LAKEFRONT GETAWAY

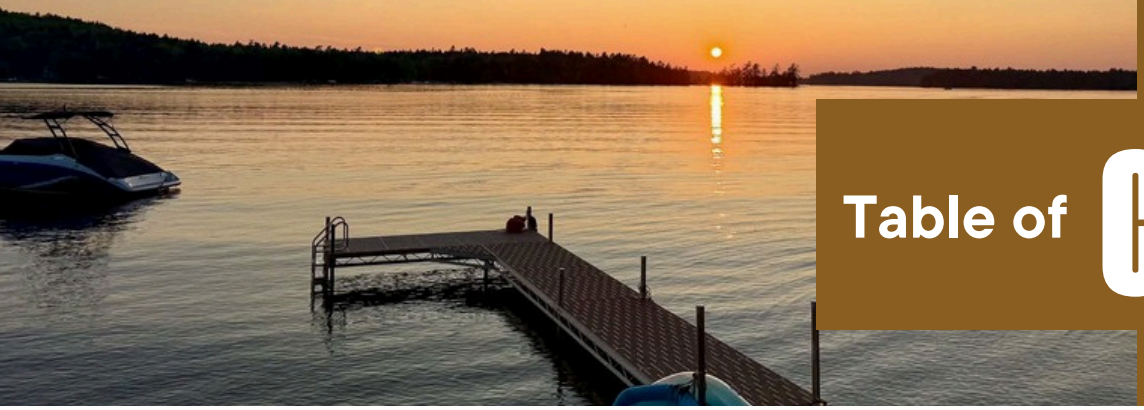
Cottage | Bog Lake

Fishing	**78 Cottage RD, Northfield**	Recreational



$499,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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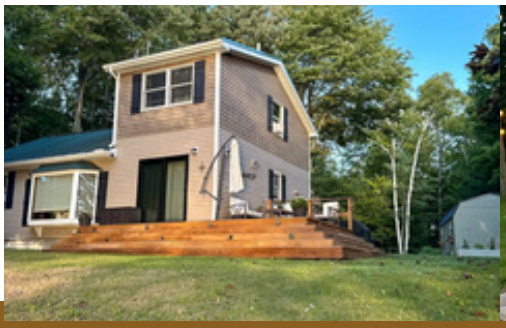

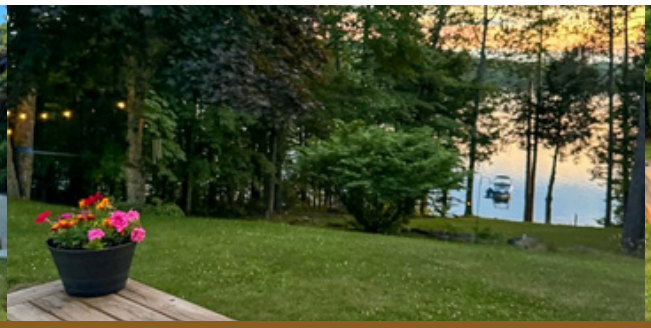

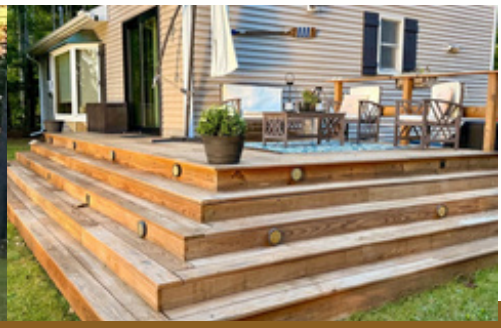

United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Photography by Mayhem Media

Beautiful lake front views over popular Bog Lake from this charming year-round cottage. Believed to have been built as a seasonal camp in the 1950's this has had a total makeover in the early 1990s with the addition of a nice dry full heated basement, well, septic and most recently the added 2nd floor master bedroom. This cute cottage offers great lake side living while not being too far away from town. Outside has a nice new deck and new boat dock along with 2 sheds for your storage needs. Inside.. you have nice bright living room w/vaulted ceiling. 2 bedrooms, recently updated kitchen and full bathroom with laundry and a dining room. Upstairs has the master bedroom with great closet space.





Bog Lake is a very popular lake in the area and is open for all your water recreation ideas! Its about 829 to 900 acres in size with a depth up to 48 feet. It is popular for fishing. Although they may be others but anglers can expect to find a variety of fish including Smallmouth Bass and Yellow Perch in Bog Lake.

Other fish species in the lake include Chain Pickerel, Landlocked Atlantic Salmon and White Perch.



