

# LAKE SIDE HAVEN

LAKEFRONT | RECREATIONAL | HUNTING

Crystal Water

P/O M29L23 Bluff Rd  
Enfield, Maine

Salmon Fishing



**\$350,000**

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



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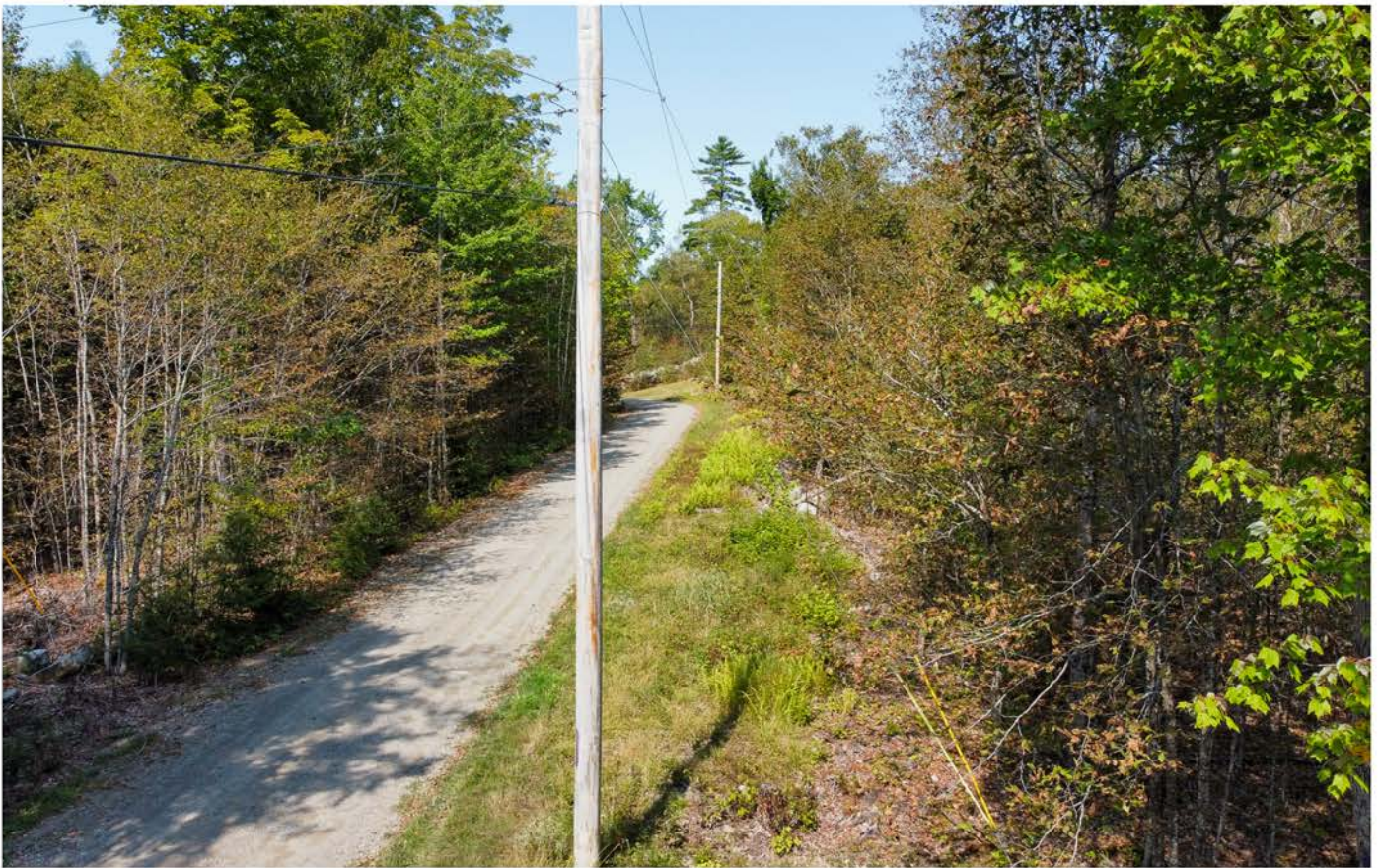
**PROPERTY DISCLOSURE**

**17**

**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Unique lakefront parcel with twenty± acres of mature forest, 550± feet of lake frontage, the possibility of two lots, and the list goes on. All of this rests on one of Maine's most sought-after bodies of water. Cold Stream Pond is famous for its crystal-clear waters, plentiful fish species, and endless recreation. Swimming, boating, sailing, fishing, it has it all.

