

Single Family PUBLIC SYNOPSIS



MLS#: 957690
82 Farm Lane, Livermore Falls, ME 04254

Status: Current
Kickout: No
List Price: \$ 239,000

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 /-: 28x48 Year Built /-: 1989
SqFt Fin. Above Grade+/-: 1344 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 1344
Source of Square Footage: Public Record

Color: Lot Size (Acr) /-: 37.000 Road Frontage /-:
Surveyed: No Seasonal: No Zone: as per town
Water Body:
WtrFrnt: No Amt Wtr Frntge /-: WF Shared /-: WF Owned /-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		1	1	1			1

Size:
Cathedral Ceil: No Skylight: No Fireplace: 0 Wood Stove: Yes Wood Stove HU: Yes
Appliances:

Remarks

Very well kept ranch home on large private lot with more land available if desired. Home offers kitchen with breakfast bar and dining area, formal dining room or den, large living room, 3 bedrooms, and 2 full baths with full daylight basement.

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

Site: Level, Rolling/Sloping	Basement Info: Full, Daylight, Walk-Out
Driveway: Paved	Foundation Mtrls: Poured Concrete
Parking:	Exterior: Vinyl Siding
Location: Rural	Roof: Shingle
Uses: Residential	Heat System: Baseboard, Hot Water
Restrictions:	Heat Fuel: Oil
Recreational Water:	Water Heater: Off Heating System
Roads:Right Of Way	Cooling: No Cooling
Transportation:	Floors: Vinyl, Fully Carpeted, Wood
Electric: Circuit Breakers	Vehicle Storage: 3 Cars, Attached
Gas: Bottled	Amenities:
Sewer: Septic Existing On Site	Accessibility Amenities:
Water: Well Existing On Site	Equipment:
Construction: Modular Prefab	

Tax/Deed/Community Information

Book/Page/Partial: 2408/106/Yes Map/Block/Lot: 5/21 Tax Amount/Yr: \$ 4,425 / (2009)
Tax Reduction: School:

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:

LAGini: List Office: Harris Real Estate



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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: 82 Farm Ln, Livermore Falls, 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: unk 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: East of Home
Installed BY: Goodwin Well Drillers DATE of Installation: 1994
What is the source of your information: owners

USE: Number of Persons currently using system? 2
Does system supply water for more than one household? Yes No Unknown

COMMENTS: 247' Deep tested @ 7gal minute

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: West of Home OR Unknown Date of Installation: 1992
Date of Last Servicing: 2008 Name of Company Servicing Tank: Tai City Septic

Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: West of Home
Date of installation of leach field: 2006 Installed By: Don Mericor

Date of Last Servicing: 2006 Name of Service Company: 0
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: owner

COMMENTS: New leach field 2006

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

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Harris Real Estate

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

form 3.zfx

PROPERTY LOCATED AT _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil B.B	Wood Furnace	Wood Stove	
Age of system(s)/source(s)	1992	1992	1992	
Name of company that services system(s)/source(s)	Downeast	owner	owner	
Date of most recent service call	2009 - Nov	0	0	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))		unk - 0	When power is out	
Malfunction per system(s)/source(s) within past 2 years	0	0	0	
Other pertinent information	0	0	0	

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 1992 Sleeved: Yes No
 Is more than one heat source vented through one flue? Yes No Unknown 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 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
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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: 1992 How long has Seller owned it: 1992
- Roof: 2009 Age - Structure: 1992 Age - Shingles: 2009
- Moisture or leakage: 0
- 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: 200 Amperes 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.

Maynard L. Babcock
SELLER

11-24-09
DATE

Anne C. Babcock
SELLER

11-24-09
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.

