OCEANFRONT RETREAT

Deep-Water Frontage | **128 Havenhurst Rd, Trescott** | Unforgettable Coastal Views



$799,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Discover the peace and beauty of Maine's Bold Coast from this exceptional 1,768± square foot oceanfront home in Trescott Township. Situated at the very end of the road, this property offers an extraordinary level of privacy while overlooking the Grand Manan Channel, with approximately 380± feet of deep-water ocean frontage and sweeping views toward Grand Manan Island and the Atlantic Ocean.



Imagine beginning and ending each day listening to the waves roll onto the rugged Maine coastline, watching changing tides and weather move across the channel, and enjoying the spectacular scenery from your own oceanfront deck. This is the kind of setting that makes you feel truly away from it all.



The first floor offers a comfortable and functional layout with a mudroom, utility room, kitchen, primary bedroom with private bath, and a convenient half bath for guests. The heart of the home is the expansive open dining and living area providing access to the ocean-side deck — an ideal place for morning coffee, outdoor dining, entertaining, or simply taking in the view.

Upstairs are two additional bedrooms, a full bathroom, and a spacious family room overlooking the water. Whether used as a year-round residence, vacation retreat, or investment property, the home provides plenty of room for family and guests.

The location is equally special. Trescott is a quiet, sparsely populated Downeast community known for its rugged coastline and remote character. The surrounding area offers some of the most spectacular outdoor recreation in Maine, with easy access to the renowned Bold Coast hiking areas in nearby Cutler and Trescott. The Cutler Coast Public Reserved Land encompasses thousands of acres of rugged coastal landscape, while nearby preserves offer dramatic cliffs, coves, forests and ocean vistas.









UTILITIES

TRASH REMOVAL
MARION TRANSFER STATION
TUES - SAT. 7:30 AM TO 3:30 PM

ELECTRIC COMPANY
VERSANT

HEATING COMPANY
R.H. FOSTER

WATER
WELL

SEWER
PRIVATE SEWER

INTERNET PROVIDER
FIDIUM

A short drive takes you to Lubec, the easternmost town in the continental United States, where you can explore the iconic West Quoddy Head Lighthouse and Quoddy Head State Park. From Lubec, the international bridge provides access to historic Roosevelt Campobello International Park on Campobello Island, New Brunswick.

For those looking for an income-producing property, the home's spectacular waterfront setting, privacy, sleeping capacity and proximity to the Bold Coast, Lubec and Campobello Island create excellent potential for a vacation rental or Airbnb.

Approximately 117 miles to Bangor International Airport and roughly 347 miles to Boston, this is a destination property in every sense of the word.

Like what you see?
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to our monthly
newsletter



128 HAVENHURST RD, TRESCOTT

PRICE	**$799,900**
TAXES	$2,636/2026
1.3± ACRES	**BUILT IN 2012**
1,768± SQFT	**STYLE COLONIAL**













HOW FAR TO...

- Shopping | Machias, 29± miles
- Hospital | Machias, 29± miles
- Airport | Bangor, 120± miles
- City | Bangor, 115± Miles
- Boston | 350± miles 6 Hours



