

# UNIQUE HISTORIC HOME

HISTORIC HOME | COUNTRY HOME | HOMES FOR SALE

In-town home

**16 Bartlett St, Machias**

Updated kitchen



**\$449,500**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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**DEED**

Scan to view the  
full property details  
and video!



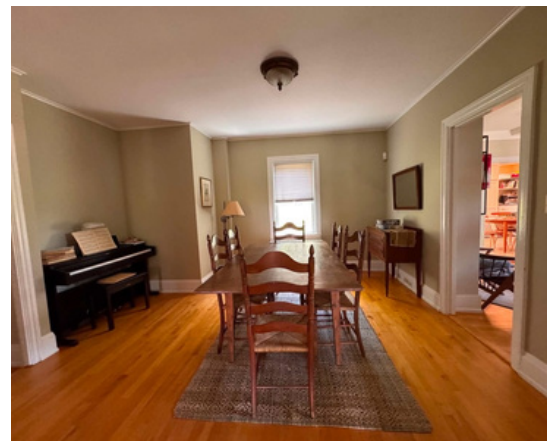


*Photography by Mayhem Media*

High on a hill at the end of a dead-end street, this wonderful old home has overlooked the town of Machias since about 1866 and has undergone a total makeover inside and out in the past few years. From a new metal roof, new clapboard siding to the wonderful new kitchen with granite counters to all new hardwood and porcelain tile floors.

The first floor greets you with a new mud and laundry room, the wonderful new kitchen w/skylight, dining room, family room a full bath with a soaking tub and tile shower and a first-floor bedroom with half bath.

Upstairs are 3 more bedrooms and full bath with tile shower. One upstairs room has original tin walls and ceiling. The walk-up attic could be finished off for more space if needed. There has also been the addition of a beautiful new covered front porch that wraps around the side of the home where you can sit and enjoy your view through the apple trees and out over the town.

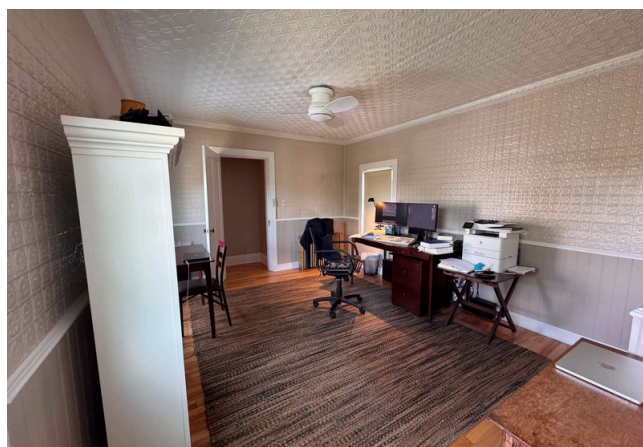


Off the back of the house is an attached 2-car garage opening out into the backyard and its own little private oasis with the well landscaped lot. There is an old barn/carriage shed, and another garden shed on the property for your use.

A Unique and Historic Town located in Downeast Maine

The word Machias in the Passamaquoddy language means "bad little falls," a reference to the beautiful yet rugged waterfalls located on the Machias River at the heart of the community. These falls once powered the historic mills that lined the river on its way to the bay. Throughout its history, Machias has relied on the region's natural resources for growth and prosperity. The waterways and falls played a central role in the lumber trade, fisheries, and the shipping of goods.

Machias is situated midway on the south shore of the county, on the Machias River, near its mouth. The western portion extends southward to Little Kennebec Bay. Machiasport bounds it on the south-east, also on the east with East Machias and Marshfield. The latter also bounds it on the north, and Whitneyville and Jonesboro on the west. The population is around 2060, and this is the county seat for the area.



**Lifestyle  
Properties  
of Maine**





The English first became acquainted with the area in 1633, when Richard Vines established a trading post for the Plymouth Company at what is now Machiasport.

#### Raid on Machias (1633)

A fierce contest was at this time going on between France and England. Charles de la Tour, the French commander of Acadia, made a descent upon it from his seat at Port Royal, killing two of its six defenders, and carrying the others away with their merchandise. No persistent attempt was again made to hold this point by the English or French for upwards of 120 years.

In 1704, Major Benjamin Church found and captured here John Bretoon, of Jersey, with his wife and child, and M. Lattre, with his wife and three children. In 1734 the place was visited by Jonathan Belcher, governor of Massachusetts.