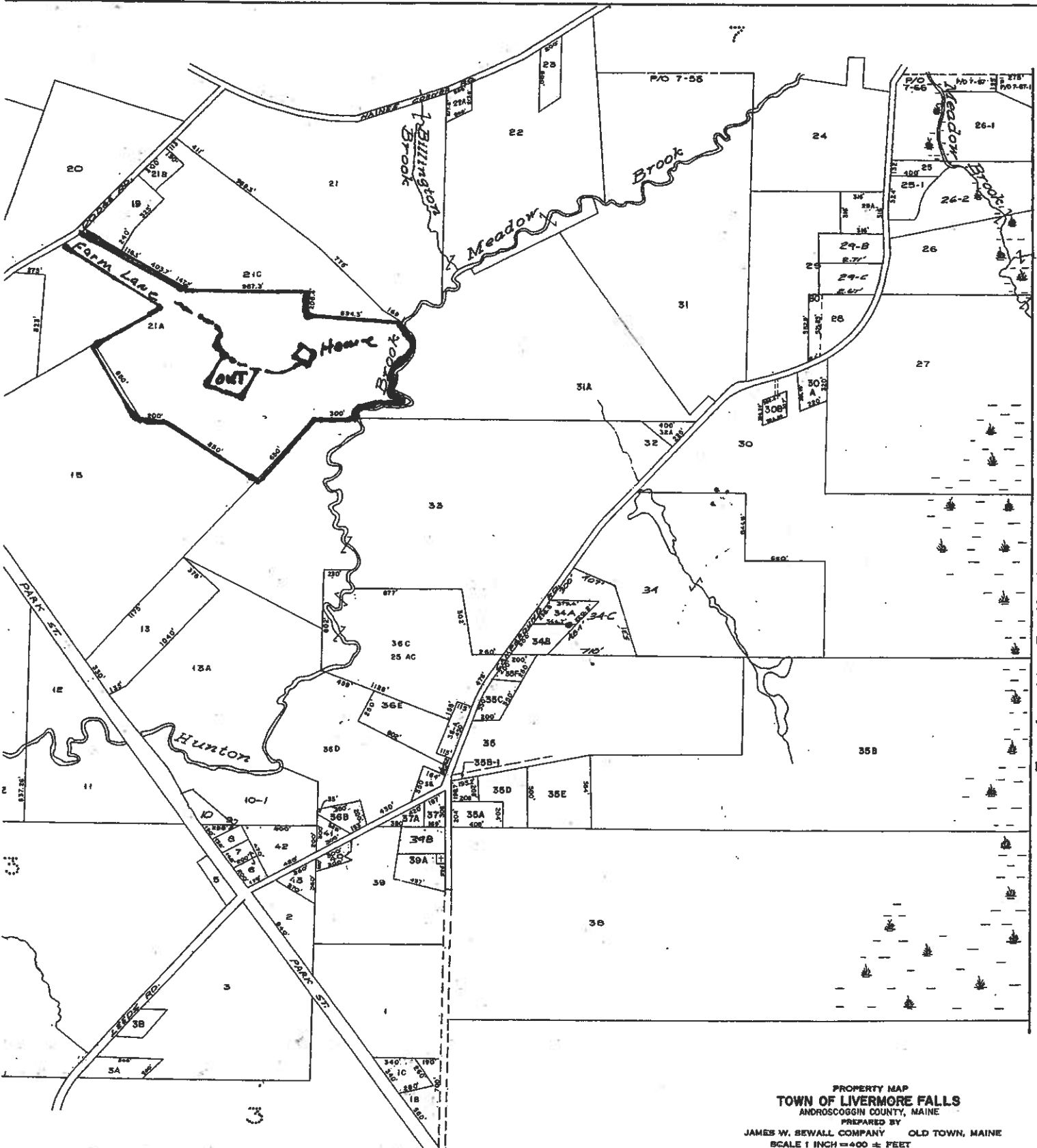
BUYER

DATE

BUYER

DATE





PROPERTY MAP
TOWN OF LIVERMORE FALLS
 ANDROSCOGGIN COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 400 ± FEET

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