UTILITIES

TRASH REMOVAL
RANDY AND DIANE DENNISON

ELECTRIC COMPANY
VERSANT POWER

HEATING COMPANY
ABM

WATER
PRIVATE

SEWER
PRIVATE SEWER

INTERNET PROVIDER
SEVERAL OPTIONS IN AREA

The property offers easy access also to miles and mile of recreational trails for your ATV/snowmobile use.

You are about a half hours drive to the ocean with several options for public beaches including the Park at Roque Bluffs with the long sand beach and the fresh water pond along with some nice trails to check out. Jasper Beach in Machiasport is another favorite as well as Sandy Beach on the way into Jonesport. The property is about 45 min from Calais and the Moosehorne park there offers more trails. You are about an hour and a half drive from either Bangor or Ellsworth for more shopping options.

Like what you see?
Scan to subscribe
to our monthly
newsletter



78 COTTAGE RD, NORTHFIELD

PRICE	**$499,000**
TAXES	$1,148/2025
0.75± ACRES	**BUILT IN 1950**
1,.500± SQFT	**STYLE COTTAGE**











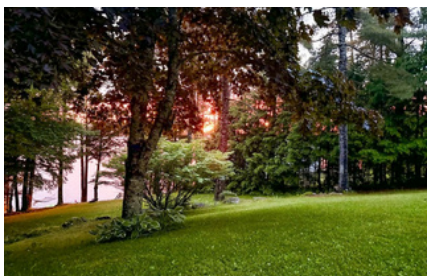

HOW FAR TO...

- Shopping | Machias, 16± miles
- Hospital | Machias, 16± miles
- Airport | Bangor, 82± miles
- Interstate | Exit 182, 82± miles
- City | Calais, 41± Miles
- Boston | 312± miles 5 Hours 10 Minutes



Janine Hawkins

BROKER | REALTOR®

207.263.9089 cell

207.794.6164 office

janine@lifestylepropertiesme.com

113 W Broadway Lincoln, ME 04457

Scan to view Janine's bio and other listings

Testimonial:

"Janine helped us find the perfect home. She is an expert in her field and she absolutely helped us navigate our move to Maine, and familiarized us with the area. We came to think of her as a friend. She has a genuine desire to help her clients make their new house a home. Circumstances for us have changed and we moved. Janine is now getting our listing. She is a person we feel we can trust. She is dedicated and approachable. She is professional yet friendly. No matter what your real estate need is, this is your agent. You can do no better.

She also makes good donuts."

Joel & Lisa Purcell

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MUNICIPAL CONTACTS

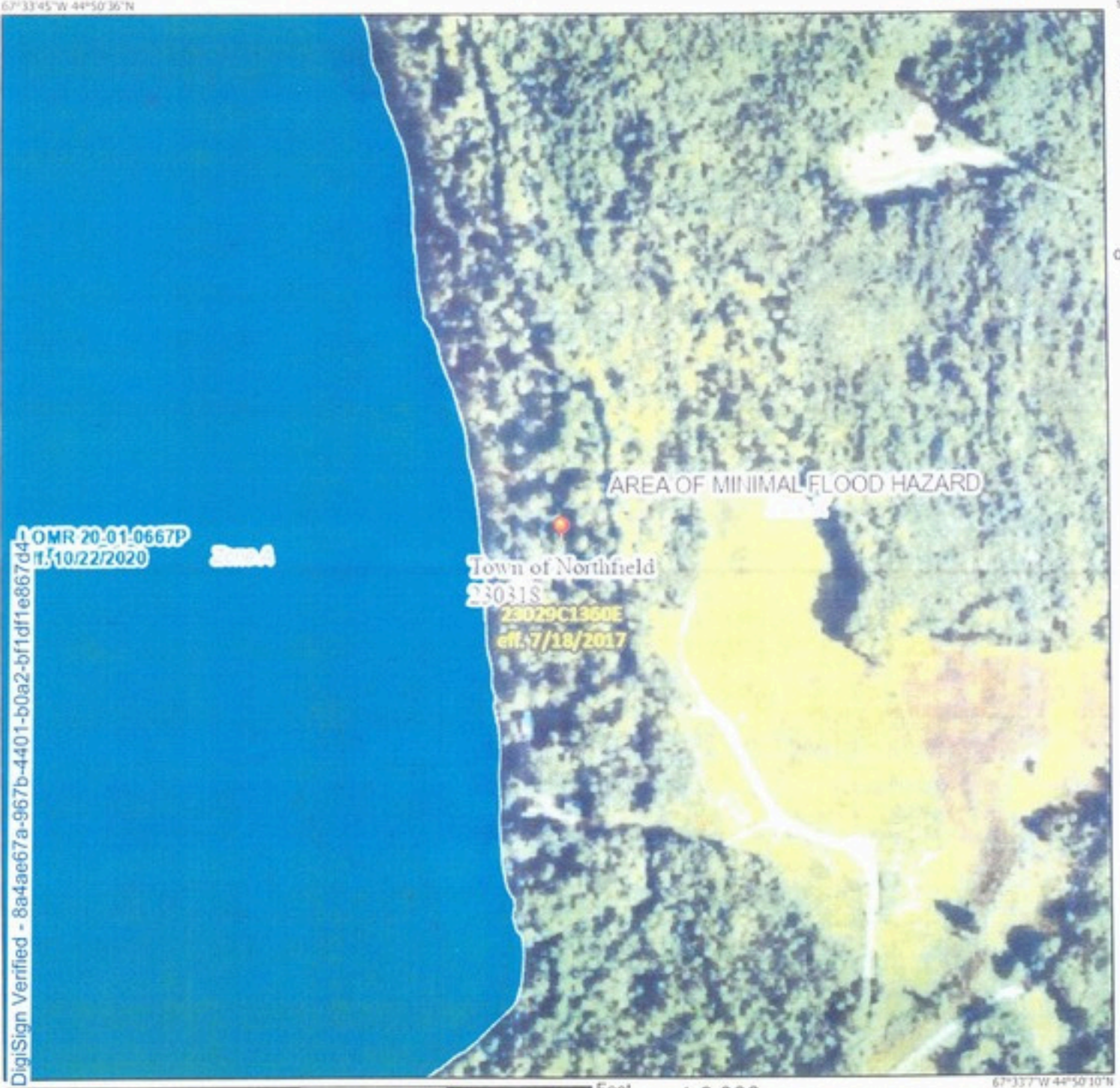
Police	911
Fire	911
Town Office	1940 Northfield Rd Northfield ME 04654 207-745-3268
Tax Assessor	J. Doug Guy 207-263-6824
Code Enforcement	James Bradley 207-255-6874


