

Single Family PUBLIC SYNOPSIS



MLS#: 944199

Status: Current

1005 New Sharon Road, Starks, ME 04911

Kickout: No

List Price: \$ 248,000

Directions: from Farmington Rt 27 to New Sharon, left onto 134 (Starks Rd) continue into Starks (see sign for New Sharon Rd) look for sign on the right

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Ranch

#Rooms: 7

#Bedrooms: 4

#Baths: F = 2 3/4 = 0 1/2 = 0

Foundation Sz :-

Year Built :- 1993

SqFt Fin. Above Grade+/-: 1176

SqFt Fin. Below Grade+/-: 400

SqFt Fin. Total+/-: 1576

Source of Square Footage: Seller

Color:

Lot Size (Acr) :- 40.000

Road Frontage :-

Surveyed: No

Seasonal: No

Zone: as per town

Flood Zone: No

Water Body: Sandy, River

WtrFrnt: Yes

Amt Wtr Frntge :- 1,600

WF Shared :- 0

WF Owned :- 1,600

Interior Information

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

Remarks

Very well kept ranch home w/daylight, finished basement, 1600 ft on Sandy River, 24x48 outbuilding, unique building for retreat or questhouse, attached 2 car garage. Home features 2 Vermont Casting woodstoves, central vac, bath w/shower & jacuzzi tub.

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

Site: Rolling/Sloping, Wooded, Open

Basement Info: Full, Finished, Daylight

Driveway: Paved

Foundation Mtrls:

Parking:

Exterior: Vinyl Siding

Location: Rural

Roof: Shingle

Uses: Residential

Heat System: Forced, Hot Air, Stove

Restrictions:

Heat Fuel: Oil, Wood

Recreational Water: River/Brook/Stream

Water Heater: Electric

Roads: Paved, Public

Cooling: No Cooling

Transportation:

Floors: Vinyl, Fully Carpeted

Electric: Circuit Breakers

Vehicle Storage: 2 Cars, Attached

Gas: No Gas

Amenities: 1ST Floor Bedroom, Deck, Master Bedroom w/Bath, Out Building, Storage

Sewer: Private

Accessibility Amenities:

Water: Private

Equipment: Central Vacuum

Construction: Wood Frame

Tax/Deed/Community Information

Book/Page/Partial: 4086/285/No

Map/Block/Lot: R1/42

Tax Amount/Yr: \$ 1,500 / (2008)

Tax Reduction:

School:

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084

Office: 207-779-9000

Agent Phone: 207-779-9000

Agent Cell: 207-462-9005

Email: kimreynolds@harrisrealestate.net

Virtual Tour:

LAGini:

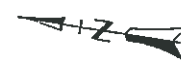
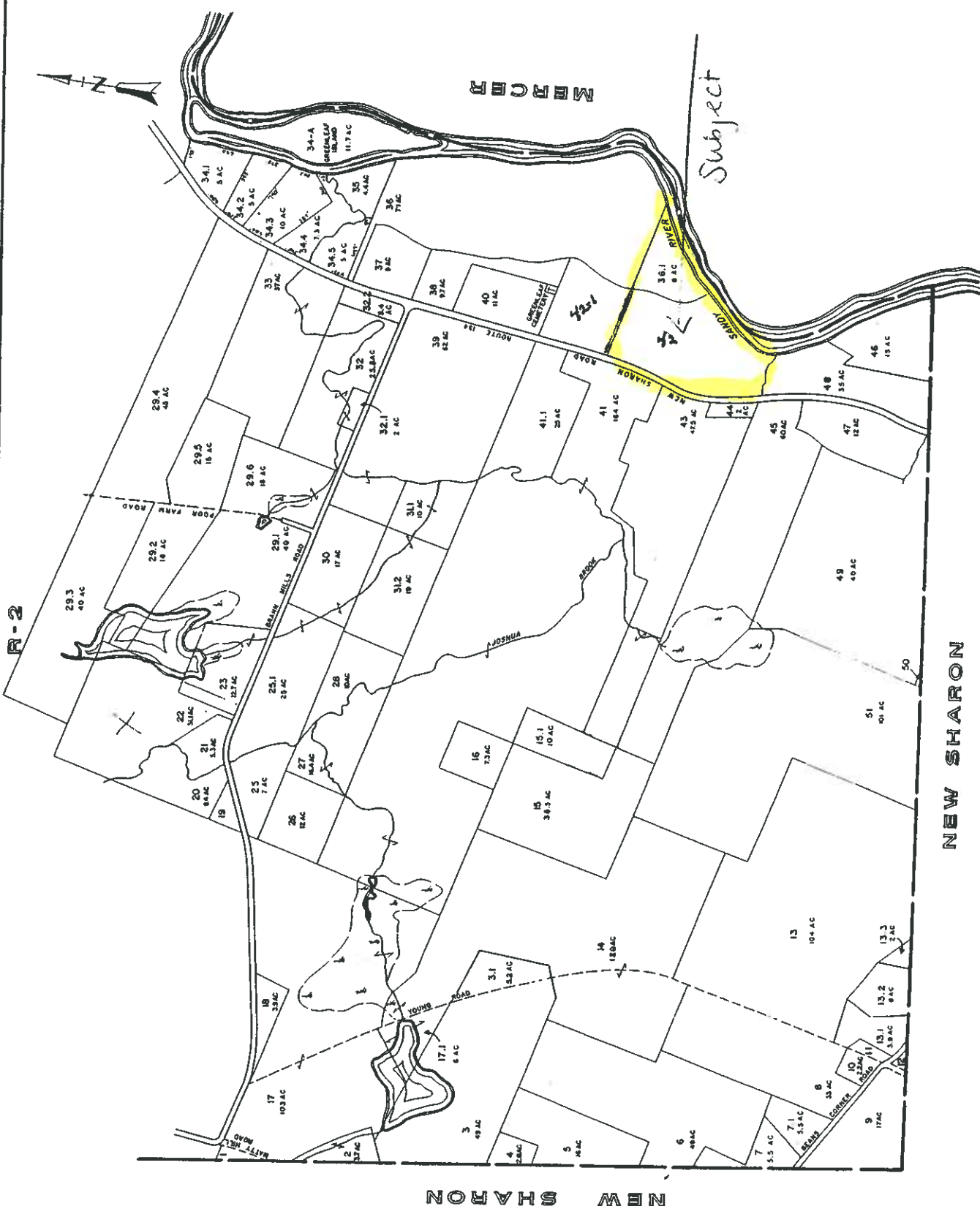
List Office: Harris Real Estate



