

INTOWN RANCH

IN-TOWN HOME

One Level Living

9 Grove Street, East
Millinocket, Me

Eat-In Kitchen



\$192,400

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the full property details and video!





Photography by Mayhem Media

Built in 1957, this charming ranch style home is designed for comfortable one level living and offers plenty of space for future enhancements. The home includes four spacious bedrooms, one of which currently functions as a laundry room but can easily be converted back into a bedroom and the washer and dryer can be moved into the basement.

Additionally, the home features a beautifully updated full bathroom, complete with new shower fixtures, a modern vanity top, and freshly painted walls. The eat-in kitchen is a highlight, showcasing a new quartz countertop, a stylish backsplash, and new paint—a delightful space for both culinary creations and casual dining. The updated mudroom/entryway offers new flooring, improving the home's accessibility and inviting atmosphere. An unfinished full basement presents an excellent opportunity for future projects, whether that be a workshop, recreation space, or additional living space, offering valuable storage options as well. The detached two-car garage, approximately 22x24 in size, provides ample room for vehicles, tools, and equipment, complete with a new garage door opener for convenient entry without having to step outside.





Set on a manageable .23-acre lot, the property features a yard ideal for outdoor activities, gardening, or simply unwinding in nature. Recent upgrades include a fresh exterior paint job and new gutters, along with the convenience of public water and sewer services, making this home both appealing and practical.





**Lifestyle
Properties
of Maine**

Located in East Millinocket, Maine, this property is conveniently positioned near local amenities and offers easy access to a wealth of outdoor recreational opportunities, making this property an attractive option for a variety of buyers. Don't miss out and schedule a showing today.

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to our monthly
newsletter





ADDRESS, ADDRESS

PRICE **\$192,400**

TAXES \$2,413/2025

0.23± ACRES BUILT IN 1957

1104± SQFT ROAD FRONTAG 95FT

HOW FAR TO...

 Shopping | East Millinocket
0.5± miles

 Hospital | Millinocket Regional,
0.9± miles

 Airport | BGR, 64± miles

 Interstate | Exit 244, 2.5± miles

 City | Bangor, 63± Miles

 Boston | 297± miles 4.5 h



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Lena Fiske

ASSOCIATE BROKER | REALTOR®



207.447.1087 cell



207.794.6164 office



lena@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Lena's
bio and other
listings



Testimonial:

'We recently purchased a home through this agency. Lena Fiske was the agent that showed the home. We were impressed right from the start. She was so knowledgeable about the home and the area. She answered all of our questions and even went the extra mile for us a number of times. She took time out of her day to meet with a contractor for us since we were living quite a distance away, and also assisted us with some issues we had with our lender. I truly cannot say enough good about her and our experience. If you are looking for a home, land or a camp in this area, she's your gal.'