PREPARED BY:
NOTE
M10
M4
M5
M11
M3
M14
BOG LAKE
EASTERN RIDGE ROAD
NORTHFIELD ROAD
MAP LEGEND
APRIL 1, 2011
SCALE 1 INCH = 200 FEET
PROPERTY MAP
TOWN OF NORTHFIELD
WASHINGTON COUNTY, MAINE
9

National Flood Hazard Layer FIRMette

FEMA

67°33'45"W 44°50'36"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/30/2026 at 6:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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*

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PROPERTY LOCATED AT: **78 Cottage Road, Northfield, ME 04655**

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: **front of house in the drive "circle"**
Installed by: **shannon drilling (?)**
Date of Installation: **1991**

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

Comments: **not sure on who drilled or if it was 1991 or 1992**

Source of Section I information: **sellers**

Buyer Initials _____ _____ _____ _____ Seller Initials JFC SLJ _____ _____

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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: **just off the left side of the deck** OR ☐ Unknown

Date installed: **1992** Date last pumped: **2025** Name of pumping company: **Looks**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem:

Date of last servicing of tank: **none** Name of company servicing tank: **none**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **off left of deck**

Date of installation of leach field: **1992** Installed by: **unknown by sellers**

Date of last servicing of leach field: **none** Company servicing leach field: **none**

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: **no issues found w/system by the sellers, was pumped last fall by Looks**

Source of Section II information: **sellers**

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PROPERTY LOCATED AT: **78 Cottage Road, Northfield, ME 04655**

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**			
Age of system(s) or source(s)	**approx 20**			
TYPE(S) of Fuel	**oil**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**approx 800gallons**			
Name of company that services system(s) or source(s)	**ABM**			
Date of most recent service call	**03/2026**			
Malfunctions per system(s) or source(s) within past 2 years	**blower switch**			
Other pertinent information	**none**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [X] Yes [ ] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

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

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ..... Yes No [X] Unknown

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

If Yes, date: _____

Comments: **none**

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 [X] 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 [X] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [X] No [ ] Unknown

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

Location: _____

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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: **sellers**

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: **sellers**

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: **sellers**

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: **sellers**

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

Comments: **none**

Source of information: **sellers**

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Joe & Shannon

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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 ☐ 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: **do not believe there is lead paint on house, but could be on older shed**

Source of information: **sellers**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: _____

Source of information: **sellers**

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **road assosiation for maintance**

Source of information: **sellers/town**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? **road association**

Road Association Name (if known): handled by Terry Hayward

Source of information: **seller/town**

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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 **X** No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... Yes **X** No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... Yes **X** No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... Yes **X** 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 **X** 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 **X** No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

FIRMette

Relevant Panel Number: **23029C1360E** Year: **2017** (Attach a copy)

Comments: **none**

Source of Section VI information: **FIRMette**

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

If Yes, explain: **homestead**

Is a Forest Management and Harvest Plan available? ..... [ ] Yes [X] 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 [X] 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, solar panels, wind turbines): Type: **propane tank**

From Whom:

Year Principal Structure Built: **RH Foster** What year did Seller acquire property? **2021**

Roof: Year Shingles/Other Installed: **1992**

Water, moisture or leakage: **none**

Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ..... [ ] Yes [X] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [ ] Yes [X] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [X] No [ ] Unknown

Comments: **dry basement**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [X] No

Comments: **none**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: [ ] Unknown

Comments: **none**

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

If Yes, is the survey available? ..... [ ] Yes [ ] No [X] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

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

Comments: **none**

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DigiSign Verified - 8a4ae67a-967b-4401-b0a2-bf1df1e867d4

PROPERTY LOCATED AT: **78 Cottage Road, Northfield, ME 04655**

KNOWN MATERIAL DEFECTS about Physical Condition and or value of Property, including those that may have an adverse impact on health/safety: **none**

Comments: **none**

Source of Section VII information: **sellers**

SECTION VIII - ADDITIONAL INFORMATION

Camp was believed to have been built in the 1950's and was built onto and made into a year round house in 1991/1992. The well and septic were put in at that time. The Master bedroom(2nd floor) was built in 2022, with a complete make over as well of the bathroom and dining room. New floors in 2025. new deck and doorstep in 2022. The sale includes the boat dock and 2 sheds. One new. One that needs work.

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.

Joseph F. Cherry	10/05/2026	*Shannon Lee Johnson*	10/01/2026
SELLER **Joseph F. Cherry**	DATE	SELLER **Shannon Lee Johnson**	DATE
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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MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED

DLN: 10021401102335

KNOW ALL PERSONS BY THESE PRESENTS, that Joseph F. Cherry, of Northfield, County of Washington, State of Maine,

for consideration paid,

grants to Shannon Lee Johnson and Joseph F. Cherry, whose mailing address is 78 Cottage Road, Northfield, ME 04654,

with QUITCLAIM COVENANT, as Joint Tenants,

A certain lot or parcel of land, situated on the Easterly shore of Bog Lake in the Town of Northfield, County of Washington and State of Maine, bounded and described as follows, to wit:

Beginning on said shore, at the Northwesterly corner of the lot conveyed by Nora M. Johnson to Lester E. Young, by deed dated August 8, 1950, and recorded in the Registry of Deeds for said County in Book 495, at Page 548, and thence running Northerly along said shore, about six rods, to the Southwesterly corner of the lot conveyed by Nora M. Johnson to Arthur L. and Elsie M. Pennell, by deed dated April 4, 1951 and recorded in said registry in Book 501, at Page 526, thence Easterly along the Southerly boundary of said lot conveyed to said Pennells about twenty rods, to land formerly of Alvin Dresser, thence Southerly along the Westerly boundary of said Dresser land, about six rods, to the Northeasterly corner of said lot conveyed to said Young, thence westerly along the Northerly boundary of said lot conveyed to said Young, about twenty rods, to said shore; and thence Northerly along said shore, about six rods, to the point of beginning together with a two-rod right of way thereto, by the road leading across the easterly side of said Young lot, to be used in common with others; and excepting and reserving a Northerly extension of said right of way, across the lot hereby conveyed, to be used in common with others.

SUBJECT TO an easement to maintain and replace a septic and leach field as more particularly described in instrument from William E. McLean to Elsie M. Pennell dated January 11, 1989 and recorded in Book 1556, Page 298 of the Washington County Registry of Deeds.

DOC: 9760 BK: 4830 PG: 265
RECEIVED-RECORDED, WASHINGTON COUNTY REGISTER OF DEEDS
09/14/2021, 01:14:43P
Acting Registrar of Deeds Tammy C. Gay E-RECORDED

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

For source of title, reference may be had to a Deed from Catherine Ryanquint to Joseph F. Cherry, dated June 18, 2019, and recorded in the Washington County Registry of Deeds in Book 4562, Page 68.

Witness my hand and seal this 9th day of September, 2021.

Witness

Joseph F. Cherry

STATE OF MAINE

County of Washington

Then personally appeared this 9th day of September, 2021 the above named Joseph F. Cherry and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

MARY JANE GOOD
NOTARY PUBLIC
State of Maine
My Commission Expires
August 28, 2028

Typed/printed name of Notary Public
My Commission expires:

DigiSign Verified - 8a4ae67a-967b-4401-b0a2-bf1df1e867d4

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Joseph F. Cherry, Shannon Lee Johnson** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **78 Cottage Road, Northfield, ME 04655**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

X Seller has no reports or records pertaining to lead-based paint and or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller **Joseph F. Cherry** Joseph F. Cherny	10/05/2026 Date
Buyer	Date	Seller Shannon Lee Johnson Shannon Lee Johnson	10/01/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Janine Hawkins** Janine Hawkins	09/30/2026 Date

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