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Printed: 07/30/09





NEW SHARON

Subject

R-2

NEW SHARON

NEW SHARON

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE 04293
 877

LEGEND
 12
 10/7
 1
 2

PROPERTY MAP
STARKS
 MAINE

UPDATED
 F.H. GARDNER
 JAN. 1982, 7-84, 4-84
 4-85, 4-88

SCALE IN FEET
 0 300 1000
R-1

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: 1005 New Sharon Rd STARKS ME 04911

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: TO LEFT OF HOUSE
Installed BY: _____ DATE of Installation: 1991
What is the source of your information: _____
USE: Number of Persons currently using system? two
Does system supply water for more than one household? no 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: FAR end of house OR Unknown Date of Installation: _____
Date of Last Servicing: Aug-08 Name of Company Servicing Tank: AAA
Have you experienced any malfunctions? no Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: FAR end of house
Date of installation of leach field: 1991 Installed By: DICK CLARK
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: SEPTIC SYSTEM PUMPS WATER TO Leach Field

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

July 2006 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials JCM

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

Harris Real Estate

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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) | Forced Hot Air | WOOD STOVE 1ST | WOOD STOVE BK Mant | |
| Age of system(s)/source(s) | 1991 | 1991 | 1991 | |
| Name of company that services system(s)/source(s) | _____ | _____ | _____ | |
| Date of most recent service call | | | | |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) | 300 GALLONS | 2 CORDS | | |
| Malfunction per system(s)/source(s) within past 2 years | NONE | _____ | _____ | |
| Other pertinent information | _____ | _____ | _____ | |

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 1991 Sleeved: Yes No
 Last Cleaned: _____

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

COMMENTS: VERY EFFICIENT HOUSE TO HEAT, GREAT SHAPE

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 flooring tiles? Yes No Unknown

• in the roofing shingles? Yes No Unknown

• other: _____ Yes No Unknown

IF YES: Source of Information: OWNER

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: _____

July 2006 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials SPM

PROPERTY LOCATED AT 1005 New SHARON Rd STARKS ME 04911

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: OWNER

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: N/A

Age: Age of House: 1991 How long has Seller owned it: JULY-10-2007

Roof: Age - Structure: 1991 Age - Shingles: 1991

Moisture or leakage: N/A

Comments: HOUSE EXCELLENT SHAPE

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: 200 AMP 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: N/A

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

SECTION VI. ADDITIONAL INFORMATION

House is in excellent shape and sits on sandy river with great views with 1600 ft of river frontage.

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.