Spanning over 3,628 acres, the lake is divided into two basins: the North Basin, with 704 acres and a depth of 56 feet, and the South Basin, stretching 2,924 acres with a maximum depth of 104 feet. Combined, they provide exceptional habitat for more than 21 fish species, including landlocked salmon, lake and brook trout, and both white and yellow perch. This property is located on the North Basin, giving you direct access to some of the most desirable waters in Maine. With easterly exposure, put a dock in and enjoy the sunrise with your favorite cup of coffee.

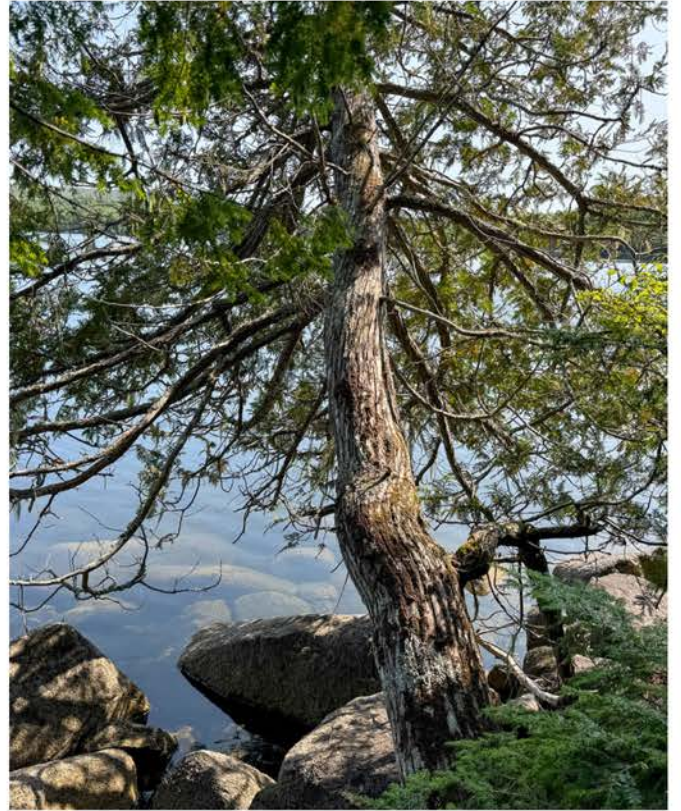
A roughed-in driveway provides easy access to within approximately 250 feet of the lake. This area consists of an old growth hemlock forest, while the back of the property is predominantly a hardwood forest that could supply your heating fuel. Power is available on the road. Whether you're imagining a seasonal camp, a year-round residence, or even developing two lakefront lots, the possibilities are wide open.



From the shoreline, you'll enjoy expansive views across the pristine water. Picture quiet mornings casting a line for a fish, afternoons spent swimming, and evenings around your outdoor firepit gazing at the stars. With direct access to ATV and snowmobile trails, this is a true four-season destination, the perfect place to enjoy Maine's outdoors year-round.

The property also benefits from its convenient location. Just a short drive away, the town of Lincoln offers grocery stores, restaurants, healthcare, hardware supplies, and everyday shopping. You're about 45 minutes from Bangor, where you'll find a larger airport, hospitals, and most services that you may need. In addition if you're traveling from Boston, you're under 5 hours away. It's a setting that combines peace and privacy with practical accessibility.

A lot this size on a body of water is rare. But something like this on Cold Stream Pond is almost entirely unheard of. Offering space, seclusion, and waterfront recreation on one of Maine's premier lakes, this property is ready for its next chapter. Whether you're seeking a private retreat or planning to build your dream home, this property is unmatched.