Peter McPhail

Broker / Owner | ALC | GRI | REALTOR®

207.794.4338 cell

207.794.6164 office

peter@lifestylepropertiesme.com

154 Maine Ave, Suite 7 Bangor ME 04401

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

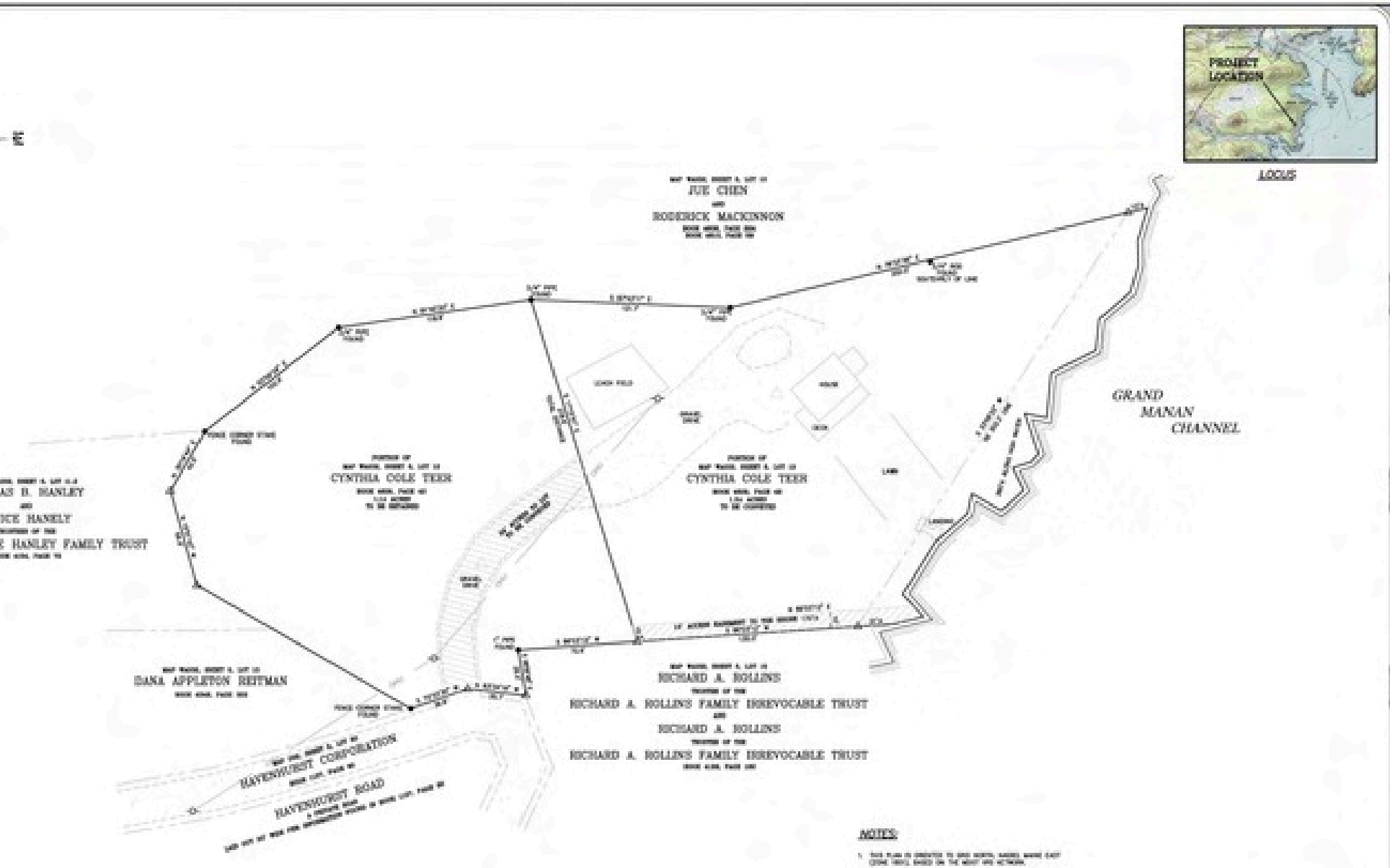
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MUNICIPAL CONTACTS

Police	Washington County Sheriff's 207-255-4422
Fire	Lubec Fire Department 207-733-2341
Town Office	Lubec or Whiting Town Offices Provide services to Trescott Twp Lubec: (207) 733-2342 / townclerk@lubecme.gov Whiting: (207) 733-2027 / whiting@roadrunner.com
Tax Assessor	n/a
Code Enforcement	n/a



PLAN OF LAND
FOR RECORD HOLDER
CYNTHIA COLE TEER
138 HAVENHURST ROAD, TRESCOTT, ME 04652
PROJECT LOCATION
HAVENHURST ROAD
TRESCOTT, WASHINGTON COUNTY, MAINE

Drawn by: rjm | Checked by: AMM
Scale: 1" = 30' | Date: 8/11/2026
REVISIONS

STATE OF MAINE
WASHINGTON, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
20__
_____ M.
Attest: _____ Register
RECORDED AS MAP FILE:

PLAN REFERENCES:

1. "[illegible] SURVEY ... PREPARED FOR ... RECORDED IN PLAN BOOKS, PAGE 1 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
2. "BOUNDARY SURVEY PLAN ... PREPARED BY CEDAR, INC. PLAN # CANCELED AND UNCHARGED.