In 1762, on account of the scarcity of hay arising from the drought, Isaiah Foster, Isaac Larahee, and others from Scarborough visited the place in search of grass, finding a great quantity of it in the marshes. Quite a number of persons settled here the following year and, having thus become acquainted with the advantages of the place, 80 persons, of whom no less than 54 were from Scarborough, petitioned the General Court for a grant of this vicinity for settlement, which was allowed in 1770. Among those who became residents in 1763 were Samuel and Sylvanus Scott, T. D. and G. Libby. S. and J. Stone, W. B. and J. Larabee, D. and J. Hill, Daniel Fogg, and J. Foster, most of whom located at the West Fall, and Messrs. Munson, Foster, Sevey, and Scott, settled at East Falls. Morris O'Brien and his sons, in 1765, built a double sawmill at the former place.



# UTILITIES

## TRASH REMOVAL

MACHIAS TRANSFER STATION

## ELECTRIC COMPANY

VERSANT POWER

## HEATING COMPANY

RH FOSTER

## WATER

PUBLIC

## SEWER

PUBLIC

## INTERNET PROVIDER

SEVERAL OPTIONS IN AREA

Hon. Stephen Jones settled here in 1768. His son was for many years a judge of the Common Pleas and judge of Probate in Washington County. In 1770, many others having come in, several mills were erected on the East and West rivers, and one on Middle River.

The first navel battel of the American revolution was fought here in 1775 there are many historical places in the area to visit as well as many public beaches of both salt and fresh water. It is an area that takes great pride in the outdoors and we have a lot of that to offer anyone. The Sunrise rails to trails system takes anyone from Charlotte to Ellsworth for ATV, snowmobile, horseback... bikes, walking, cross country skiing etc. There are other trails as well that link to this system and you can learn more about them from area ATV and Snowmobile groups.

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newsletter





# 16 BARTLETT ST, MACHIAS

PRICE

**\$449,500**

TAXES

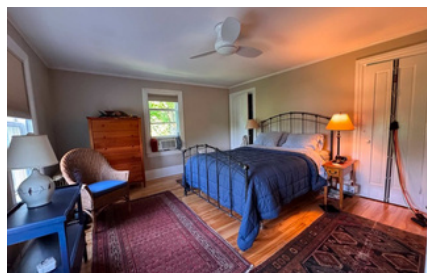
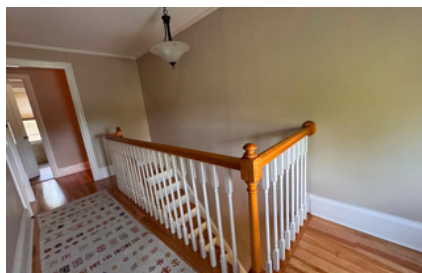
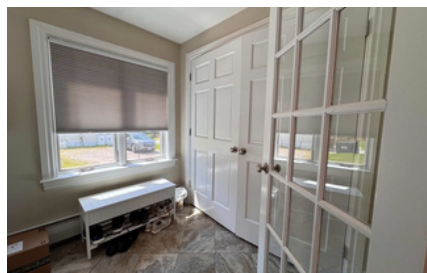
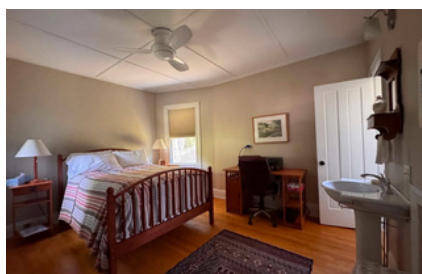
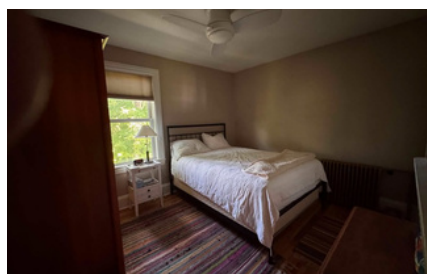
\$4,334/2026

0.59± ACRES

BUILT IN 1866

2,700± SQFT

ROAD FRONTAGE 102FT



## HOW FAR TO...



Shopping | Machias, 0.5± miles



Hospital | Machias, 3± miles



Airport | Bangor, 91± miles



Interstate | Exit 180, 95± miles



City | Calais, 50± Miles



Boston | 320± miles 5 Hours  
and 43 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**

17 Stackpole Rd Machias ME

207-255-6621

9-4

**Tax Assessor**

Tony Benett

207-214-7130

[assessor@machiasme.gov](mailto:assessor@machiasme.gov)

**Code Enforcement**

Betsy Firzgerald

207-255-6621

LEGEND  
 PARCEL NUMBERS  
 ADJACENT MAPS  
 MATCH LINE

For Assessing Purposes  
 Not to be used for Conveyance

PROPERTY MAP  
 TOWN OF MACHIAS  
 SHERBORN COUNTY, MAINE  
 JAMES W. BEVILL, COMMISSIONER  
 SCALE 1"=100' ± FEET





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](http://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](https://lifestylepropertiesofmaine.com) and 4 more links



## 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: 16 Bartlett St, Machias, 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 been reported as unsatisfactory  
or satisfactory with notation? \_\_\_\_\_ ☐ Yes ☐ No  
If Yes, are test results available? \_\_\_\_\_ ☐ Yes ☐ No  
What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: \_\_\_\_\_

Installed by: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: \_\_\_\_\_

Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: no water issues/testing by town

Source of Section I information: seller

Buyer Initials \_\_\_\_\_

Page 1 of 8

Seller Initials EGM

## SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public \_\_\_\_\_ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... ☐ Yes ☐ No

If Yes, what results: \_\_\_\_\_

Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_  
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR ☐ Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

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

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

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

If Yes, Location: \_\_\_\_\_

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

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

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No

If Yes, are they available? ..... ☐ Yes ☐ No

Is System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

Comments: town septic

Source of Section II information: seller

Buyer Initials \_\_\_\_\_

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Seller Initials CM an

**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                                                              | <u>hot water boiler</u> |          |          |          |
| Age of system(s) or source(s)                                                  | <u>20 years</u>         |          |          |          |
| TYPE(S) of Fuel                                                                | <u>oil</u>              |          |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <u>220 gal</u>          |          |          |          |
| Name of company that services system(s) or source(s)                           | <u>RH Foster</u>        |          |          |          |
| Date of most recent service call                                               | <u>July 2026</u>        |          |          |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | <u>None</u>             |          |          |          |
| Other pertinent information                                                    | <u>new radiators</u>    |          |          |          |

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ Unknown

Are any buried? ..... ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ..... ☐ Yes ☒ No ☐ Unknown

Chimney(s): ..... ☒ Yes ☐ No (non function)

If Yes, are they lined: ..... ☐ Yes ☒ No ☐ Unknown

Is more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ..... ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: not safe

Date chimney(s) last cleaned: \_\_\_\_\_

Direct and/or Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

Comments: outside vented furnace

Source of Section III information: seller

**SECTION IV - HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ..... ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? \_\_\_\_\_

If tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP? ..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

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Seller Initials

CM

PROPERTY LOCATED AT: 16 Bartlett St, Machias, ME 04655

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

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

Comments: no tanks

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: none

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: none

Source of information: seller

**E. METHAMPHETAMINE** - Current or previously existing:

Comments: none

Source of information: seller

Buyer Initials \_\_\_\_\_

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Seller Initials



**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: home has been redone/no known lead but due to age it is possible

Source of information: seller

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: .....

Source of information: seller

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

**SECTION V - ACCESS TO THE PROPERTY**

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

If Yes, explain: ROW through driveway to a lot in the back

Source of information: seller/deed

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

If No, who is responsible for maintenance? .....

Road Association Name (if known): .....

Source of information: seller/town

Buyer Initials \_\_\_\_\_

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Seller Initials

## 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: **23029C1629E** Year: **2017** (Attach a copy)

Comments: **FIRMette**

Source of Section VI information: **FIRMette**

Buyer Initials \_\_\_\_\_

Page 6 of 8

Seller Initials

*cm an*

**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

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

Year Principal Structure Built: 1830 1866 Y What year did Seller acquire property? 2007

Roof: Year Shingles/Other Installed: steel roof

Water, moisture or leakage: none

Comments: seller

Foundation/Basement:

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

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

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

Comments: \_\_\_\_\_

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

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

Comments: seller

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: home has updated wiring

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: seller

Buyer Initials \_\_\_\_\_

Page 7 of 8

Seller Initials

*CM* *an*

PROPERTY LOCATED AT: 16 Bartlett St, Machias, 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: seller

### SECTION VIII - ADDITIONAL INFORMATION

Home has been redone inside and out. Hardwood floor and porcelain tile floors. New radiators, new windows, roof, clapboard siding, all new covered porch. Updated kitchen w/granite counters and new bathrooms.