Faith P. Murray 7-24-09
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 _____



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WARRANTY DEED

Joint Tenancy

I, **Stewart W. Dunning**, with a mailing address of 114 Woodfield Drive, Farmington, Maine 04938, for consideration paid, grant to **George Murray and Faith C. Murray** both with a mailing address of 18 Wild Wood Lane, Amherst, Massachusetts 01002, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of land, together with any buildings thereon, in the Town of **Starks**, Somerset County, State of Maine, and being more particularly bounded and described as follows:

Being a certain lot or parcel of land in said Starks, situated on the easterly sideline of Route 134, and bounded in part by the southwesterly bank of the Sandy River, said lot being more particularly bounded and described as follows: COMMENCING at a steel pipe set in the ground on the easterly sideline of said Route 134, said steel pipe marking the northwesterly corner of the parcel herein conveyed and the southwesterly corner of the one hundred (100) foot strip of land reserved to George A. Greenleaf in his deed to Ronald Wing, dated September 24, 1987 and recorded in the Somerset County Registry of Deeds in Book 1378, Page 9; thence easterly following the southerly sideline of said one hundred (100) foot strip reserved to George A. Greenleaf to an iron stake set in the ground and marking the northwesterly line of land conveyed to Ronald Wing by deed of George Greenleaf, dated January 5, 1973 and recorded in the Somerset County Registry of Deeds in Book 825, Page 807; thence southerly following the westerly sideline of the lot conveyed to Ronald D. Wing by deed of George Greenleaf, recorded in Book 825, Page 807, said line following the bottom of a bank, to an iron stake set in the ground at the easterly end of a tree line which leads at right angles from Route 134 easterly toward but not reaching the Sandy River; thence easterly following an extension of the course of the aforesaid tree line to an iron stake set in the ground on the bank of the Sandy River; thence generally southwesterly following the westerly bank of the Sandy River to the point of intersection between said river bank and the thread of a small stream leading easterly to the Sandy River from Route 134; thence generally westerly following the thread of said small stream to the point of intersection of the thread of said small stream with the easterly sideline of said Route 134; thence northerly following the easterly sideline of said Route 134 to the point of beginning.

EXCEPTING AND RESERVING, a certain lot or parcel of land situated in the Town of Starks, Somerset County, State of Maine, as conveyed by Stewart W. Dunning to Thomas G. Belmore and Tracy L. Belmore dated November 16, 2004, and recorded in the Somerset County Registry of Deeds in Book 3418, Page 224, bounded and described as follows:

Commencing at a 1/2" steel pin set six and 21/100ths (6.21) feet southeast of an iron pipe on the easterly sideline of said Route 134, also known as the New Sharon Road, said steel pin marking the northwesterly corner of the parcel herein conveyed and the southwesterly corner of the one hundred (100) foot strip of land reserved to George A. Greenleaf in his deed to Ronald Wing dated September 24, 1987 and recorded in the Somerset County Registry of Deeds in Book 1378, Page 9, and being also one hundred (100) feet south along the said sideline from the southwest

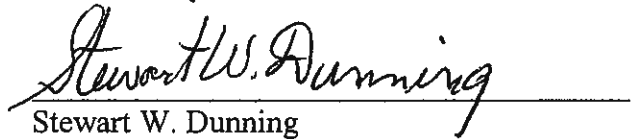
corner of land of George Taylor; thence South 58° 41' East following the southerly sideline of said one hundred (100) foot strip reserved to George A. Greenleaf nine hundred two (902) feet to an iron rod set in the ground on the northwesterly line of land conveyed to Ronald Wing by deed of George Greenleaf dated January 5, 1973 and recorded in the Somerset County Registry of Deeds in Book 825, Page 807; thence South 33° 24' West six hundred forty-one and 1/10ths (641.1) feet following the westerly sideline of the Wing lot as aforesaid, said line following the bottom of a bank, to an iron pipe set in the ground; thence North 54° 08' West eight hundred forty-two and 8/10ths (842.8) feet along land retained by Stewart W. Dunning to a 1/2" steel pin in the east line of Route 134; thence North 27° 29' East five hundred seventy-five (575) feet along the east sideline of the said road to the point and place of beginning. This parcel contains 12.1 acres, more or less.

Being the northerly portion of the premises conveyed to Stewart W. Dunning by deed of Ronald D. Wing dated June 1, 1990 and recorded in the Somerset Registry of Deeds in Book 1609, Page 227. Reference is made to a Deed Sketch Plan in the Somerset Registry as Index No. 2004-151.

Meaning and intending to convey a portion and only a portion of the premises as described in a deed from Ronald D. Wing to Stewart W. Dunning, dated June 1, 1990 and recorded in the Somerset County Registry of Deeds in Book 1609, Page 227.

WITNESS my hand and seal this 10th day of July, 2007


Witness


Stewart W. Dunning


STATE OF MAINE

FRANKLIN, SS.