NOTES:

1. THIS PLAN IS ORIENTED TO GRID NORTH, NAD83, MAINE EAST ZONE (0801), BASED ON THE WEST AND NETWORK.
2. ALL BOOK AND PAGE NUMBERS REFER TO THE WASHINGTON COUNTY REGISTRY OF DEEDS.
3. THE RIGHT OF WAY OF HAVENHURST ROAD WAS LAID OUT BY MEES PER PHYSICAL EVIDENCE FOUND (MONUMENTS, OCCUPATION, ETC.) AND PER INFORMATION FOUND IN BOOK [illegible], PAGE 80.
4. THE TAX MAP AND LOT NUMBERS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. MAP AND LOT NUMBERS, NUMBERS ASSIGNED BY LOCAL MUNICIPALITIES, ARE FOR ASSESSMENT PURPOSES ONLY AND DO NOT REPRESENT THE FINDINGS OR OPINIONS OF FORMAL BOUNDARY SURVEYS.
5. WEST FALLS SURVEYING HAS NOT PERFORMED THE HORIZONTAL DATUM OF BOUNDARIES SHOWN HAS BEEN BASED ON THE RECORDED DEEDS AND PLANS REFERENCED. THIS PLAN MAY OR MAY NOT REFLECT THE CURRENT OF THE BOUNDARIES OF THE PROPERTIES.
6. THIS PLAN DOES NOT REPRESENT THE RESULTS OF AN INSTRUMENT BOUNDARY SURVEY AS WEST FALLS SURVEYING, AT THE DIRECTION OF THE CLIENT, WEST FALLS SURVEYING HAS NOT PERFORMED THE FIELD WORK REQUIRED TO OBTAIN THE RELIABLE MONUMENTATION EVIDENCE AND LOCATIONS OF BOUNDARY LINES AND CORNERS NECESSARY TO ESTABLISH THE BOUNDARIES OF THE PARCELS SHOWN HEREON WITH A HIGH DEGREE OF ACCURACY. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE INFORMATION CONTAINED IN THE DEEDS AND PLANS REFERENCED. THE LOCATION OF BOUNDARY LINES SHOWN HEREON ARE SUBJECT TO ANY AND ALL STATES OF FACTS WHICH AN ACCURATE AND CURRENT INSTRUMENT SURVEY MAY DISCLOSE. THE ACCURACY OF ANY BOUNDARY LINE SHOWN HEREON IS LIMITED TO THE RANGE OF THE INFORMATION REFERRED TO, AND TO ANY ADDITIONAL INFORMATION REVEALED BY A FIELD SURVEY. THE CERTIFICATION HEREON IS LIMITED TO THE RANGE OF THE PROPERTIES SHOWN LINE.

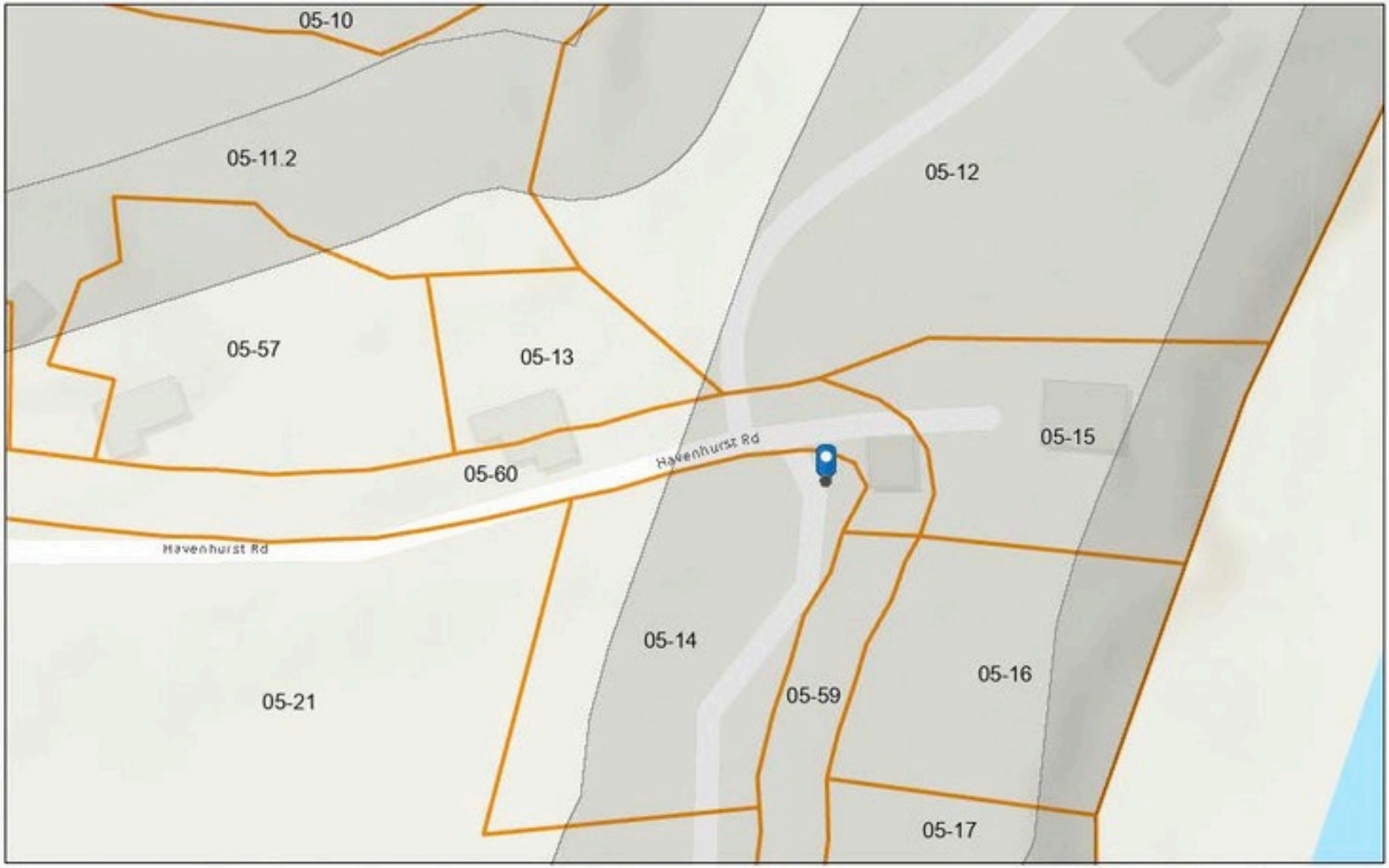
LEGEND
- 5/8" REBAR WITH CAP SET
- IRON SOLITYPE FOUND
- CALCULATED POINT
- UTILITY POLE
- EXISTING PROPERTY BOUNDARY LINE
- APPROXIMATE EXTENSION & INTERIOR BOUNDARY
- OVERHEAD UTILITIES

0 15 30 60 120
1" = 30'

West Falls Surveying
Andrew M. Mulholland
PO Box 74
Mapleton, Maine 04454
Phone (207) 200-6000
info@westfallssurveying.com

Sheet 1 of 1 sheets
Drawing No. 2026-030

LUPC Zoning and Parcel Viewer



9/10/2026, 2:48:38 PM

Towns

LUPC Zoning

P-FP: Flood Prone

P-SL1: Shoreland - 250'

P-SL2: Shoreland - 75'

P-WL3: Forested Wetlands

Maine Parcels Unorganized Territory

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Maine Parcels Services, Maine Land Use Planning Commission, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors,

Maine Land Use Planning Commission

2016

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 · 100K subscribers · 1.1K videos

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

lifestylepropertiesofmaine.com and 4 more links

SUBSCRIBE

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*

PROPERTY LOCATED AT: 128 Havenhurst Road, Trescott Twp, 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: _____ Are test results available? .. ☐ Yes ☐ No
To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: next to the back step
Installed by: Shannon Drilling
Date of Installation: 2012±

USE: Number of persons currently using system: 1
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Iron may be high. Seller has a filter that needs changing Dec.