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.

Edward Mendelson  
SELLER

8/18/2020  
DATE

Cheryl Mendelson  
SELLER

8/18/2020  
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



# National Flood Hazard Layer FIRMette



67°27'36" W 44°42'57" N



AREA OF MINIMAL FLOOD HAZARD  
23029C1629E  
eff. 7/18/2017

Town of Machias  
230140

## Legend

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

### SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)  
Zone A, V, AE  
With BFE or Depth Zone AE, AO, AH, VE, AP  
Regulatory Floodway

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 Levees. See Notes, Zone X  
Area with Flood Risk due to Levees

### OTHER AREAS OF FLOOD HAZARD

NO SCREEN  
Area of Minimal Flood Hazard  
Effective LOMRs  
Area of Undetermined Flood Hazard  
Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

### OTHER AREAS

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

OTHER FEATURES

### 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 represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not used 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 8/18/2026 at 1:40 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 unmapped areas cannot be used for regulatory purposes.

CMH

## WARRANTY DEED

BARTHOLD J.A. BRIZEE and LISA A. SUAREZ whose mailing address is 4 Bartlett St., Machias, Maine 04654,

for consideration paid,

grant to EDWARD MENDELSON and CHERYL MENDELSON, whose mailing address is 601 West 113<sup>th</sup> St., Apt. 8A, New York, New York 10025

with **WARRANTY COVENANTS** as Joint Tenants,

A certain lot or parcel of land located in the Town of Machias, County of Washington, and State of Maine, together with all buildings thereon, formerly known as the George Leavitt Homestead, and being Lot #10 as depicted on Assessors Map #12 prepared by James W. Sewall Company of Old Town, Maine (all lot numbers hereinafter given to refer to said Map #12), bounded and described as follows, to wit:

Beginning at the easterly sideline of Bartlett Street at the southwesterly corner of land of Howard Mallar, being Lot #9; thence from said point of beginning proceeding easterly by and with said Howard Mallar's southerly line two hundred sixty (260) feet, more or less, to the westerly sideline of Lot #7, being land now or formerly of Vivian Black, formerly of Rena Switzer, thence southeasterly by last mentioned sideline to the southwest corner of said Lot #7; thence southerly or southwesterly seventy-three (73) feet to a corner; thence westerly for a distance of two hundred nineteen (219) feet, more or less, partly by and with the northerly sideline of Lot 11, land now or formerly of Jerry Kilton, to the easterly sideline of said Bartlett Street; thence northerly or northwesterly by and with the easterly sideline of said street, one hundred two (102) feet, more or less, to the point or place of beginning.

Subject to a right of way reserved by Genevieve Smith in her said deed to Mallar, said right of way to extend along the existing driveway on said premises, in common with any others entitled to the same use.

The above premises has also been described in a Plan entitled "Standard Boundary Survey Plan of Land in Machias, Maine, Washington County, Prepared for William J. and Janellen Little" dated December 28, 1993, and prepared by Huntley Surveying and Engineering, Inc., 34 Center Street, Machias, Maine 04654, as follows:

A certain lot or parcel of land with buildings, located on the easterly side of Bartlett Street, in the Town of Machias, Washington County, State of Maine, more particularly described as follows:

Beginning at a 5/8" rebar, with a surveyor's cap, set on the easterly sideline of Bartlett Street at

TRANSFER TAX PAID

the southwesterly corner of a lot of land conveyed to Howard R. Mallar and Laura C. Mallar by Ethel F. Saunders as described in a deed recorded in Book 439 Page 454 of the Washington County Registry of Deeds, said rebar being located at the northwesterly corner of the lot herein described;

Thence running South  $89^{\circ} 58'43''$  East along the southerly line of aforementioned Mallar a distance of 259.50 feet to a  $5/8''$  rebar, with a surveyor's cap set, said rebar being located at the extension of the southerly line of aforementioned Mallar, said rebar being located on the westerly line of a lot of land conveyed to Richard T. and Elaine T. Jacques by Vivian B. and Constance A. Black as described in a deed recorded in Book 897 Page 245 of the aforesaid registry, said rebar being located at the northeasterly corner of the lot herein described;

Thence running South  $11^{\circ}27'35''$  East along the westerly line of aforementioned Jacques a distance of 78.19 feet to a found brass pin stamped "B" in a boulder, said pin being located at the southwesterly corner of aforementioned Jacques, said pin also being located on the northerly line of a lot of land conveyed to the J.M.G. Corporation by Wabush Associates as described in a deed recorded in Book 1637 Page 278 of the aforesaid registry, said pin being located at the southeasterly corner of the lot herein described;

