

Single Family PUBLIC SYNOPSIS



MLS#: 877761
 43 Beans Corner Road, New Sharon, ME 04955

Status: Current
Kickout: No
List Price: ↓ \$ 339,900

Directions:

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Ranch
#Rooms: 7 **#Bedrooms:** 3 **#Baths:** F = 2 3/4 = 0 1/2 = 0
Foundation Sz /-: 28 x 52 **Year Built /-:** 1993
SqFt Fin. Above Grade+/-: 1456 **SqFt Fin. Below Grade+/-:** 728 **SqFt Fin. Total+/-:** 2184
Source of Square Footage: Seller

Color: **Lot Size (Acr) /-:** 7.880 **Road Frontage /-:** 401
Surveyed: Yes **Seasonal:** No **Zone:** as per town
Flood Zone: No **Water Body:**
WtrFrt: No **Amt Wtr Frntg /-:** **WF Shared /-:** **WF Owned /-:**

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1	B	1	1	1			1
Size:	9 x 21	12 x 13	14 x 16		13 x 14	10 x 13	10 x 10			26 x 40
Cathedral Ceil:	Yes		Skylight: No		Fireplace: 2		Wood Stove: No			Wood Stove HU: No
Appliances:	Washer, Dryer, Dishwasher, Range-Electric									

Remarks

Unique property! Ranch home w/indoor pool just off the living room! Master bedroom suite w/garden tub. Kitchen w/breakfast nook,dng rm,lvg rm w/gas stove/hearth,game rm in bsment,att garage,det garage w/office, Patio w/hottub & much more! WOW! See it soon!

Property Features - NOTE: Check Detail Reports for complete list of features.

Site: Level, Wooded, Open, Pasture/Field, Well Landscaped	Basement Info: Full, Finished
Driveway: Paved	Foundation Mtrls:
Parking: 1-10 Spaces, Garage	Exterior: Vinyl Siding
Location: Rural	Roof: Shingle
Uses: Residential	Heat System: Baseboard, Hot Water, Direct Vent Heater
Restrictions:	Heat Fuel: Oil, Propane
Recreational Water:	Water Heater: Off Heating System
Roads: Public, Gravel/Dirt Road	Cooling: Central Air, A/C Units
Transportation:	Floors: Vinyl, Tile/Brick, Fully Carpeted, Wood
Electric: Circuit Breakers	Vehicle Storage: 3+ Cars, Attached, Detached, Direct Entry to Living, Heated, Storage
Gas: Bottled	Amenities: 1ST Floor Bedroom, Hot Tub, Laundry-1st Floor, Master Bedroom w/Bath,
Sewer: Septic Existing On Site	Accessibility Amenities:
Water: Well Existing On Site	Equipment:
Construction: Modular Prefab	

Tax/Deed/Community Information

Book/Page/Partial: 1712/239/No **Map/Block/Lot:** 20/33 **Tax Amount/Yr:** \$ 2,519 / (2007)
Tax Reduction: **School:** SAD 9

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084
Agent Phone: 207-779-9000

Office: 207-779-9000
Agent Cell: 207-462-9005

Email: kimreynolds@harrisrealestate.net **Virtual Tour:**

LAgin: **List Office:** Harris Real Estate



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright 2009 MREIS, Inc.

Printed: 07/10/09



ML#: 877761

List Price: 339900

Address: 43 Beans Corner RD



Exterior Front



Land/Lot



Kitchen



Living Room

Living room looking out to indoor pool room



Dining Room



Master Bedroom



Master Bath/Spa



Swimming Pool/Hot Tub/Sauna

SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 43 Beans Corner Rd, New Sharon, ME 04955

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: Yes No N/A 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:

INSTALLATION: Location: South West of Home
Installed BY: Burns Well Drilling DATE of Installation: May 1993
What is the source of your information: Seller
USE: Number of Persons currently using system? 2
Does system supply water for more than one household? Yes No Unknown

COMMENTS: Well is 280 ft deep

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: Back of Home OR Unknown Date of Installation: 1993
Date of Last Servicing: 2005 Name of Company Servicing Tank: AAA Septic
Date Last Pumped: 2005 Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: Back of Home
Date of installation of leach field: 1993 Installed By: unknown
Date of Last Servicing: n/a Name of Service Company: n/a
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: _____

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

July 2007 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Baseboard Hotwater	2 Propane Heaters		
Age of system(s)/source(s)	5 yrs	8 Years		
Name of company that services system(s)/source(s)	Phils Heating	same		
Date of most recent service call	10/2007	n/a		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	unknown	unknown		
Malfunction per system(s)/ source(s) within past 2 years	none	none		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1993 Last Cleaned: u/k
 Is more than one heat source vented through one flue? Yes No Unknown
 COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 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
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: _____

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? 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
 IF YES: Source of Information: _____
 COMMENTS: _____

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: _____

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: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 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 the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: _____

PROPERTY LOCATED AT 43 Beans Corner Rd, New Sharon, ME 04955

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

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

SECTION V. 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 road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____
What is your source of information: _____

Are there any tax exemption or reduction 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: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

• Age: Age of House: 1993 How long has Seller owned it: 1993

• Roof: Age - Structure: 1993 Age - Shingles: 2007

Moisture or leakage: none

Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Knowledge of prior 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

• Electrical: Fuses Circuit Breaker Other: _____ Unknown

• Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

Home has finished basement and is wired for a generator. Heated indoor pool.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER

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

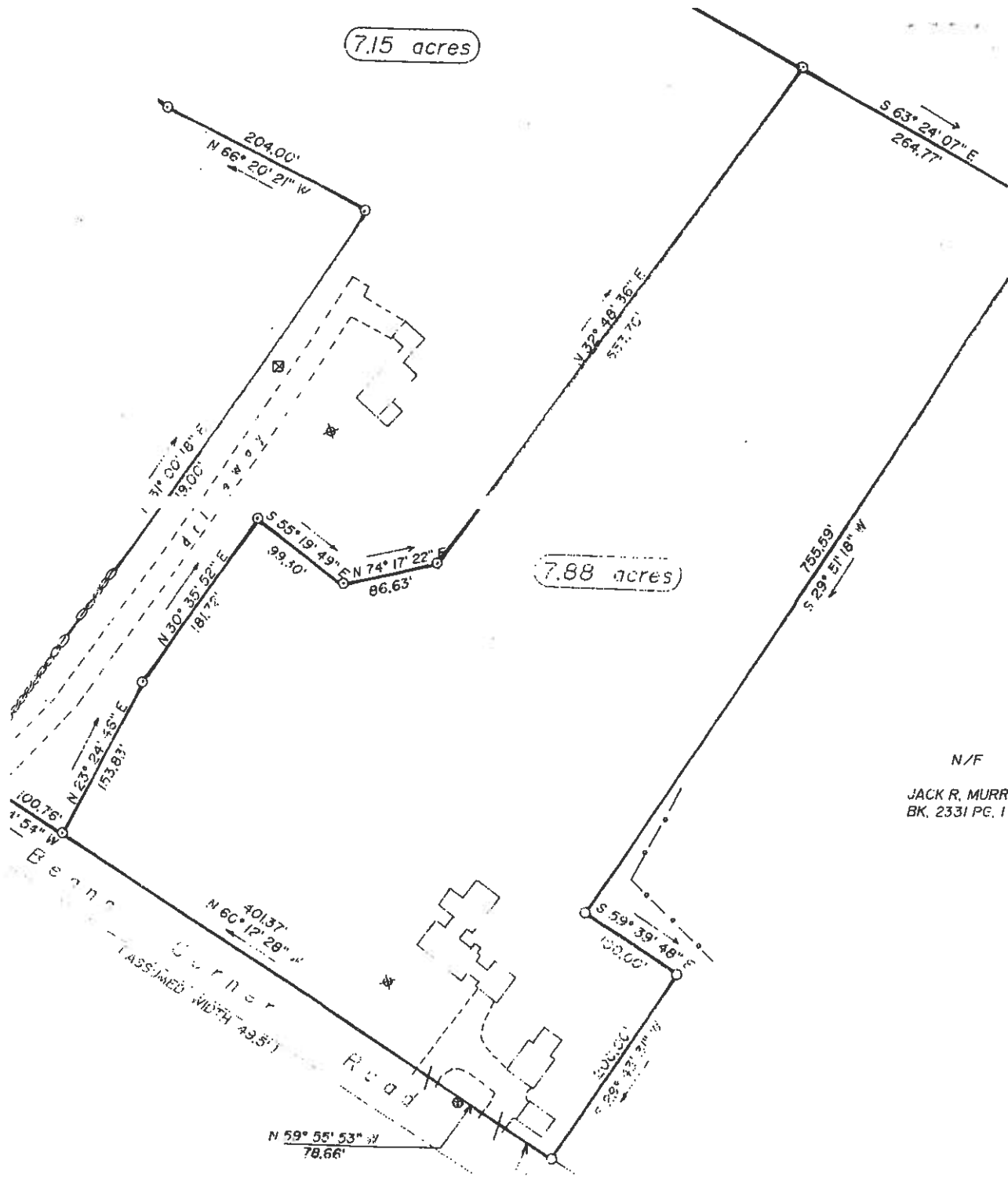
DATE



Maine Association of REALTORS®/Copyright © July 2007.
All Rights Reserved. Page 3 of 3 - SPD



7.15 acres



N/F
JACK R. MURR
BK, 2331 PG. 1