Source of Section I information: **Seller**

Buyer Initials ____ ____ ____ ____ Seller Initials GD ____ ____ ____

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: West end of House OR ☐ Unknown

Date installed: 2012± Date last pumped: never Name of pumping company: n/a

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: n/a

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

If Yes, Location: other side of Driveway

Date of installation of leach field: 2012± Installed by: Hanscom from Machias

Date of last servicing of leach field: none Company servicing leach field: n/a

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: Septic pump replaced in Fall 2025

Source of Section II information: **Seller**

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 water radiant			
Age of system(s) or source(s)	~~2013+/-~~ 2014±			
TYPE(S) of Fuel	propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	R.H. Foster			
Date of most recent service call	8/28/26			
Malfunctions per system(s) or source(s) within past 2 years	replace Fill valve 2 washers & pipe			
Other pertinent information	none			

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 [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [X] 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? ..... [ ] Yes [ ] No [X] Unknown

If Yes, date: _____

Comments: Radiant on First and Second Floor.

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 [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: _____

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: **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: none

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: n/a

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: n/a

Source of information: **Seller**

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

Comments: _____

Source of information: **Seller**

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 [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: _____

Source of information: **Seller**

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: **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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Right of way to the property and 10' easement to the water.**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? Owner is responsible for plowing Havenhurst

Road Association Name (if known): Havenhurst Corporation grades the Road

Source of information: **Seller**

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: **Seller**

PROPERTY LOCATED AT: 128 Havenhurst Road, Trescott Twp, 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: n/a

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: propane tank

From Whom: R H Foster

Year Principal Structure Built: **2012-2013** What year did Seller acquire property? ~~2011~~ 1970's ±

Roof: Year Shingles/Other Installed: 2012 ±

Water, moisture or leakage: none

Comments: none

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☐ No ☒ Unknown

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

Prior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

Comments: none

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

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

Comments: 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

PROPERTY LOCATED AT: 128 Havenhurst Road, Trescott Twp, 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:

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

10' access easement to the shore. See survey

Dining Room light fixture does not stay, will be replaced.
Seller will be coming back in the spring of 2027 to take a flower (pink Malva) off the leach field.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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.

SELLER 9/11/26 DATE — SELLER DATE

Cynthia Teer

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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Doc#: 719
Bk: 4629 Pg: 42

QUITCLAIM DEED WITH COVENANT

BENJAMIN EDWARD TEER of 13 Apple Lane, Bangor, ME 04401 and SAMUEL FORREST TEER of 2511 KO Court, Lakeland, FL 33809,

for consideration (no monies being involved as this conveyance is a gift from sons to mother),

grant to CYNTHIA COLE TEER whose mailing address is 219 Main Street, Machias, Maine 04654,

with quitclaim covenant,

Certain lots or parcels of land, with any buildings and improvements thereon, situated in Trescott, Washington County, State of Maine, and bounded and described as follows:

LOT ONE: Two parcels of land in Trescott lying between Pig Point and Haycock Head and in the angle of the Atlantic Ocean and the southerly boundary of the Pig Point property bounded and described as follows:

PARCEL NO. 1: (size approximately 200' x 200' – fronting on Atlantic Ocean.) Beginning at a point marked by an iron stake in the ground at the top of the steep bank being the center of the second ledge abutment to the right of Pig Point Beach facing the Atlantic Ocean-Trescott; and running in a general westerly direction along land of Eleanor M. M. Hurst (which line is the southerly line of property known as the Pig Point property) for a distance of 200 feet, more or less, to a point marked by an iron stake driven into the ground at the edge (and 12 feet from center) of the private road owned by Eleanor M. M. Hurst which runs to Pig Point and is a branch of the private road (also owned by Eleanor M. M. Hurst) which runs from Route 191 to Haycock Head; thence deflecting to the left and running in a general southerly direction along the edge (15 feet from center and parallel) of previously mentioned private road to Pig Point for a distance of 200 feet, more or less to a point marked by iron stake driven into the ground; thence deflecting to the left and running in a general easterly direction along land of Eleanor M. M. Hurst, for a distance of 200 feet, more or less, to a point marked by an iron stake driven into the ground at the top of a steep ledge bank above the shore of the Atlantic Ocean; thence continuing in the same easterly direction down the steep bank and down the shore of the Atlantic Ocean to a point at low water mark; thence deflecting to the left and running in a general northerly direction along said low water mark to a point opposite the point of beginning of this description; thence

NO TRANSFER TAX PAID

deflecting to the left and running in a general westerly direction along property of Eleanor M. M. Hurst (south line of Pig Point Beach) up the steep bank of the second abutment to the right of Pig Point Beach to a point marked by an iron stake driven into the ground in the center of said abutment which point marks the first point mentioned in the beginning of this description

Together with all fishing rights, and righ-of-way over previously mentioned road.

PARCEL NO. 2: (lying on the westerly side of private road leading to Pig Point, which is a branch of the Haycock Head Private Road) Size of lot approximately 200' x 100' lying directly opposite and to the west of parcel described as No. 1 with previously mentioned road separating the two parcels.

Beginning at a point marked by an iron stake driven into the ground on the westerly edge of the above mentioned private road (12 feet from center and running in a general westerly direction along the southerly border of the Pig Point property, so-called (belonging to Eleanor M. M. Hurst) for a distance of 100 feet, more or less, to a point marked by an iron stake driven into the ground; thence deflecting to the left and running in a general southerly direction along land of Grantor (and parallel to above mentioned private road) for a distance of 200 feet, more or less, to a point marked by an iron stake driven into the ground; thence deflecting to the left and running in a general easterly direction along the land of Eleanor M. M. Hurst, for a distance of 100 feet, more or less, to a point marked by an iron stake driven into the ground at the westerly edge of the previously mentioned private road which runs to Pig Point (12 feet from center); thence deflecting to the left and running in a general northerly direction along the westerly edge of private road (parallel and at all times 12 feet from center) for a distance of 200 feet, more or less, to a point marked by an iron stake driven into the ground on the southerly border of the Pig Point property, so-called, which point is mentioned as the beginning of the description of this Parcel No. 2 in this deed. Parcel No. 2 lies directly opposite and west of Parcel No. 1 with previously mentioned private road (belonging to Eleanor M. M. Hurst, and leading to Pig Point-separating the two parcels). Together with a right-of-way over the above mentioned private road to Pig Point. Neither parcel or any part thereof to be used for anything but private residence purposes.

RESTRICTION-Trailers for residence in exposure to either the sea or the road (they may be permitted where completely secluded). Small trailers such as can be towed by an ordinary passenger automobile may be parked temporarily by the side of the previously mentioned private road. No trailer or extra heavy vehicle may be

brought in over the private road belonging to Eleanor M. M. Hurst, without first receiving permission from said Eleanor M. M. Hurst.

Meaning to convey and hereby conveying all and the same premises as described in a Warranty Deed from R. Leslie Chrismer and Beulah Scholl Chrismer to Julian B. Cole and Alice Jane Cole as joint tenants dated November 15, 1966, and recorded in Book 647, Page 177 of the Washington County Registry of Deeds. The Alice Jane Cole named therein and Jane A. Cole are one and the same person. The interest of Jane A. Cole was a surviving joint tenant on the death of Julian B. Cole on May 29, 1986.

LOT TWO: Three parcels of land in Trescott in said County of Washington bounded and described as follows:

PARCEL NO. 1: Beginning at a point marked by an iron stake driven into the top of a steep (rock) bank (supplemented by a blazed spruce tree) above the shore of the Atlantic Ocean and running in a general westerly direction along the southerly border of land formerly owned by R. Leslie Chrismer and Beulah Scholl Chrismer for a distance of three hundred (300) feet, more or less, (and covering all of the distance of southern border of above mentioned lot) to a point marked by an iron stake driven into the ground twelve (12) feet from the center of the newly blocked out Private Road running from Haycock Road to Pig Point (said road mentioned in deed from Eleanor M. M. Hurst to R. Leslie Chrismer and Beulah Scholl Chrismer dated November 25, 1964, and recorded in Washington County Registry of Deeds in Book 620, Page 187); thence deflecting to the left and running in a general southerly direction parallel to said road for a distance of sixty-seven (67) feet, more or less, to a point marked by a blazed spruce near the edge of the curve of the main Haycock Road (point) at the angle where said Haycock Road turns from its easterly direction toward the ocean to a southerly direction towards Haycock Head parallel with the ocean. Using said curve of Haycock Road belonging to Eleanor M. M. Hurst as a southwest boundary; the line now deflecting to the left (after curve) and running in a easterly direction along land of Eleanor M. M. Hurst and parallel at all time to the first direction given in this description for a distance of two hundred (200) feet, more or less, to a point marked by an iron stake driven into the ground at the top of a steep rock ledge above the shore of the Atlantic Ocean; (the parallel line above mentioned which runs two hundred (200) feet, more or less, is at all times one hundred (100) feet from first mentioned direction given in this description); thence continuing in the same general easterly direction down the steep bank and down the shore of the Atlantic Ocean to a point at low water mark; thence deflecting to the left and running along the edge of the ocean at low water mark for a distance of one hundred (100) feet, more or less, to a point at low water

mark opposite the point of beginning; thence deflecting to the left and running in a general westerly direction up the shore of the Atlantic Ocean and up the steep bank to a point marked by an iron stake driven into the ledge (supplemented by a blazed spruce tree) which point is the point of beginning of this description. Together with all fishing rights and right-of-way over Haycock Road.

PARCEL NO. 2: That portion of the land lying along and extending beyond and northwesterly (and on the opposite of the newly blocked out previously mentioned point road to Pig Point) of the previously described lot and bordering the southerly side of land formerly of Chrismers as described in said Book 620, Page 187 for a distance of one hundred (100) feet, more or less, forming a rough triangle of sixty-seven (67) feet, more or less, along the private road and the third dimension is the extended curve of the main Haycock Road and fifteen (15) feet from the center thereof.

PARCEL NO. 3: The piece of land described as newly blocked out private road from Haycock Road to the edge of the south boundary of Pig Point property owned by Eleanor M. M. Hurst and being the northerly boundary of the first lot formerly owned by said Chrismers. This said parcel of land is approximately twenty-four (24) feet in width and extends for two hundred sixty-seven (267) feet in length.

RESTRICTION-Trailers for residences in exposure to either the sea or the road (they may be permitted where completely secluded). Small trailers such as can be towed by an ordinary passenger automobile may be parked temporarily by the side of the previously mentioned private road. No trailer or extra heavy vehicle may be brought in over the private road belonging to Eleanor M. M. Hurst without first receiving permission from said Eleanor M. M. Hurst. No parcel or any part thereof to be used for anything but private residence purposes.;

Meaning to convey and hereby conveying all and the same premises as described in a Warranty Deed from R. Leslie Chrismer and Beulah Scholl Chrismer to Julian B. Cole and Alice Jane Cole as joint tenants dated November 15, 1966, and recorded in Book 647, Page 180 of the Washington County Registry of Deeds. The Alice Jane Cole named therein and Jane A. Cole are one and the same person. The interest of Jane A. Cole was as surviving joint tenant on the death of Julian B. Cole on May 29, 1986.

RESERVING to Jane A. Cole and each of her children the right to cross the above described real estate along the line of land now or formerly of Rollins for access to the shore of the lots herein conveyed.

Meaning and hereby conveying the same property described in a deed from the Grantor herein et al to the Grantor, dated May 26, 2011 and recorded in Book 3744, Page 183 of the Washington County Registry of Deeds.

Also conveying all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S.A. Section 773.

For Grantor's source of title see deed from Cynthia Cole Teer to Benjamin Edward Teer and Samuel Forrest Teer dated March 29, 2012 recorded in said Registry at Book3832, Page 185.

IN WITNESS WHEREOF, Benjamin Edward Teer has hereunto set his hand and seal this 14th day of January, 2020.

Benjamin Edward Teer

STATE OF MAINE
Penobscot, ss

Personally appeared Benjamin Edward Teer and acknowledged the foregoing to be his free act and deed.

Date: 01/14/2020

Notary Public/Attorney

Ryan Callahan
Printed Name of Person
Taking Acknowledgment

SEAL
RYAN CALLAHAN
Notary Public, State of Maine
My Commission Expires 09/12/2026

IN WITNESS WHEREOF, Samuel Forrest Teer has hereunto set his hand and seal this 10 day of Jan., 2020.

Samuel Forrest Teer
Samuel Forrest Teer

STATE OF FLORIDA
Polk, ss

Personally appeared Samuel Forrest Teer and acknowledged the foregoing to be his free act and deed.

NOTARY PUBLIC
WHITNEY OLIVA
Notary Public, State of Florida
Commission# GG 258256
My comm. expires Oct. 9, 2022

Notary Public/Attorney

Whitney Oliva
Printed Name of Person
Taking Acknowledgment

Received
Recorded Register of Deeds
Jan 21,2020 09:44:50A
Washington County
Sharon D. Strout