat the over 1,500 sqft of single floor living, comfortable 2+ Acre lot, and pool! Being a ranch style home you have a simple, flowing three-bed two bath layout with, a master suite. The square footage here is used up wisely with a 18x12ft living room, 11.5x7.5ft kitchen, and a 14x13ft master bedroom, giving you plenty of space in the most important parts of your home.

Throughout, you have a comfortable a mix of vinyl and carpet flooring, the carpet you'll be thankful for in the winter time, and the forced hot air heating will make things even more comfortable. Outside of course you have the well maintained above ground pool with deck, but another thing to note is that metal roof. Great for longevity and snow removal. If you often have friends or family over you're in luck with a very spacious driveway.

Lee itself is a quiet little town, home to fewer than a thousand people. It's the kind of place where you'll find walking trails through the woods, a public sandy beach at Coles Landing, and plenty of opportunities for hunting, fishing, or hitting the snowmobile and ATV trails. The town is also known for Lee Academy, a historic private school known for hosting students from around the world.



When you need more, Lincoln is under twenty minutes away. That's where you'll find the hospital, Hannaford, Walmart, hardware stores, and spots to grab a bite, from local pizza to chain favorites like McDonald's or Dunkin. Lincoln also has public recreation areas like Prince Thomas Park with a boat launch, playground, and picnic space, plus nearby Morgan's Beach for swimming.

From here, Bangor is about an hour, Baxter State Park is around two, and you can reach the Canadian border in under four. Boston is roughly a five-hour drive, making it easy enough to get to the city but far enough to keep the peace and quiet that comes with living in rural Maine. If you've been looking for a home for your family, or to start one, don't miss out on this.



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newsletter



**Lifestyle
Properties
of Maine**





165 WINN RD, LEE

PRICE **\$190,000**

TAXES \$982/2025

SQFT 1,582 BUILT IN 1995

HOW FAR TO...



Shopping | Lincoln, 15± miles



Hospital | PVH, 15± miles



Airport | Bangor, 60± miles



Interstate | Exit #227, 20± miles



City | Bangor, 60± Miles



Boston | 295± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Vicki Peters

ASSOCIATE BROKER | REALTOR®



207.290.2017 cell



207.794.6164 office



vicki@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Vicki's
bio and other
listings



Testimonial:

'When looking for property in Maine we were indeed fortunate to find Vicki Peters at United Country Lifestyle Properties. Before we drove up to Maine we had many questions regarding the area and properties that were available and Vicki answered our questions via email promptly, and with the insight of a person who knows the area well.

We enjoyed meeting Vicki and spending time with her. We were fortunate to find just what we wanted and Vicki was there to answer any questions we had right through closing. We are pleased to recommend her.'