Karen Ellis



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MUNICIPAL CONTACTS

Police

East Millinocket PD
(207) 746-9951

Fire

East Millinocket
(207) 746-9951

Town Office

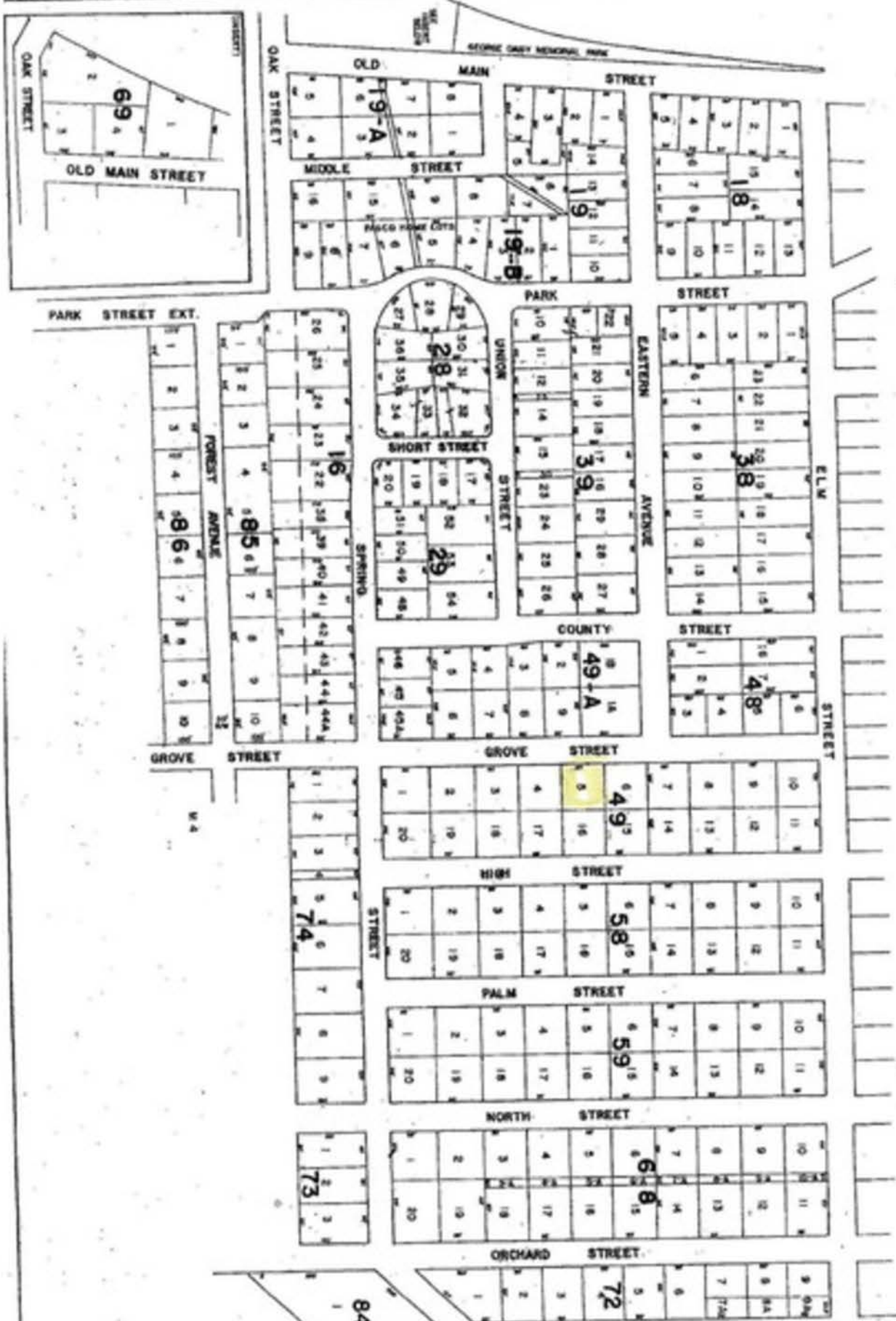
53 Main Street
(207) 746-3376

Tax Assessor

Garnett Robinson
(207) 746-3376

Code Enforcement

Dwight Tilton
(207) 746-3376



PROPERTY
MAP
TOWN
OF
EAST
MILLSBORO

PROJECT
COUNTY
NAME
DATE

ENGINEER
SURVEYOR
REGISTERED
STATE OF DE
NOVEMBER 19
1911

LEGEND
BLOCK
NUMBER
PARCELS
NUMBERED
ACCORDING
TO MAP

SCALE
1" = 100'
1" = 200'
1" = 300'

PROPERTY LOCATED AT: 9 Grove Street, East Millinocket, ME 04430**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: _____~~~~Installed by: _____~~~~Date of Installation: _____~~USE: Number of persons currently using system: 2Does system supply water for more than one household? Yes No UnknownComments: Sellers installed a water filter in 2025, Water supply is the Town of East Millinocket.Source of Section I information: Public Information and OwnerBuyer Initials _____ Page 1 of 8 Seller Initials DG BB

PROPERTY LOCATED AT: 9 Grove Street, East Millinocket, ME 04430**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: _____
 Overboard Discharge (38 MRS Section 413(3) and (3-A))~~~~Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____~~~~Tank Type: Concrete Metal Unknown Other: _____~~~~Location: _____ OR Unknown~~~~Date installed: _____ Date last pumped: _____ 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: _____~~~~Date of installation of leach field: _____ Installed by: _____~~~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~~~Have you experienced any malfunctions? Yes No~~~~If Yes, give the date and describe the problem and what steps were taken to remedy. _____~~~~Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No~~~~If Yes, are they available? Yes No~~Is System located in a Shoreland Zone? Yes No UnknownComments: The waste water is public and is serviced by the Town of East Millinocket.Source of Section II information: Public Information, Owner

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Seller Initials DG BB

PROPERTY LOCATED AT: 9 Grove Street, East Millinocket, ME 04430**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	FHA	Propane Wall heater	Heat Pump	
Age of system(s) or source(s)	2020 +/-	Unknown	2020 +/-	
TYPE(S) of Fuel	Oil	Propane	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	450 +/- gallons	Filled up once a year Used very little	Unknown	
Name of company that services system(s) or source(s)	Preble Oil Co.	Preble Oil Co.	Nicatau Stove	
Date of most recent service call	12/2025	12/2025	2025	
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information	Cleaned in 2025	None	Cleaned in 2025 and new parts installed.	

Are there fuel supply lines? Yes No UnknownAre any buried? Yes No UnknownAre all sleeved? Yes No UnknownChimney(s): Yes NoIf Yes, are they lined: Yes No UnknownIs more than one heat source vented through one flue? Yes No UnknownHad a chimney fire: Yes No UnknownHas chimney(s) been inspected? Yes No Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): Yes No UnknownHas vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: **None**Source of Section III information: **Owner and past owner.****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 UnknownIf 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 UnknownAre tanks registered with DEP? Yes No Unknown

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

Location: _____

Buyer Initials _____

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PROPERTY LOCATED AT: 9 Grove Street, East Millinocket, ME 04430

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

Have you experienced any problems such as leakage: Yes No UnknownComments: NoneSource of information: Owner and Public information**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? Yes No UnknownIn the ceilings? Yes No UnknownIn the siding? Yes No UnknownIn the roofing shingles? Yes No UnknownIn flooring tiles? Yes No UnknownOther: _____ Yes No UnknownComments: NoneSource of information: Owner**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 UnknownAre test results available? Yes NoResults/Comments: NoneSource of information: Owner**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 UnknownAre test results available? Yes NoResults/Comments: NoneSource of information: Owner**E. METHAMPHETAMINE** - Current or previously existing: Yes No UnknownComments: NoneSource of information: Owner

Buyer Initials _____

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Seller Initials DG BS

PROPERTY LOCATED AT: 9 Grove Street, East Millinocket, ME 04430**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 NoComments: Owner Painted in 2025 inside and outside of home.Source of information: Owner**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: Yes No UnknownLAND FILL: Yes No UnknownRADIOACTIVE MATERIAL: Yes No UnknownOther: NoneSource of information: Owner**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 UnknownIf Yes, explain: See Deed with Covenant, Old Great Northern Paper Company Land.Source of information: DeedIs 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 UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): NoneSource of information: Public Information.

Buyer Initials _____

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Seller Initials DG BS

PROPERTY LOCATED AT: 9 Grove Street, East Millinocket, ME 04430**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: 230163B Year: 2/4/1987 (Attach a copy)

Comments: Area Not IncludedSource of Section VI information: Federal Emergency Management Agency Web Site.

Buyer Initials _____

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Seller Initials DG BB

PROPERTY LOCATED AT: 9 Grove Street, East Millinocket, ME 04430**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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... 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: 1957 What year did Seller acquire property? 2025

Roof: Year Shingles/Other Installed: 2014

Water, moisture or leakage: No

Comments: None

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: Only in the outside basement entrance area.

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

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: None

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 Yes No Unknown

Comments: None

Buyer Initials _____

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QUITCLAIM DEED WITH COVENANT

DLN: 2401815

RONALD W. CHASSE, with a mailing address of 18 Spring Street, East Millinocket, ME 04430, for consideration paid, hereby grants to **DENISE A. GIBBS and BRETT GIBBS**, with a mailing address of 21 Christara Street, East Millinocket, ME 04430, as **JOINT TENANTS**, with **QUITCLAIM COVENANT**, the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in **EAST MILLINOCKET**, Penobscot County, State of Maine, and being more particularly described as follows, to wit:

Being Lot Numbered Five (5), in Block Numbered Forty-nine (49), as laid down on a Plan of Land of Great Northern Paper Company at East Millinocket, Maine, recorded in the Penobscot Registry of Deeds in Plan Book 18, Page 5.

Subject to the conditions and restrictions set forth in the deed from Great Northern Paper Company to Norman J. Chasse, dated August 9, 1957, recorded in the Penobscot Registry of Deeds in Book 1592, Page 143.

Being the same premises conveyed from Eva M. Chase to Eva M. Chase and Ronald W. Chasse, as joint tenants, December 1, 2003, recorded in said Registry of Deeds in Book 9110, Page 240. Eva M. Chase died on November 20, 2024 leaving Ronald W. Chase the sole surviving joint tenant owner.

This property is conveyed subject to and with the benefit of any and all rights, easements privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 24th day of February, 2025.



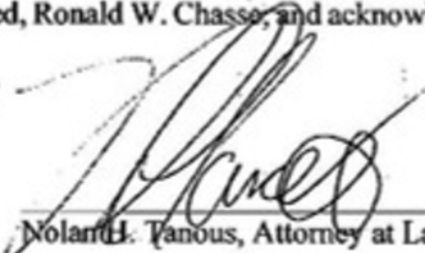
Ronald W. Chasse

STATE OF MAINE
COUNTY OF PENOBSCOT

February 24, 2025

Personally appeared the above named, Ronald W. Chasse, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Nolan H. Tanous, Attorney at Law - Bar #7445



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:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



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lifestylepropertiesofmaine.com and 4 more links



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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