OCEANFRONT HOME

COUNTRY HOME | COASTAL PROPERTY

2.7± Acres	**125 Coffins Neck Rd, Lubec**	Private Road



$529,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of CONTENTS

03 PROPERTY DETAILS & DESCRIPTION

07 MEET YOUR AGENT

08 MUNICIPAL CONTACTS

09 MAPS

15 PROPERTY DISCLOSURE

24 DEED

Scan to view the full property details and video!

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Photography by Mayhem Media

Tucked away along a well-maintained private road, this custom-built home, completed in 2004, is perched on a knoll overlooking scenic Nutter Cove. Set on 2.7 private acres, the property features a winding driveway that provides a peaceful approach and exceptional privacy from the road. Underground power preserves the natural beauty of the setting, while 261 feet of frontage on Nutter Cove offers an ever-changing coastal landscape.

The property also includes two versatile outbuildings: a 16’ x 12’ storage shed with a 16’ x 4’ covered porch and a 10’ x 20’ barn-style shed, providing ample space for storage, hobbies, or workshop use.

The approximately 1,400-square-foot cedar-shingled home offers seven well-designed rooms, including two bedrooms, a spacious open-concept great room combining the kitchen, dining, and living areas, a small office, a bonus room, and a loft. A balcony deck extends from the great room, capturing beautiful easterly views over Nutter Cove—an ideal place to enjoy your morning coffee while watching the first sunrise in the United States.



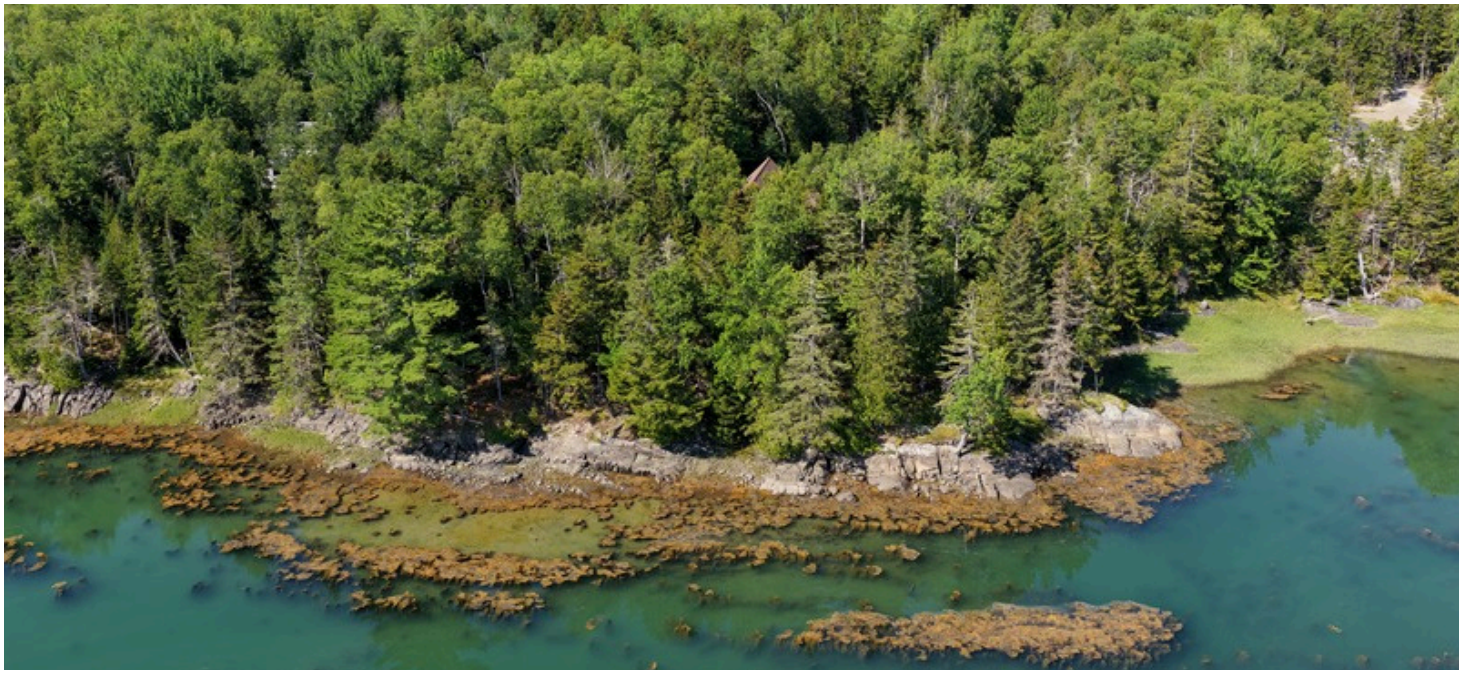
Designed with comfort and accessibility in mind, the home offers single-level living and is handicap accessible. The primary bedroom includes a private full bath with a walk-in shower, linen closet, stackable washer and dryer, and a convenient built-in ironing board. The second full bath features a walk-in soaking tub with tile surround, a vessel sink, and luxury vinyl plank flooring. Both bedrooms offer generously sized closets for excellent storage.