Richard Wainwright



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 947-4585
911 For Emergency

Fire

Lee Volunteer Fire Dept.
(207) 738-3473
911 For Emergency

Town Office

Lee Town Office
(207) 738-2134
suzanne@townofleemaine.org

Tax Assessor

Town Office
(207) 738-2134

Code Enforcement

Dwight Tilton
(207) 794-4434
tiltonceo@gmail.com

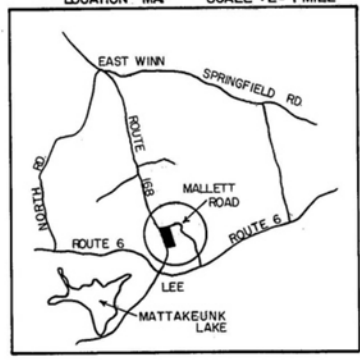
N O T
O F F I C I A L
M A L L E T T C O P Y M I L L R O A D R . O . W 5 0

TO WINN

MAG NORTH 1983



LOCATION MAP SCALE 1/2" = 1 MILE



LEGEND

- IRON PIN
- WOODPOST
- PILE OF STONES

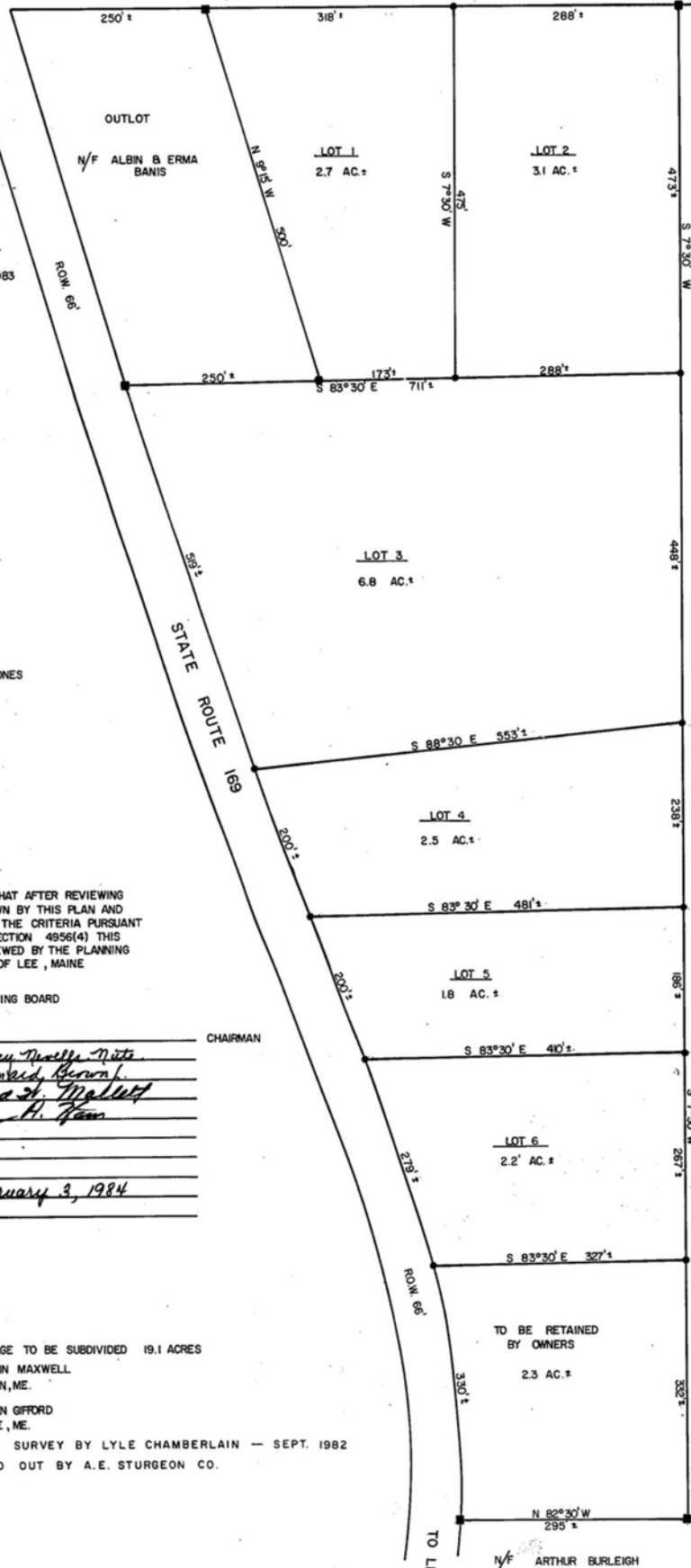
THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA PURSUANT TO TITLE 30 MRSA SECTION 4956(4) THIS PLAN HAS BEEN REVIEWED BY THE PLANNING BOARD OF THE TOWN OF LEE, MAINE

TOWN OF LEE PLANNING BOARD

APPROVED _____ CHAIRMAN
Gracy Maxwell Nite
Maxwell Nite
John Gifford
John Gifford

DATED February 3, 1984
 CONDITIONS _____

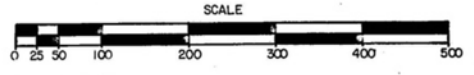
NOTES: TOTAL ACREAGE TO BE SUBDIVIDED 19.1 ACRES
 OWNERS: KEVIN MAXWELL
 WINN, ME.
 JOHN GIFFORD
 LEE, ME.
 PERIMETER SURVEY BY LYLE CHAMBERLAIN — SEPT. 1982
 LOTS LAID OUT BY A.E. STURGEON CO.



N/F ARTHUR BURLEIGH

STATE OF MAINE
 PENOBSCOT, SS.
 REGISTRY OF DEEDS
 RECEIVED AND FILED
 February 7 1984
 8 h 25 m a.m.
West Cynthia O'Halloran
 Register

FINAL SUBDIVISION PLAN
 OF
KEVIN MAXWELL
 AND
JOHN GIFFORD
 LAND
 TOWN OF LEE
 COUNTY OF PENOBSCOT
 STATE OF MAINE
 — DEC. 1983 —



1" = 100 ft

C13-84

PROPERTY LOCATED AT: 165 Winn Road , Lee , ME 04455

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: unk 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: North of house near 2nd driveway

Installed by: _____

Date of Installation: 90-91

USE: Number of persons currently using system: 1

Does system supply water for more than one household? Yes No Unknown

Comments: None

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials PLW

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: South side of home OR Unknown

Date installed: 90-91 Date last pumped: May 31 2024 Name of pumping company: CAI'S

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: none Name of company servicing tank: none

Leach Field: Yes No Unknown

If Yes, Location: Beyond Septic

Date of installation of leach field: 90-91 Installed by: UNK

Date of last servicing of leach field: none Company servicing leach field: none

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: Seller

Buyer Initials _____

Seller Initials PLW

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	<u>FHA</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Age of system(s) or source(s)	<u>2010</u>			
TYPE(S) of Fuel	<u>oil</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>385 gal</u>			
Name of company that services system(s) or source(s)	<u>RH Foster</u>			
Date of most recent service call	<u>Jan 2024</u>			
Malfunctions per system(s) or source(s) within past 2 years	<u>none</u>			
Other pertinent information	<u>gauge is off by a 1/4</u>			

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: UNK

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

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: _____

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

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

Comments: _____

Source of information: _____

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: _____

Source of information: _____

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: _____

Source of information: _____

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: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Seller

Buyer Initials _____

Seller Initials PL

PROPERTY LOCATED AT: 165 Winn Road , Lee , ME 04455

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: 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: _____

Source of 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: _____

Source of 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? _____

Road Association Name (if known): _____

Source of information: _____

Buyer Initials _____

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Seller Initials PW

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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

Buyer Initials _____ Page 6 of 8 Seller Initials PLW

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: Homestead

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: _____

Year Principal Structure Built: 1995 What year did Seller acquire property? 1995

Roof: Year Shingles/Other Installed: 2012

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: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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 KNOWN

Comments: NONE

Source of Section VII information: Seller

Buyer Initials _____ Page 7 of 8 Seller Initials PL

SECTION VIII - ADDITIONAL INFORMATION

Pool Conveys
Decks built 2023 Free standing
pressure treated
Composite Decking near Pool

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.

Paula Leigh Worster 8/12/25
SELLER DATE
Paula Leigh Worster

SELLER DATE

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





Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

🔔 Subscribed ▾



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, *Previous Client*