COLD STREAM BUILDING LOT

LAKEFRONT PROPERTY | RECREATIONAL PROPERTY

Over 300 Feet of Waterfront	**P/O M6L22 Webb Cove Drive, Enfiled**	Almost 3 Acres



$249,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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United Country Real Estate | Lifestyle Properties of Maine

Scan to view the full property details and video!



Located on Webb Cove Drive in Enfield, this beautiful 2.9± acre wooded parcel offers approximately 308 feet of frontage on Cold Stream Pond and an exceptional opportunity to build your Maine lakefront retreat. Nicely wooded and private, the property features a gentle shoreline providing easy access to the water and is situated in a protected cove, offering a sheltered setting when the wind picks up on the main body of the pond.



Cold Stream Pond is one of the area's premier cold-water lakes, encompassing approximately 3,628 acres with two distinct basins and depths exceeding 100 feet. The pond is renowned for its clear, spring-fed water and excellent cold-water fishery, including landlocked salmon, lake trout and brook trout, with bass and other species also providing additional fishing opportunities.



Spend summer days swimming, boating, kayaking, canoeing, snorkeling or fishing right from your own waterfront. The protected setting of the cove provides a particularly inviting place to enjoy the shoreline and get out on the water. The exceptional water clarity of Cold Stream Pond makes it especially appealing for swimming and snorkeling.



UTILITIES

TRASH REMOVAL
ENFIELD TRANSFER STATION
WED-SAT 8AM-4PM SUN 10-4PM

ELECTRIC COMPANY
N/A

HEATING COMPANY
N/A

WATER
WELL NEEDED ON SITE

SEWER
SEPTIC NEEDED

INTERNET PROVIDER
SPECTRUM

With nearly three acres of land and 308 feet of waterfront, there is plenty of room to create your own private lakefront home, seasonal camp or family getaway. The surrounding wooded setting provides privacy while still keeping you within convenient reach of the area's services.

Conveniently located: approximately 40–45 minutes to Bangor and Bangor International Airport, about 30 minutes to Lincoln, and approximately 4½–5 hours to Boston, depending on route and traffic. Lincoln serves as the area's primary service community and offers grocery and general shopping, restaurants, building supplies, professional services and Penobscot Valley Hospital.

This is an opportunity to secure a substantial piece of waterfront on a 3,600+ acre spring-fed Maine pond—with the privacy of a wooded 2.9± acre parcel, 308 feet of shoreline, a gentle waterfront and the added protection of a secluded cove. Build your Maine getaway and enjoy four-season recreation right outside your door.



P/O M6L22 WEBB COVE DRIVE, ENFILED

PRICE **$249,900**

TAXES $1,400/2025

2.9± ACRES













HOW FAR TO...

- Shopping | Lincoln, 16± miles
- Hospital | Lincoln, 15± miles
- Airport | Bangor, 48± miles
- Interstate | Exit 217, 14± miles
- City | Bangor, 45± Miles
- Boston | 285± miles 4 Hours 35 Minutes



