

CORINTH DUPLEX

1.06± Acres

**653 Tate Rd
Corinth, Maine**

2 Units Available



\$230,500

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DEED

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full property details
and video!





Photography by Mayhem Media

Excellent investment opportunity at 653 Tate Road in Corinth — a well-kept duplex built in 1990, sitting on 1.06 acres with a full walk-out basement. This property features two 1-bedroom, 1-bath units, each with a functional layout, separate entrances, private parking, and washer/dryer hookups in the basement, making them highly attractive to long-term tenants or owner-occupants. Each unit is equipped with an electric range, refrigerator, and microwave.

Each unit offers comfortable living space and easy-care finishes. The walk-out basement provides a valuable bonus area for storage, workshop use, or possible future expansion. With over an acre of land, there's plenty of outdoor space for parking, gardening, recreation, or adding storage buildings. Being in a small town keeps the taxes lower, but you still have the convenience of being close to a larger city.

Corinth is a small town of about 2,900 people according to the 2020 census. It is quiet and rural, but is conveniently located just 15 miles from Bangor. Bangor is a larger city where you will find shopping, restaurants, hospitals, and Bangor International Airport. This duplex delivers steady rental potential in a desirable area of Corinth. Low-maintenance setup, usable land, and strong tenant appeal make this a standout investment. Come check out this property today and see what it has to offer!





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of Maine**

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653 TATE RD, CORINTH

PRICE	\$230,500		
TAXES	\$2,107/2025		
SQFT	1,008	BUILT IN	1990
GROSS INCOME	\$24,477	OPERATING EXPENSES	\$18,539

HOW FAR TO...



Shopping | Corinth, 5± miles



Hospital | St. Joseph, 15.6± miles



Airport | Bangor, 16± miles



Interstate | Exit #185, 18± miles



City | Bangor, 16± Miles



Boston | 230± miles



KITCHEN UNIT #1



LIVING ROOM UNIT #1



BED ROOM UNIT #2



BATHROOM UNIT #2



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

Penobscot County Sheriff's Dept.
(207) 947-4585
911

Fire

Corinth Fire Dept.
(207) 285-2303
911

Town Office

31 Corinth Road
(207) 287-3271
corinthtd@townofcorinth.com

Tax Assessor

Joshua Berry
(207) 285-3271
josh@rcassessment.com

Code Enforcement

Joshua Berry
(207) 285-3271
josh@rcassessment.com

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

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: _____ 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: To the left of the home, behind the lawn, in the woods
Installed by: unknown
Date of Installation: unknown

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

Comments: supplies water to two apartments

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials RS WS

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

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 home OR Unknown

Date installed: unknown Date last pumped: unknown 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: n/a Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: behind the home

Date of installation of leach field: unknown Installed by: unknown

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: _____

Source of Section II information: Seller

Buyer Initials _____

Seller Initials RS WS

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

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	Forced Hot Air			
Age of system(s) or source(s)	unknown, but fairly new			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	AE Robinson			
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 RS WS

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

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: **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: _____

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: _____

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: _____

Source of information: **Seller**

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

Comments: _____

Source of information: **Seller**

Buyer Initials _____ Page 4 of 8 Seller Initials RS WS

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

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: **A small amount around the doors**

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: **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: _____

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 Name (if known): _____

Source of information: **Seller**

Buyer Initials _____

Seller Initials RS WS

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

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: 23019C1880D Year: 2023 (Attach a copy)

Comments: Area of minimal flood hazard

Source of Section VI information: Seller, msc.fema.gov

Buyer Initials _____ Page 6 of 8 Seller Initials RS WS

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

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: _____

Year Principal Structure Built: **1990** What year did Seller acquire property? **2023**

Roof: Year Shingles/Other Installed: **unknown**

Water, moisture or leakage: **none**

Comments: _____

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: _____

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: _____

Source of Section VII information: **Seller**

Buyer Initials _____ Page 7 of 8 Seller Initials **RS WJ**

PROPERTY LOCATED AT: 653 Tate Road, Corinth,

SECTION VIII - ADDITIONAL INFORMATION

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.

Ryan Susee 11/10/2025
SELLER DATE
Ryan Susee, Owner- Harpem Properties, LLC

Whitney Susee 11/10/2025
SELLER DATE
Whitney Susee, Owner-Harpem Properties LLC

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

WARRANTY DEED
DLN NO.: 1002340232204

Derek Dunham, with a mailing address of 374 Cider Hill Rd, Exeter, Maine 04435 and **Geoffrey Johnson**, with a mailing address of 219 Scotts Point Road, Clifton, Maine 04428, FOR CONSIDERATION PAID, grant to **HarpEm Properties, LLC**, a Maine Limited Liability Company with a mailing address of 55 Strout Road, Kenduskeag, Maine 04450, with **WARRANTY COVENANTS**, the following described real property located in the Town of Corinth, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land together with any improvements thereon situated in East Corinth, Penobscot County, Maine, more particularly described as follows:

Beginning at an iron rod set in the Northerly sideline of the Tate Road at a point where the centerline of the Bangor Hydro power line intersects the said Tate Road; thence south 64 degrees 30 minutes west along the sideline of the Tate Road a distance of 185 feet to a point; thence north 26 degrees 15 minutes west a distance of 294 feet to a point; thence north 64 degrees 30 minutes east a distance of 125 feet to a point on the said centerline of the Bangor Hydro power line; thence south 37 degrees 10 minutes east a distance of 300 feet, more or less to the point of beginning.

Being the same premises conveyed to Derek Dunham and Geoffrey L. Johnson by Quitclaim Deed of Kent R. Smallwood dated September 5, 2013 and recorded at the Penobscot County Registry of Deeds in Book 13319, Page 90.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 20th day of April, 2023.

[Handwritten Signature]

Witness
[Handwritten Signature]

Witness

[Handwritten Signature]

Derek Dunham
[Handwritten Signature]

Geoffrey Johnson

State of Maine
County of Penobscot,ss

April 20, 2023

Personally appeared the above named Derek Dunham and Geoffrey Johnson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Handwritten Signature]

Notary Public

Print Name

NICHOLE C. JIPSON
Notary Public, State of Maine
My Commission Expires Nov. 4, 2026



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

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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*