Thence running South  $69^{\circ} 43'36''$  West along the northerly line of aforementioned J.M.G. Corporation a distance of 100.50 feet to a found galvanized pipe, said pipe being located on the northerly line of aforementioned J.M.G. Corporation, said pipe being located at the most southerly point of the lot herein described;

Thence running North  $08^{\circ}35'22''$  West along the northerly line of aforementioned J.M.G. Corporation a distance of 17.23 feet to a  $5/8''$  rebar, with a surveyor's cap, set on the southerly side of a deeded right of way;

Thence running along the southerly side of the aforementioned right of way, also being the northerly line of aforementioned J.M.G. Corporation, the following courses:

South  $74^{\circ}13'36''$  West a distance of 13.85 feet to a point;

South  $84^{\circ}40'01''$  West a distance of 62.78 feet to a point;

North  $88^{\circ}00'41''$  West a distance of 54.33 feet to a point; said point being located at the northwesterly corner of a lot of land conveyed to Gleason W. Wood and Constance F. Wood by Farmers Home Administration as described in a deed recorded in Book 1600, Page 297 of the aforesaid registry;

Thence running North  $57^{\circ}17'14''$  West along the southerly side of the aforementioned right of way, also being the northerly line of aforementioned Wood, a distance of 20.68 feet to a point located on the southerly side of the aforementioned right of way;

Thence running North 32°42'46" East along the northerly line of aforementioned Wood a distance of 5.00 feet to a point in the center of aforementioned right of way;

Thence running along the center of aforementioned right of way, also being the north line of aforementioned Wood, the following two courses:

North 57°17'14" West a distance of 29.46 feet to a point;

North 28°37'31" West a distance of 28.54 feet to a point, said point being located on the easterly side of Bartlett Street, said point also being located at the northwesterly corner of aforementioned Wood, said rebar being located at the southwesterly corner of the lot herein described;

Thence running North 06°20'47" East along the easterly side of Bartlett Street a distance of 46.16 feet to the 5/8" rebar, with a surveyor's cap, set at the point of beginning.

The above described parcel contains .59 acres more or less.

The Bearings referred to are referenced to Magnetic North 1993.

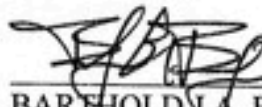
Excepting and reserving a right of way across the parcel as described in Book 1637 Page 278.

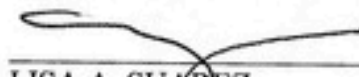
For further reference, see a plan entitled "Standard Boundary Survey, Plan of Land in Machias, Maine, Washington County, Prepared for William J. and Janellen Little" dated December 28, 1993, and prepared by Huntley Surveying and Engineering, Inc., 34 Center Street, Machias, Maine 04654. The Grantors herein make no representation as to the accuracy of that survey, their warranty covenants extending only to the description by which they acquired title.

Being the same premises conveyed to the within Grantors by William J. Little and Janellen Little by deed dated December 30, 1993 and recorded in Book 1898 Page 58 of the Washington County Registry of Deeds.

Granting also to the within Grantee(s), his heirs and assigns all rights, easements, privileges and appurtenances belonging to the granted estate as intended by Title 33, MRSA, sec 773.

WITNESS our hand(s) and seal(s) this 1<sup>st</sup> day of March, 200 7.

  
\_\_\_\_\_  
BARTHOLDIA BRIZEE

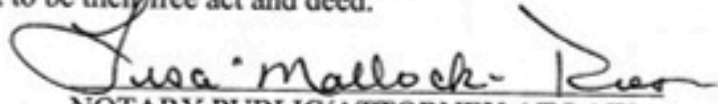
  
\_\_\_\_\_  
LISA A. SUAREZ

STATE OF MAINE  
County of Washington,

Date: March 1 2007

Then personally appeared the above-named Barthold J.A. Brizee and Lisa A. Suarez and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
NOTARY PUBLIC/ATTORNEY AT LAW

Typed or printed name of Notary Public/  
Attorney at Law

LISA MALLOCK-ROSS  
Notary Public, Maine  
My Commission Expires May 15, 2010

Received  
Recorded Register of Deeds  
Mar 06, 2007 11:09:00A  
Washington County  
Sharon D. Strout