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

@uclifestylepropertiesme

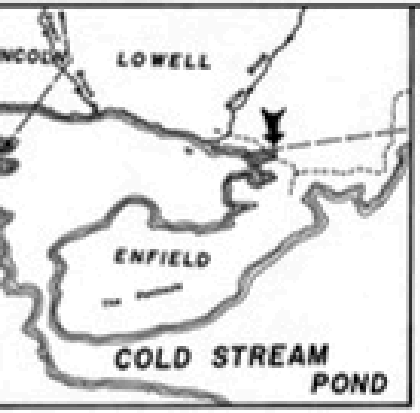
@lifestyleproperties

@uclifestylepropertiesme

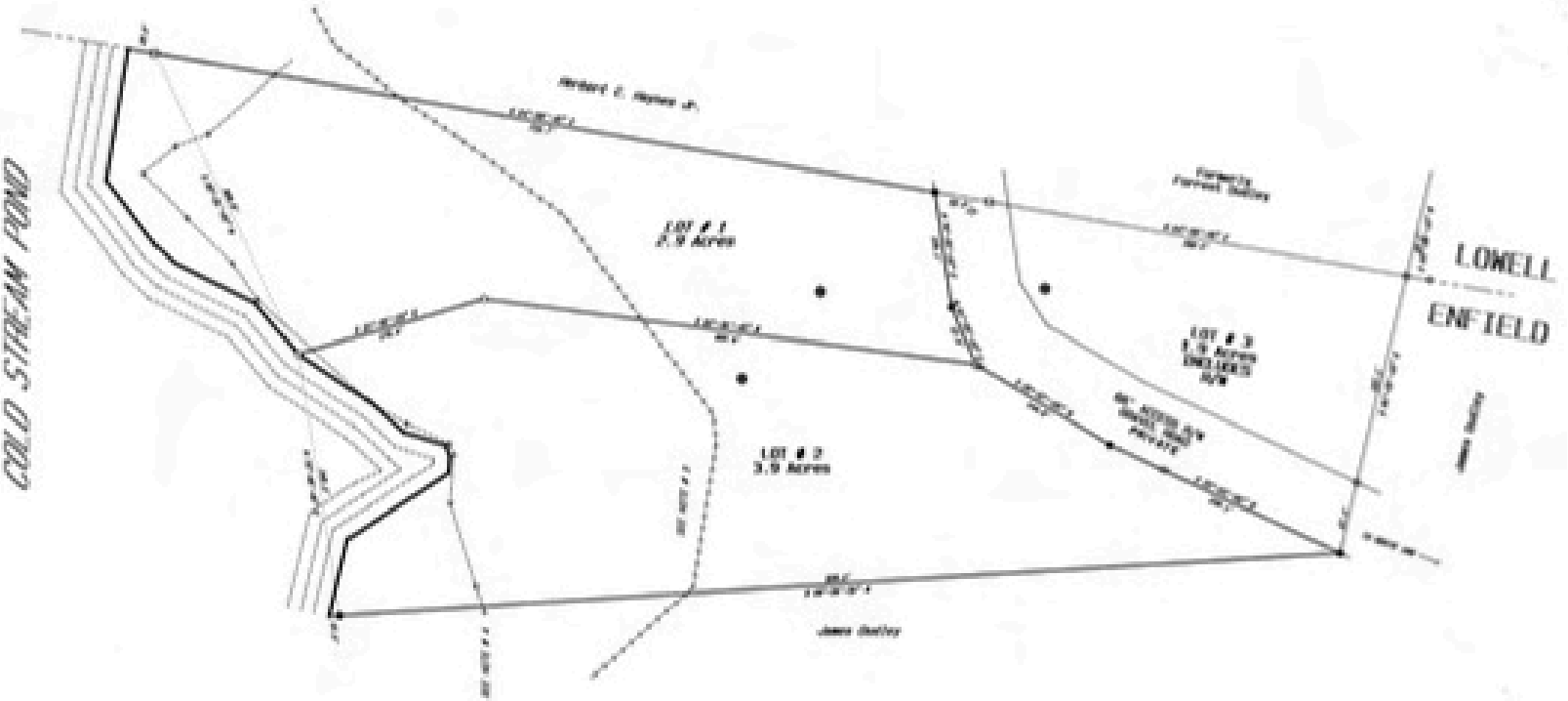
MUNICIPAL CONTACTS

Police	Penobscot County Sherriff (207) 947-4585
Fire	Howland Fire Dept (207) 732-7195
Town Office	789 Hammett Road, Enfield (207) 732-4270 Mon-Thur- 7am to 5 pm
Tax Assessor	Travis Roy troy@enfieldmaine.org
Code Enforcement	Shawn Collins 207-732-4270 ceo@enfieldmaine.org

D23-94



KEY MAP



NOTES

1. Boundaries and iron pins shown were set by a Registered Land Surveyor in accordance with the standards of the Board of Licensure for Professional Land Surveyors, as certified hereon or shown on plan of survey.
2. Bearings are based on Magnetic North as observed in 1994.
3. Dashed line represents the 200 foot Resource Protection Zone as measured horizontally from the normal high water line of Cold Stream Pond.
4. Contour lines are shown at 10 foot intervals based on elevations above mean sea level.
5. Each lot contains a minimum of 2 acres, as defined by the Enfield Zoning Ordinance, and has a minimum of 200 feet of frontage on a public road.
6. Each lot is to be used for residential purposes only.
7. The subdivision is subject to all applicable ordinances, regulations and restrictions of the Town of Enfield.

PLANNING BOARD — TOWN OF ENFIELD

Approved by _____

NOTE: Pursuant to Title 30-A, MRSA as amended thereby, this plan has been reviewed by the Planning Board of Enfield, Maine.