July 10, 2007

Then personally appeared before me the above-named Stewart W. Dunning, and acknowledged the foregoing instrument to be his free act and deed,

Before me,


Notary Public
Jamie L Sullivan
My Commission Expires
December 30, 2013

HOUSE NOTES: (prepared by Faith Murray)

History – as I know it

This house was built for Stuart and Dorothy Dunning in approximately 1990. They lived in it until the Fall of 2006. Because of Mr. Dunning's health problems, the couple moved to Farmington.

The house was then purchased by George and Faith Murray who took up residence on 20 July 2007. The Murrays were divorced in July 2009. Faith Murray is the current owner/resident.

Jeff Harris, of Harris Real Estate, served as realtor for both parties during the sale in 2007. Asletine of Wilton was the lawyer for closing.

House Features:

4 bedrooms, 2 baths, 40 acres, 1600' on Sandy River, paved drive, separate out building/study/guest house with power, eat-in kitchen, mudroom/laundry
Central vac., 2 Vermont Casting wood stoves, bay window, 2 car garage with door openers, UV screen (bay window – LR), screens throughout, ceiling fan (LR), barn (28' x 48') with four sliding doors, jacuzzi tub

Servicing:

water heater was checked/serviced – July '07
water system checked – Sept. '07
chimneys cleaned – Oct. '07
septic tank cleaned/emptied – Aug. '08
furnace/water heater to be serviced by F Murray before sale

Hook-ups:

Dish – July '07
computer – Aug. '07 (Hussey Communications)
currently, there is no dial phone in the house, the wiring exists
telephone and power lines are buried – from pole near road to power box (right side of drive) to house
the well head is located in the NW corner of the parking area, there is a large stone in front of it in the garden area (under the forsythia)
power lines are buried – from pole near road to box to house

Changes & Improvements

Garage floor and drainage system: there were long cracks in the garage floor and water seeped in during the thaw (08-09)

- 1) garage floor was removed and about 6" of sand underneath it
- 2) a ditch was dug around the 3 outside walls of garage and back of house; cracks in foundation were filled, foam was attached to walls of foundation
- 3) perforated pipe was laid, covered with felt & stone, then dirt and topped with felt and stone; pipe exists down slope at back of house
- 4) stone was put down in garage and a new floor was poured with steel mesh
- 5) a new garage door was installed (left side)
- 6) contractors: Vivianne Martineau & Troy Anthony

Kitchen:

additional ceiling lights over cutting table – Nov. '07
new door to garage (with cat door embedded) – Sept. '07
spice shelves in mudroom closet – May '08
new kitchen sink (Kohler) – Nov. '08
vinyl under kitchen sink – Jan. '09

South bedroom (master), main floor:

vinyl floor in dressing/bath area – Aug. '08
carpeting was removed, new wax seal for toilet, vinyl applied, carpet trim applied
door to bath removed – stored in basement

Miscellaneous:

hand rail (stairs to basement) – July '07
winter door bell – Nov. '07 (located between garage doors, rings in hallway)
garage fan – Nov. '07 (located in North louver in garage)
fluorescent lights in shop – Nov. '07
2nd upstairs bedroom painted March 2009
new door made with "cat door" - mudroom to garage, original door stored in basement

Outside:

additional gutter/down spout across South side of house – Oct. '07
installed by contractor Vivianne Martineau of New Sharon
new additional out-building – Summer of '08
built by Donna Dashnau of New Sharon
building has power (see diagrams), no water
front porch addition – Oct. '08
built by Donna Dashnau
fence – Nov. '08
trees were removed from North side of parking area to allow good

Outside – continued:

- trees to grow and a fence installed for privacy (Dashnau/Ryynanen)
 - tires in South bank wall – Oct. '08
 - area was cleared of junk growth, tires were filled with dirt and layered to prevent erosion (Dashnau/Ryynanen)
 - trees removed on West side of parking area – 2 large cherry trees (Dashnau/Ryynanen)
- plantings – (see diagrams)
- 1) South bank
 - 2) North fence area and strip in front of red pines
 - 3) perennial garden

Disclosures:

- 1) large bath has a crack, but no leak, in sink & an occasional drip in cold water faucet
- 2) left rear stove burner sometimes doesn't heat properly – reset connection to correct
- 3) no keys for back garage door or French doors (basement)
- 4) air in the hot water line – to be corrected by F Murray before sale
- 5)

Items to convey:

- 1) stove, refrigerator, microwave, dishwasher, washer/dryer, snow blower, sleep sofa
In East downstairs bedroom, 2 work benches & shelves in shop, wood cradle
(basement), oak cabinet (LR), misc. in barn, work table with storage bins (storage
room, 3 metal shelves (storage room), all ceiling light fixtures