**Lifestyle  
Properties  
of Maine**





# P/O M29L23 BLUFF RD, ENFIELD

PRICE **\$350,000**

TAXES \$2,000/2026

ACREAGE 20± ROAD FRONTAGE 650'

## HOW FAR TO...



Shopping | Lincoln, 10± miles



Hospital | PVH, 9± miles



Airport | Bangor, 45± miles



Interstate | Exit #217, 12.6± miles



City | Bangor, 45± Miles



Boston | 283± miles





# Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's  
bio and other  
listings



## Testimonial:

'We were blessed to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in a "made to order" home sale experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for those looking for results in the Maine realty market.

**Stephen Grant**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



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# MUNICIPAL CONTACTS

## Police

Penobscot County Sheriff

207-947-4585

911

## Fire

Howland Vol. Fire Dept

207-732-7195

911

## Town Office

789 Hammett Rd

(207) 732-4270

Mon-Thurs 7-5

[townofenfield.enfield@gmail.com](mailto:townofenfield.enfield@gmail.com)

## Tax Assessor

Travis Roy

[troy@enfieldmaine.org](mailto:troy@enfieldmaine.org)

## Code Enforcement

Shawn Collins

(207) 732-4270

[ceo@enfieldmaine.org](mailto:ceo@enfieldmaine.org)