Reviewed and Signed on Jan. 26 1994

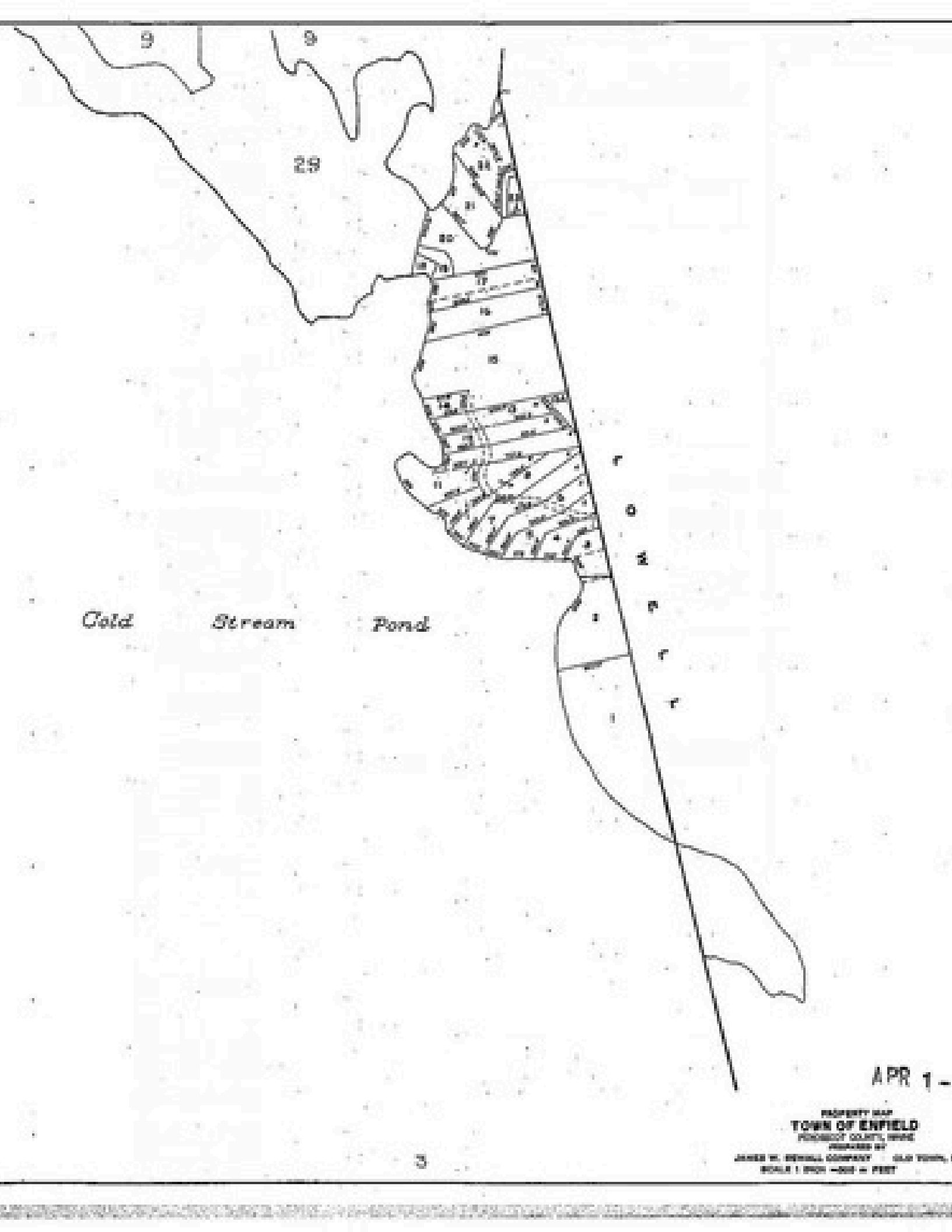
LEGEND

STATE OF MAINE
PENOBSCOT SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
March 9 1994
at 1:03 P.M.
Register

SUBDIVISION PLAN
OF
"CRYSTAL SHORES"
FOR
[illegible]
IN
COLD STREAM POND
IN
ENFIELD
PENOBSCOT COUNTY, MAINE

[illegible] LAND SURVEYORS, INC.
[illegible] LINCOLN, MAINE 04457
Surveyed [illegible]
Revised DECEMBER 31, 1993

D23-94


9
9
29
Cold
Stream
Pond
APR 1 -
PROPERTY MAP
TOWN OF ENFIELD
PENOBSCOT COUNTY, MAINE
JAMES W. SEWALL COMPANY
3

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: **350 Depot Road, Lakeville, ME 04487**

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: _____

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

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

Comments: _____

Source of information: **Seller and previous owner disclosure.**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE: ☐ Yes ☐ No ☒ Unknown

