

**Single Family PUBLIC SYNOPSIS**



**MLS#:** 959794  
**370 Starks Road, New Sharon, ME 04955**

**Status:** Current  
**Kickout:** No  
**List Price:** \$ 139,000

**Directions:** From Farmington, Rt 2 & 27 into New Sharon, left onto Starks Rd (134). Home is on the right approx 1.5 miles

**Neigh'd/Assoc:** **Assoc. Fee /Mo:**

**General/Land Information**

**Style:** Ranch  
**#Rooms:** 8 **#Bedrooms:** 3 **#Baths:** F = 1 3/4 = 0 1/2 = 1  
**Foundation Sz /-:** 26 x 48 **Year Built /-:** 1990  
**SqFt Fin. Above Grade+/-:** 1804 **SqFt Fin. Below Grade+/-:** 250 **SqFt Fin. Total+/-:** 2054  
**Source of Square Footage:** Seller

**Color:** WHITE **Lot Size (Acr) /-:** 3.000 **Road Frontage /-:**  
**Surveyed:** No **Seasonal:** No **Zone:** as per town  
**Water Body:**  
**WtrFrt:** No **Amt Wtr Frmtge /-:** **WF Shared /-:** **WF Owned /-:**

**Interior Information**

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
<b>Level:</b>	1		1		1	1	1			B
<b>Size:</b>										
<b>Cathedral Cell:</b>	No									
<b>Skylight:</b>	No									
<b>Fireplace:</b>	0									
<b>Wood Stove:</b>	No									
<b>Wood Stove HU:</b>	No									

**Appliances:**

**Remarks**

RANCH HOME WITH DAYLIGHT FINISHED BASEMENT. HOME OFFERS 3 BEDROOMS ON MAIN FLOOR, KITCHEN WITH ISLAND, LIVING ROOM, SUNROOM, AND 2 ADDITIONAL ROOMS IN BASEMENT WHICH COULD BE BEDROOMS, OFFICE, OR DEN, WHATEVER YOU NEED!

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

<b>Site:</b> Rolling/Sloping	<b>Basement Info:</b> Finished, Full, Daylight, Walk-Out
<b>Driveway:</b> Gravel	<b>Foundation Mtrls:</b>
<b>Parking:</b> 1-10 Spaces	<b>Exterior:</b> Vinyl Siding
<b>Location:</b> Rural	<b>Roof:</b> Shingle
<b>Uses:</b> Residential	<b>Heat System:</b> Baseboard, Hot Water
<b>Restrictions:</b>	<b>Heat Fuel:</b> Oil
<b>Recreational Water:</b>	<b>Water Heater:</b> Off Heating System
<b>Roads:</b> Public, Paved	<b>Cooling:</b> No Cooling
<b>Transportation:</b>	<b>Floors:</b> Wood, Vinyl
<b>Electric:</b> 220 Volts	<b>Vehicle Storage:</b> No Vehicle Storage
<b>Gas:</b> No Gas	<b>Amenities:</b> 1ST Floor Bedroom, Deck, Out Building, Laundry-1st Floor
<b>Sewer:</b> Septic Existing On Site	<b>Accessibility Amenities:</b>
<b>Water:</b> Well Existing On Site	<b>Equipment:</b>
<b>Construction:</b> Wood Frame	

**Tax/Deed/Community Information**

**Book/Page/Partial:** 1163/288/No **Map/Block/Lot:** 12/49 **Tax Amount/Yr:** \$ 1,565 / (2009)  
**Tax Reduction:** **School:** RSU 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](mailto: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: 370 Starks 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: 1999 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: Beside driveway  
Installed BY: Wendell Brann DATE of Installation: 1990  
What is the source of your information: Seller  
USE: Number of Persons currently using system? 3  
Does system supply water for more than one household?  Yes  No  Unknown

COMMENTS: 1999 well went dry during drought

## 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 end of home OR  Unknown Date of Installation: 1990  
Date of Last Servicing: 2007 Name of Company Servicing Tank: AAA  
Date Last Pumped: 2007 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: 1990 Installed by: Wendell Brann  
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: Seller

COMMENTS: Septic design is for a 3 bedroom home

IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown

Is System located in a Coastal Shoreland Zone?  Yes  No  Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Baseboard Hotw	Woodstove		
Age of system(s)/source(s)	1990	2000		
Name of company that services system(s)/source(s)	Rocky Lake	n/a		
Date of most recent service call	2007	n/a		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	225 gallons	3 cord		
Malfunction per system(s)/ source(s) within past 2 years	none	none		
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown Sleeced:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: 1990 Last Cleaned: u/n  
 Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_  
 COMMENTS: Woodstove is not included but hook up is in kitchen

**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? n/a  
 What materials are, or were, stored in the tank(s)? n/a  
 Age of tank(s): n/a Size of tank(s): n/a  
 Location: n/a  
 Have you experienced any problems such as leakage? n/a  
 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: n/a

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: n/a  
 COMMENTS: n/a

C. RADON/AIR - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: n/a By: n/a  
 Results: n/a If applicable, What remedial steps were taken? n/a  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: n/a

D. RADON/WATER - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: n/a By: n/a  
 Results: n/a If applicable, What remedial steps were taken? n/a  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: n/a

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: n/a  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: n/a

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

PROPERTY LOCATED AT 370 Starks Rd, New Sharon, Me 04955

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown OTHER: n/a  
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 way, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: n/a

What is your source of information: n/a

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: n/a

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: none
- Year Built: 1990 What year did Seller purchase property? 1990
- Roof: Year Built - Structure: 1990 Year Shingles Installed: 1990  
Moisture or leakage: none  
Comments: n/a
- Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: n/a  
Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: n/a  
Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: n/a
- 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
- Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none

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

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.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

John Lovett  
SELLER  
Marilyn Lovett  
SELLER

January 11, 2010  
DATE

January 11, 2010  
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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# Know all Men by these Presents

Milton W. Sinclair and Charlotte Sinclair both of New Sharon, Franklin County, State of Maine for consideration paid, grant to John B. Covert and Nancy E. Covert both of R.F.D. #1, Box 155, New Sharon, Franklin County, State of Maine with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land situated on Route #134, Town of New Sharon, Franklin County, State of Maine, bounded and described as follows:

Beginning at a point at the end of a stone wall on the northerly side of the Starks Road also known as Route #134; thence proceeding northwesterly along said stone wall and land retained by the Grantor herein three hundred fifty (350) feet, more or less, to a point; thence proceeding northeasterly along land of the Grantor retained herein four hundred forty one (441) feet, more or less, to the end of a stone wall; thence proceeding southerly along said stone wall three hundred fifty (350) feet, more or less, to said Starks Road; thence proceeding southwesterly along the northerly bound of said Starks Road three hundred sixty three (363) feet, more or less, to the point of beginning.

Meaning and intending to convey a portion, and only a portion, of the premises conveyed by Milton W. Sinclair to Milton W. Sinclair and Charlotte Sinclair by deed dated March 11, 1985 and recorded in the Franklin County Registry of Deeds in Book 820, Page 2.

DESCRIPTION PREPARED FROM INFORMATION PROVIDED  
BY THE PARTIES

WITNESS their hands and seals this                      day of May, 1990.

\_\_\_\_\_ Milton W. Sinclair

\_\_\_\_\_ Charlotte Sinclair