# Enfield - Bluff Rd 20 +/- acres Maine, AC +/-



— Track      □ Boundary

# Enfield - Bluff Rd 20 +/- acres

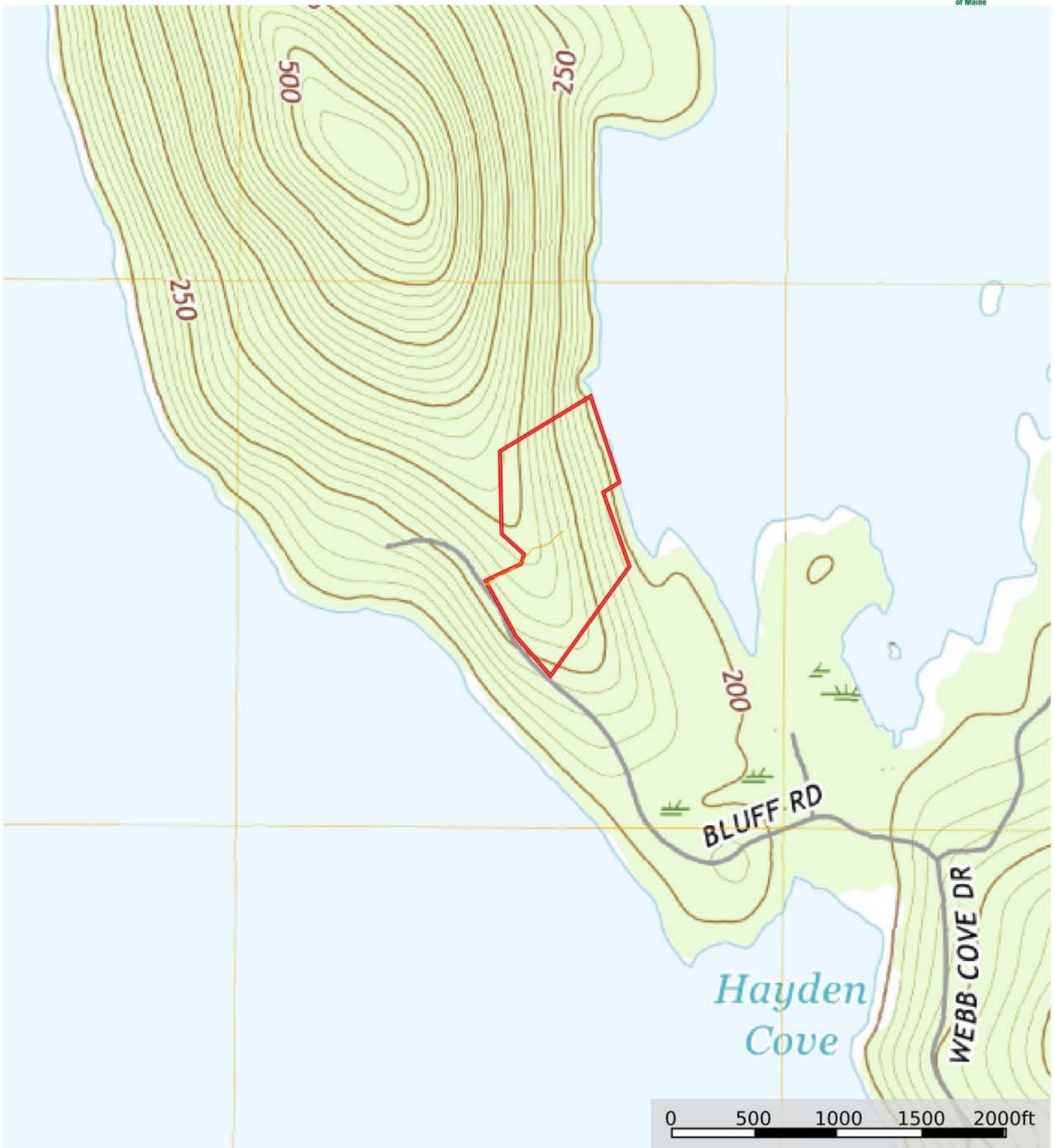
Maine, AC +/-



Track Boundary

# Enfield - Bluff Rd 20 +/- acres

Maine, AC +/-



— Track    □ Boundary

# Enfield - Bluff Rd 20 +/- acres

Maine, AC +/-



Track Boundary

Boundary 19.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaC	Canaan extremely rocky sandy loam, 5 to 15 percent slopes	9.67	48.45	0	17	7s
CaE	Canaan extremely rocky sandy loam, 15 to 45 percent slopes	8.13	40.73	0	4	7s
RkD	Rockland, canaan material, strongly sloping	2.16	10.82	0	14	8s
TOTALS		19.96(*)	100%	-	11.38	7.11

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

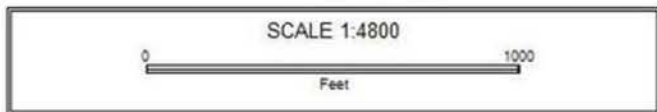
Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



PROPERTY LOCATED AT: Part of M29L23 Bluff Road, Enfield, ME 04493

### PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: n/a

What materials are, or were, stored in the tank(s): \_\_\_\_\_

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

Comments: sellers not aware of any

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

METHAMPHETAMINE:.....  Yes  No  Unknown

Comments: Sellers is not aware of any

Source of information: Seller

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

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

Page 1 of 4

Seller Initials JR GR

PROPERTY LOCATED AT: Part of M29L23 Bluff Road, Enfield, ME 04493

**SECTION II – 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: Right of way to the 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? Road association

Road Association Name (if known): Upper Webb Cove Road Association

Source of information: Seller

**SECTION III – 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: \_\_\_\_\_

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

Seller Initials JR

GR

PROPERTY LOCATED AT: Part of M29L23 Bluff Road, Enfield, ME 04493

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?

**Zone X**

Relevant Panel Number: 230384 Year: 1991 (Attach a copy)

Comments: None

Source of Section III information: FEMA

**SECTION IV – GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....  Yes  No  Unknown

If Yes, explain: Shoreland and resource protection

Source of information: Town of Enfield

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: part of a larger parcel

Source of information: seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: Tree growth

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

Has all or a portion of the property been surveyed?.....  Yes  No  Unknown

If Yes, is the survey available?.....  Yes  No  Unknown

Has the property ever been soil tested?.....  Yes  No  Unknown

If Yes, are the results available?.....  Yes  No  Unknown

Are mobile/manufactured homes allowed?.....  Yes  No  Unknown

Are modular homes allowed?.....  Yes  No  Unknown

Source of Section IV information: Seller

Additional Information: Property is in the process of being surveyed

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

Seller Initials JR GR

## WARRANTY DEED

William T. Gardner, Thomas W. Gardner, and Scott A. Gardner, all of Lincoln, Penobscot County, State of Maine, for consideration paid, **GRANT** to James O. Rike and Grace L. Rike, husband and wife, both of Kittery Point, York County, State of Maine, with **WARRANTY COVENANTS, AS JOINT TENANTS**, the land in Enfield, Penobscot County, Maine, to wit:

Beginning at a point on the shore of Cold Stream Pond on the boundary line between land owned by William T. Gardner, Thomas W. Gardner and Scott A. Gardner, Grantors herein, and land of James T. Dudley described in Book 4947 Page 30, Penobscot County Registry of Deeds; thence S 32° 4' 41" W along Dudley's westerly line a distance of 346.6 feet, more or less, to the center of the existing gravel road which lies in the center of a 66' wide right-of-way; thence westerly and northwesterly by and along the center of the said existing gravel road and along other land of the Grantors herein and land now or formerly of Raymond Wright described in Book 4919 Page 34 a distance of Three Thousand Two Hundred Forty feet (3,240'), more or less to a point on the northerly line of said sixty-six foot (66') right-of-way, which point is in Wright's line and is Thirty-three feet (33'), more or less, east from a corner in said Wright line; thence N 83° 08' 55" E along land of Wright a distance of Two Hundred Fifty-five and One Tenth Feet (255.1') to an iron pin; thence N 29° 40' 10" E along land of Wright a distance of Sixty-four and Eight Tenths Feet (64.8') to an iron pin; thence N 28° 27' 00" W along land of Wright a distance of One Hundred eighty-one and Five Tenths Feet (181.5') to an iron pin; thence N 17° 47' 55" E along land of Wright a distance of Four Hundred Ninety-three and Nine Tenths Feet (493.9') to an iron pin; thence N 77° 13' 55" E along land of Wright a distance of Six Hundred Seventeen and Four Tenths Feet (617.4') to a surveyor's marker; thence in same bearing Twelve Feet (12'), more or less, to Cold Stream Pond; thence in a general southerly direction along the shore of Cold Stream Pond a distance of Two Thousand One Hundred Seventy Feet (2,170'), more or less, to a point on the north shore of a peninsula, said point also marks the northwest corner of land of David L. Moison as described in the deed from the Grantors herein, dated June 28, 1999 and recorded in Book 7091 Page 296; thence southeasterly along said Moison land and across the base of said peninsula, Three Hundred Fifty Feet (350'), more or less, to the most southerly corner of land of said Moison and the shore of Cold Stream Pond; thence in a general southeast direction Six Hundred Eighty Feet (680'), more or less, to the point of beginning. Containing 66.9 acres, more or less.

Also conveying herewith, a right of way, for ingress and egress, for all purposes of a way, including utility easements, over the I.P. Road (now I.P. Co. right of way) and extension thereof leading easterly from Route 188 to the above described premises and continuing along the westerly sideline of the premises herein conveyed.

Excepting and reserving to the Grantors herein and others, including the Grantees herein, their heirs and assigns, the right to use and maintain the Sixty-six Foot (66') wide right-of-way, for ingress and egress, utilities, and all other reasonable and proper uses thereof. Also, excepting the right of David L. Moison, his heirs and assigns, to use an existing gravel way extending from the sixty-foot (66') right of way in a general northerly direction to premises conveyed by the Grantors herein to the said David L. Moison by deed dated June 28, 1999 and recorded in Book 7091 Page 296, Penobscot County Registry of Deeds.

For Grantors source of title, reference is made to the following deeds: Raymond A. Wright to William T. Gardner, Thomas W. Gardner and Scott A. Gardner, dated March 11, 1994 and recorded in Book 5587 Page 368; and James T. Dudley to William T. Gardner, Thomas W. Gardner and Scott A. Gardner, dated March 6, 1992 and recorded in Book 5013 Page 329.

WITNESS our hands and seals this 3rd day of September, 1999.

Signed, Sealed and Delivered  
In Presence Of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

William T. Gardner  
William T. Gardner  
Thomas W. Gardner  
Thomas W. Gardner  
Scott A. Gardner  
Scott A. Gardner

STATE OF MAINE  
PENOBSCOT, SS.

September 3, 1999

Personally appeared the above named William T. Gardner, Thomas W. Gardner and Scott A. Gardner and acknowledged the foregoing instrument to be their free act and deed.



"Maine Real Estate  
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

Susan F. Bulay  
Register of Deeds

Before me,  
Karen G. Albert  
Notary Public  
Karen G. Albert  
My commission expires Feb. 21, 2006



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.

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

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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*