Comments: **N/A**

Source of information: **Seller and previous owner disclosure.**

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

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SECTION II – GENERAL INFORMATION

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: **covenants in deed recorded in the PCRD Book 17057 Page 1**

Source of information: **Seller and previous owner disclosure.**

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Source of information: **seller**

Is the property the result of a division within the last 5 years (i.e. subdivision)? [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Legally divided with survey January 2024**

Source of information: **seller**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] No [ ] Unknown

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

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

Has the property ever been soil tested?..... [X] Yes [ ] No [ ] Unknown

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

Are mobile/manufactured homes allowed?..... [ ] Yes [X] No [ ] Unknown

Are modular homes allowed?..... [X] Yes [ ] No [ ] Unknown

Source of information: **seller**

Additional Information: **PCRD=Penobscot County Registry of Deeds**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Braley, Tracy and

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PROPERTY LOCATED AT: **350 Depot Road, Lakeville, ME 04487**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Tracy G. Braley 6/24/2024		Susan A. Braley	06/24/2024
SELLER	DATE	SELLER	DATE
Tracy G. Braley		**Susan A. Braley**	
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure 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

REALTOR®

Maine Association of REALTORS®/Copyright © 2024.
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Bk 15125 Pg71 #10219
04-24-2019 @ 11:13a

TRUSTEE'S DEED

M. STEPHEN HUNTLEY JR., TRUSTEE, under the M. Stephen Huntley Jr. Declaration of Trust dated May 26, 2009, and any amendments thereto, and **BARBARA D. HUNTLEY, TRUSTEE, under the Barbara D. Huntley Declaration of Trust Dated May 26, 2009**, and any amendments thereto, both with a mailing address of P.O. Box 448, Berlin Massachusetts 01530, by the power conferred by law, and every other power, for consideration paid, **GRANT** to **DAVID RAMSAY MOODY** and **MICHAELA STEWART MOODY,** both of 61 Labrador Lane, Cumberland, Maine 04021, with **WARRANTY COVENANTS,** two certain lots or parcels of land situated in the Town of Enfield, County of Penobscot and State of Maine, bounded and described as follows:

Lots No. 1, 2, and 3 as shown on a subdivision plan of "Crystal Shores", Enfield, Maine prepared by Andrews Land Services, dated November 3, 1993; and recorded in the, Penobscot County Registry of Deeds in Map File No. D23-94 to which reference Is made for a more particular description.

Also granting to the grantees, their heirs and assigns the right to use in common with grantors, their heirs and assigns a sixty-six. (66) foot right of way from Route #188 for the purposes of Ingress egress by foot and vehicular traffic and erection of utility lines.

For source of title, see the following deeds:

M. Stephen Huntley Jr. and Barbara D. Huntley to M. Stephen Hundley Jr. Trustee, or his successors in trust, under the M. Stephen Huntley Jr. Declaration of Trust dated May 26, 2009, and any amendments thereto, said deed dated June 22, 2009, recorded in Book 11825, Page 305 in the Penobscot County Registry of Deeds. Said deed conveyed a ½ interest.

M. Stephen Huntley Jr. and Barbara D. Huntley to Barbara D. Huntley, Trustee, under the Barbara D. Huntley Declaration of Trust dated May 26, 2009, and any amendments thereto, said deed dated June 22, 2009, recorded in Book 11825, Page 307 in the Penobscot County Registry of Deeds. Said deed conveyed a ½ interest.

WITNESS our hands and seals this 24th day of April, 2019.

Signed, Sealed and Delivered
In the Presence Of

_____

M. STEPHEN HUNTLEY JR. DECLARATION OF TRUST DATED MAY 26, 2009

By: M. Stephen Huntley Jr.
M. Stephen Huntley Jr, Sole Trustee

BARBARA D. HUNTLEY DECLARATION OF TRUST DATED MAY 26, 2009

By: Barbara D. Huntley
Barbara D. Huntley, Sole Trustee

State of Maine
~~COMMONWEALTH OF MASSACHUSETTS~~
Penobscot COUNTY, ss. April 24, 2019

Personally appeared before me, the above named M. Stephen Huntley Jr., in his said capacity and Barbara D. Huntley, in her said capacity, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the M. Stephen Huntley Jr. Declaration of Trust and the Barbara D. Huntley Declaration of Trust.

Deena L Crocker
Notary Public

DEENA L. CROCKER
Notary Public-Maine
My Commission Expires
January 13, 2021

_____
Print Name

_____
My Comm. Expires

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED