

Single Family AGENT SYNOPSIS



MLS#: 941734 Status: Current  
387 Chesterville Hill Road, Chesterville, ME 04938

Kickout: No  
List Price: \$ 199,900  
Original Price: \$ 249,000  
List Date: 07/07/09

Directions: From Farmington, Rt 2 & 27 towards Farmington Falls, right onto Croswell St, cross bridge then right onto Rt156, almost immediate left onto Chesterville Hill Rd, bear right at the Y in the road.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Ranch #Rooms:4 #Bedrooms: 2 #Baths:F = 1 3/4 = 1 1/2 = 0  
Foundation Sz +/-: SqFt Fin. Above Grade+/-: 1,452 SqFt Fin. Below Grade+/-: 0 SqFt Finished Total+/-: 1,462  
Source of Square Footage: Appraisal  
Year Built+/-: 1997 Color: Lot Size (Acr)+/-: 6.040 Road Frontage+/-: 425  
Surveyed: Yes Seasonal: No Zone: as per town  
Water Body: pond, Pond  
Wtr Frt: Yes Amt Wtr Frmtge+/-: 100 WF Shared+/-: 0 WF Owned+/-: 100

Interior Information

KT DN LR FR MBR 2BR 3BR 4BR 5BR OT  
Level: 1 1 B 1 1 B  
Size:  
Cathedral Cell: No Skylight: No Fireplace: 0 Wood Stove: ~~No~~ Wood Stove HU: Yes  
Appliances: YES

Remarks

Well maintained ranch home on 6 acres w/2 car attached garage & 3-4 car detached garage perfect for the mechanic of the house. Home offers living room w/woodstove hookup, kitchen w/dining area, master bedroom w/bath, additional bedroom & bath, room in bsmt

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

Site: Level Construction: Wood Frame  
Driveway: Paved Basement Info: Finished, Full  
Parking: Garage Foundation Mtrls:  
Location: Rural Exterior: Wood Siding  
Uses: Residential Roof: Shingle  
Restrictions: Heat System: Baseboard, Hot Water, Stove  
Rec. Water: Heat Fuel: Oil, Wood  
Roads: Public, Paved Water Heater: Off Heating System  
Transportation: Cooling: No Cooling Equipment: Generator  
Electric: 220 Volts Floors: Fully Carpeted, Vinyl  
Gas: No Gas Veh. Storage: 2 Cars, Attached, Detached, Garage, 3+ Cars  
Sewer: Private Amenities: 1ST Floor Bedroom, Deck, Laundry-1st Floor, Master Bedroom w/Bath  
Water: Private Access. Amenities:

Tax/Deed/Community Information

Book/Page/Partial: 1837/99/No Map/Block/Lot: R9/017 Tax Amount/Yr: \$ 2,003 / (2009)  
Tax Reduction: School: SAD 9

Off Market Information

DOM: 227 Expiration Date: 07/18/10

Listing Contact Information

List Office: Harris Real Estate 2084 Office: 207-779-9000  
List Agent: Adrian Harris 009552 Email: [adrianharris@harrisrealestate.net](mailto:adrianharris@harrisrealestate.net) LAgt Ph:  
CoList Agt: CoL Agt Ph: LAgt Cell:  
CoList Email: CoL Cell:  
Show Intr: Call Listing Office, Notice Required SAF/BAF/TBF 2.50% / 2.500%

Virtual Tour:

Internal Rmks /Continge

Information Printed by: Kim Reynolds 009553 KRR

Printed: 02/19/10



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 2010 MREIS, Inc.



# 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: 387 Chesterville Hill Rd Chesterville, Me.

## 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: \_\_\_\_\_  
Installed BY: \_\_\_\_\_ DATE of Installation: \_\_\_\_\_  
What is the source of your information: \_\_\_\_\_  
USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household? \_\_\_\_\_  Yes  No  Unknown

COMMENTS: \_\_\_\_\_

## 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: \_\_\_\_\_ OR  Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions? \_\_\_\_\_  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown

IF YES: Location: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Service Company: \_\_\_\_\_  
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 2006 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials \_\_\_\_\_

Harris Real Estate P.O. Box 329, Farmington ME 04938  
Phone: (207) 779-9000 Fax: (207) 779-9002

Harris Real Estate

form 3.zfx

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<i>Oil BBHW</i>	<i>Woodstove</i>		
Age of system(s)/source(s)	<i>WIK</i>	<i>WIK</i>		
Name of company that services system(s)/source(s)	<i>Farmington Oil</i>	<i>-</i>		
Date of most recent service call	<i>End 2009</i>	<i>-</i>		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<i>WIK</i>	<i>depends on use</i>		
Malfunction per system(s)/source(s) within past 2 years	<i>none</i>	<i>none known</i>		
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined:  Yes  No  Unknown Age: *1997*  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 Sleeved:  Yes  No  
 Last Cleaned: \_\_\_\_\_

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 \_\_\_\_\_

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: 0
- Age: Age of House: 1997 How long has Seller owned it: \_\_\_\_\_
- Roof: Age - Structure: 1997 Age - Shingles: \_\_\_\_\_
- Moisture or leakage: \_\_\_\_\_
- 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**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