The spacious loft provides additional living space with storage tucked beneath the eaves, making it an ideal craft room, home office, library, or comfortable accommodations for overnight guests.

Efficient oil-fired forced hot air heat keeps the home comfortable throughout the seasons, while an on-demand hot water system provides energy-efficient convenience. The thoughtful floor plan and quality craftsmanship make this home equally suited as a year-round residence or a peaceful coastal retreat.

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Outside, Nutter Cove's tidal waters create a constantly changing landscape. At high tide, the cove sparkles with reflections and visiting waterfowl, while low tide reveals mudflats that attract shorebirds and other wildlife. Deer, rabbits, raccoons, eagles, ospreys, and a variety of songbirds are frequent visitors, making this a wonderful property for birdwatchers and nature lovers.

Located in Lubec, the easternmost town in the United States, you'll enjoy easy access to West Quoddy Head State Park, the iconic candy-striped lighthouse, miles of rugged coastline, hiking trails, conservation lands, and the welcoming small-town charm that has made this remarkable corner of Maine a favorite destination for residents and visitors alike. Whether you're looking for a peaceful retirement home, a seasonal getaway, or a place to enjoy the beauty of Downeast Maine year-round, this exceptional property is ready to welcome you home.

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125 COFFINS NECK RD, LUBEC

PRICE	**$529,000**
TAXES	$4,081/2025
2.7± ACRES	**BUILT IN 2004**
1,400± SQFT	**ROAD FRONTAGE 200FT**



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM

HOW FAR TO...

- Shopping | Machias, 30± miles
- Hospital | Machias, 30± miles
- Airport | Bangor, 113± miles
- Interstate | I395, 110± miles
- City | Calais, 49± miles
- Boston | 347± miles 5 hours 47 minutes



Debra Holmes

ASSOCIATE BROKER | REALTOR®

207.461.6473 cell

207.794.6164 office

selllubec@gmail.com

113 W Broadway Lincoln, ME 04457

Scan to view Debra's bio and other listings

Biography:

I started in the real estate business in 1996 while managing the Mom & Pop store my husband Bill and I owned. I worked my way from sales agent to associate broker to achieving my broker license in 2000. I opened Bold Coast Realty the following year and joined the United Country Real Estate family in 2006. As a native Mainer, I have been sharing my knowledge of small town coastal living for over 25 years, first in my store and then in real estate. I am committed to providing my clients and customers with individualized service; sharing with them my knowledge of the area and the processes needed to achieve their real estate goals. I received The Graduate, REALTOR® Institute (GRI) from the National Association of Realtors, this is the mark of a real estate professional who has made the commitment to provide a high level of professional services by securing a strong educational foundation. I have served in numerous capacities on the local Board of REALTORS and was voted REALTOR® of the year in 2007. I specialize in residential and vacant land sales along the Downeast Maine Coast. Within these special property types I specialize in the second home market as well as helping first time home buyers realize there dream of owning a piece of Maine.

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MUNICIPAL CONTACTS

Police	Washington County Sheriff Non emergency 207-255-4422 OR 911
Fire	Lubec Fire Department Non emergency 733-2341 OR emergency 911
Town Office	40 School Street Lubec, Maine 207-733-2341 8-4 Townclerk@townoflubec.com
Tax Assessor	Marc Perry 207-460-9949 downeastassessing@gmail. com
Code Enforcement	Alex Henry 207-733-2341 lubecceo@gmail.com

Lubec - 125 Coffins Neck Rd 2.52 +/- acres

Washington County, Maine, 2.52 AC +/-



Boundary

United Country Lifestyle Properties of Maine
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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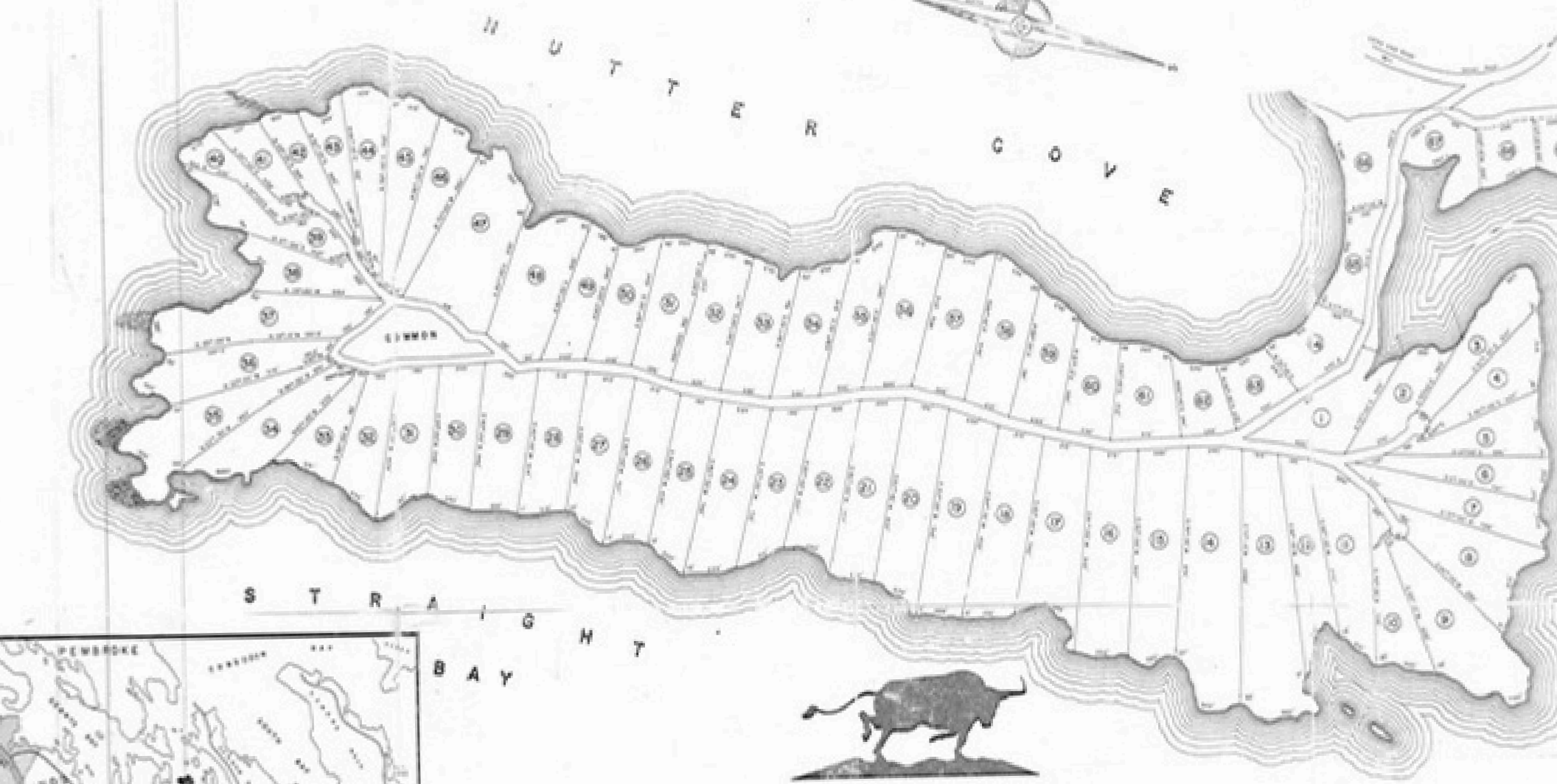


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KEY MAP

PAUL BUNYAN SHORES

LUBEC BY THE SEA

COFFINS NECK, WASHINGTON COUNTY, MAINE

KOLMAN TIMBERLAND SERVICE

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.

Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine

@lifestyleproperties · 85.5K subscribers · 1K videos

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

lifestylepropertiesofmaine.com and 4 more links

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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*

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PROPERTY LOCATED AT: **125 Coffins Neck Road, Lubec, Me 04652**

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: **11/30/2004** 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? **n/a**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **East side of house (water side) southern corner**
Installed by: **Shannon Well Drilling**
Date of Installation: **08/15/2003**

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

Comments: **none**

Source of Section I information: **owner, well receipt**

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PROPERTY LOCATED AT: **125 Coffins Neck Road, Lubec, `Me 04652**

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? **n/a**

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: **west side of shed** OR ☐ Unknown

Date installed: **abt. spring 2003** Date last pumped: **spring 2020** Name of pumping company: **Look Brothers**

Have you experienced any malfunctions? ..... ☒ Yes ☐ No

If Yes, give the date and describe the problem: **2/2020 - water back up when installing new tub - sluggish draining - checked spetic filter, cleaned and no problem since.**

Date of last servicing of tank: **spring 2020** Name of company servicing tank: **Look Brothers**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **West of tank**

Date of installation of leach field: **abt. 2003** Installed by: **Carl McConnell**

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: **n/a**

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: **Risers installed on septic tank 2020**

Source of Section II information: **owner**

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PROPERTY LOCATED AT: **125 Coffins Neck Road, Lubec, `Me 04652**

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	**Hot Air**			
Age of system(s) or source(s)	**2021 spring/summer**			
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)	**Amanda Lyons**			
Date of most recent service call	**spring 2026**			
Malfunctions per system(s) or source(s) within past 2 years	**yes - malfunction switch**			
Other pertinent information				

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [ ] Yes [X] No
If Yes, are they lined: ..... [ ] Yes [ ] No [ ] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] 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 and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown
Has vent(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown
If Yes, date: **2021**

Comments: **checked when new heating system was instaled**
Source of Section III information: **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 [X] 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 _____ _____ _____ _____ Page 3 of 8 Seller Initials _____ _____ WRH DJH

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

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

Comments: **None**

Source of information: **owner**

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: **none**

Source of information: **owners**

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: **none**

Source of information: **Owners**

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: **none**

Source of information: **owner**

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

Comments: **none**

Source of information: **owner**

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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 [X] 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: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: _____

Source 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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **restrictive coveenants, ROW on road access, Road Association**

Source of information: **owner**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **Coffins Neck 'Road Association**

Road Association Name (if known): **Coffins Neck Road Association**

Source of information: **owner**

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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: _____

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PROPERTY LOCATED AT: **125 Coffins Neck Road, Lubec, Me 04652**

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 tanks - Dead River**

Year Principal Structure Built: **2004** What year did Seller acquire property? **2004**

Roof: Year Shingles/Other Installed: **front abt 2016 back 2020**

Water, moisture or leakage: **yes - due to ice jam 2005 - fixed**

Comments: **no problem since**

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: **some moisture around rock outcropping in basement during heavy rain/snow runoff**

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

If Yes, are test results available? ..... ☐ Yes ☐ No

Comments: **never any standing water just skimmed along floor**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **Whole house surge protector, generator transfer switch also installed**

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: **ants and mice/red squirrles - have pest control to take care of problem**

Buyer Initials _____ Seller Initials WRH DJH

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PROPERTY LOCATED AT: **125 Coffins Neck Road, Lubec, Me 04652**

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

Comments: **many updates since built - see below**

Source of Section VII information: **owner**

SECTION VIII - ADDITIONAL INFORMATION

expanded house to include master bath and small office from 1/2 of enclosed porch 2005 summer/fall. At same time installed on-demand hot water. Expanded rest of porch into house about 2016 and had custom wood work completed at time for built-in book case on one side and herring bone design on living room wall. 2020 Had custom cabinets made in Living room - with quarts inlaid, charging ports and

Continued... See Addendum Additional information 1

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.

William R. Holmes 07/27/2026		*Debra J. Holmes* 07/26/2026	
SELLER	DATE	SELLER	DATE
William R. Holmes		**Debra J. Holmes**	
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

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ADDENDUM

PROPERTY: **125 Coffins Neck Road, Lubec, `Me 04652**

1) Additional information

plugs in top for easy access. Renovated bathroom and installed walk-in tub with tile surround, plank flooring, etc.

Date 07/27/2026

William R. Holmes

Signature

Date: 07/26/2026

Signature

Date:

Signature

Date:

Signature

Debra J. Holmes

Addendum

Doc#: 8295
Bk: 3030 Pg: 81

WARRANTY DEED

Joint Tenancy

William A. Krusky, Jr., whose mailing address is: PO Box 125, Bantam, CT 06750, and William R. Holmes, whose mailing address is: Coffin's Neck Road, Lubec, ME 04652,

for consideration paid,

grant to William R. Holmes and Debra J. Holmes, whose mailing address is: Coffin's Neck Road, Lubec, ME 04652,

with warranty covenants, as joint tenants,

A certain lot or parcel of land, situated in Lubec, Washington County, State of Maine, at Straight Bay, so called, and being Lot No. 55 in accordance with a plan of Coffin's Neck, referred to as "Lubec by the Sea" and recorded in Plan Book 4, Page 43 of the Washington County Registry of Deeds.

The within described property is conveyed together with any and all rights of way depicted on said plan or other wise in order to enable the Grantees, their heirs and assigns, to have access to the public road in so far as the Grantors can convey the same, and included therewith the right to maintain poles and wires along said rights of way to service the within conveyed parcel. Also conveying herewith the shore and flats lying between the sidelines of said lot and extending to low water mark in accordance with the laws of the State of Maine.

TRANSFER TAX PAID

For title see that deed from Martin M. Schmidt dated March 2, 1977 and recorded in said Registry at Book 959, Page 196. See also that mortgage from Evergreen Point Company to Land Investment, Inc. to Martin M. Schmidt dated March 31, 1972 and recorded in said Registry at Book 755, Page 117, which mortgage was foreclosed.

Meaning and hereby conveying the same property described in a deed from Land Investment, Inc. to William A. Krusky and William Holmes, the Grantors herein, dated June 13, 1978 and recorded in Book 1020, Page 215 of the Washington County Registry of Deeds.

Granting also to the Grantees herein, their heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Witness our hands and seals this 15th day of June, 2005.

Witness ARTHUR C. WEINSHANK

William A. Krusky, Jr.

Witness

William R. Holmes

Doc#: 8295
Bk: 3030 Pg: 82

STATE OF MAINE
Washington, ss.

Dated: 7/7/05

Then personally appeared the above named William R. Holmes and acknowledged the foregoing instrument to be his free act and deed.

JEANINE MALLAR
Notary Public, Maine
My Commission Expires February 12, 2012

Before me,

Jeanine Mallar
Notary Public

Typed or printed name of Notary Public

SEAL

Received
Recorded Register of Deeds
Jul 12,2005 09:40:49A
Washington County
Sharon D. Strout