

Residential Customer Synopsis

150 Hillside Drive, Farmington, Maine 04938-5178

MLS#: **1336535**
Status: **Active**

Nbrhd/Assoc:
County: **Franklin**

Assoc. Fee:
Seasonal: **No**
Entrance Fee:

List Price: **\$399,000**
Original Price: **\$399,000**



General Information

SubType: **Single Family**
Rooms: **8**
Beds: **4** Baths: **3/0**
Style: **Ranch**
Color:
Year Built: **2006**
Surveyed:
Road Frontage+/-:
Fireplaces Total: **1**

Sqft Fin Abv Grd+/-: **2,520**
Sqft Fin Blw Grd+/-: **2,520**
Sqft Fin Total+/-: **5,040**
Source of Sqft: **Seller**
Sqft Other Source:
Leased Land: **No**
Lot Size+/-: **5 acres**
Source of Lot Size: **Seller**
Zoning: **Residential**

Water Information

Waterfront: **No**
Wtr Frontage Amt+/-:
Waterfront Owned+/-:
Waterfront Shared+/-:
Water Views: **No**

Tax/Deed/Community Information

Book/Page/Deed: **2431/2/Partial**
Map/Block/Lot: **R16//11**
Full Tax Amt/Yr: **\$6,620/2017**
School District: **RSU 9**

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	1		Eat In Kitchen, Gas Fireplace
Living	1		
Master Bedroom	1		Full Bath
Bedroom	1		
Bedroom	1		
Bedroom	B		Full Bath
Family	B		
Bonus	B		

Property Features

Site:	Open, Rolling/Sloping	Construction:	Wood Frame
Driveway:	Common, Gravel	Basement Info:	Daylight, Finished, Full, Walk-Out
Parking:	1-4 Spaces	Foundation Materials:	
Location:	Rural	Exterior:	Vinyl Siding
Restrictions:		Roof:	Shingle
Rec. Water:		Heat System:	Hot Water, Multi-Zones, Radiant
Roads:	Association, Gravel/Dirt Road, Private, Right Of Way	Heat Fuel:	Propane, Wood
Transportation:		Water Heater:	Off Heating System
Electric:	Circuit Breakers, Generator Hookup, Wind	Cooling:	No Cooling
Gas:	Bottled	Floors:	Carpet, Concrete, Other Flooring, Tile
Waste Wtr Disp:	Private, Septic Existing On Site	Veh. Storage:	2 Car, Attached, Auto Door Opener, Detached, Direct Entry to Living, Garage, Heated
Water:	Private, Well Existing On Site	Amenities:	1st Floor Bedroom, Deck, Hot Tub, Patio, Porch
Equipment:		Access. Amenities:	
Basement Entry:	Interior, Walk Out	View:	Mountain

Remarks

Remarks: **Beautiful mountain views from this well maintained Ranch style home featuring a full finished basement, 4 bedrooms, 3 full baths, kitchen with granite counter tops and fireplace, living room, dining room, game room, and family room. Not enough? There is also a 2 car attached garage, a 2 car detached garage, porch, deck, hot tub, patio, generator and wind mill for back up power!**

Listing/Agent/Office Information

Pending Date: List Date: **01/16/18** Termination Date: Withdrawn Date:
List Office: **Harris Real Estate**



Prepared By: **Kim Reynolds**. Generated on **01/18/2018 9:57:53 AM**



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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.

150 HILLSIDE DRIVE

PROPERTY LOCATED AT: FARMINGTON, ME 04938

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: WHEN DRILLED 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: BETWEEN GARAGES

Installed BY: GOODWINS WELL DRILLING DATE of Installation: 11/2005

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: _____

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: SW SIDE OF HOME OR Unknown Date of Installation: FALL2005

Date Last Pumped: N/A Name of Company Pumping Tank: N/A

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: _____ Name of Company Servicing Tank: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: LEFT SIDE AS YOU STAND FACING THE HOME

Date of installation of leach field: FALL 2005 Installed by: BOB THORNDIKE

Date of Last Servicing of leach field: N/A Name of Company Servicing leach field: 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: _____

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

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

2012 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 United

Adrian Harris Produced with zipForm® by zipLogix 1807D Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	PROPANE RADIANT	WOOD BOILER		
Age of system(s)/source(s)	2005	U/K		
Name of company that services system(s)/source(s)	ROY CLARK	MIKE AUGER		
Date of most recent service call	SPRING 2010	ASNEEDED		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	DEPENDS ON USE-300 TO 1500 (NOT USING ALTERNATE SOURCE)	AS MUCH AS 12 CORD IF PRIMARY HEAT SOURCE		
Malfunction per system(s)/ source(s) within past 2 years	NONE	NONE		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 2005 Last Cleaned: N/A
 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: _____ Power Vent: 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: _____

2012 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

PROPERTY LOCATED AT 150 HILLSIDE DRIVE, FARMINGTON, ME 04938

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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: ROAD IS RIGHT OF WAY FOR HOMEOWNERS WITH SHARED EXPENSE

What is your source of information: SELLER

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: SATELLITE DISH
- Year Principal Structure Built: 2005 What year did Seller purchase property? 2004
- Roof: Year Built - Structure: 2005 Year Shingles Installed: 2005
Water, moisture or leakage: NO
Comments: _____
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Knowledge of prior water, 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 Unknown Modular - Yes No Unknown
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

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

PROPERTY TO BE SURVEYED OUT OF LARGER PARCEL

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.

SELLER
CASSIUS W CLARK

DATE

SELLER
STEPHANIE N CLARK

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

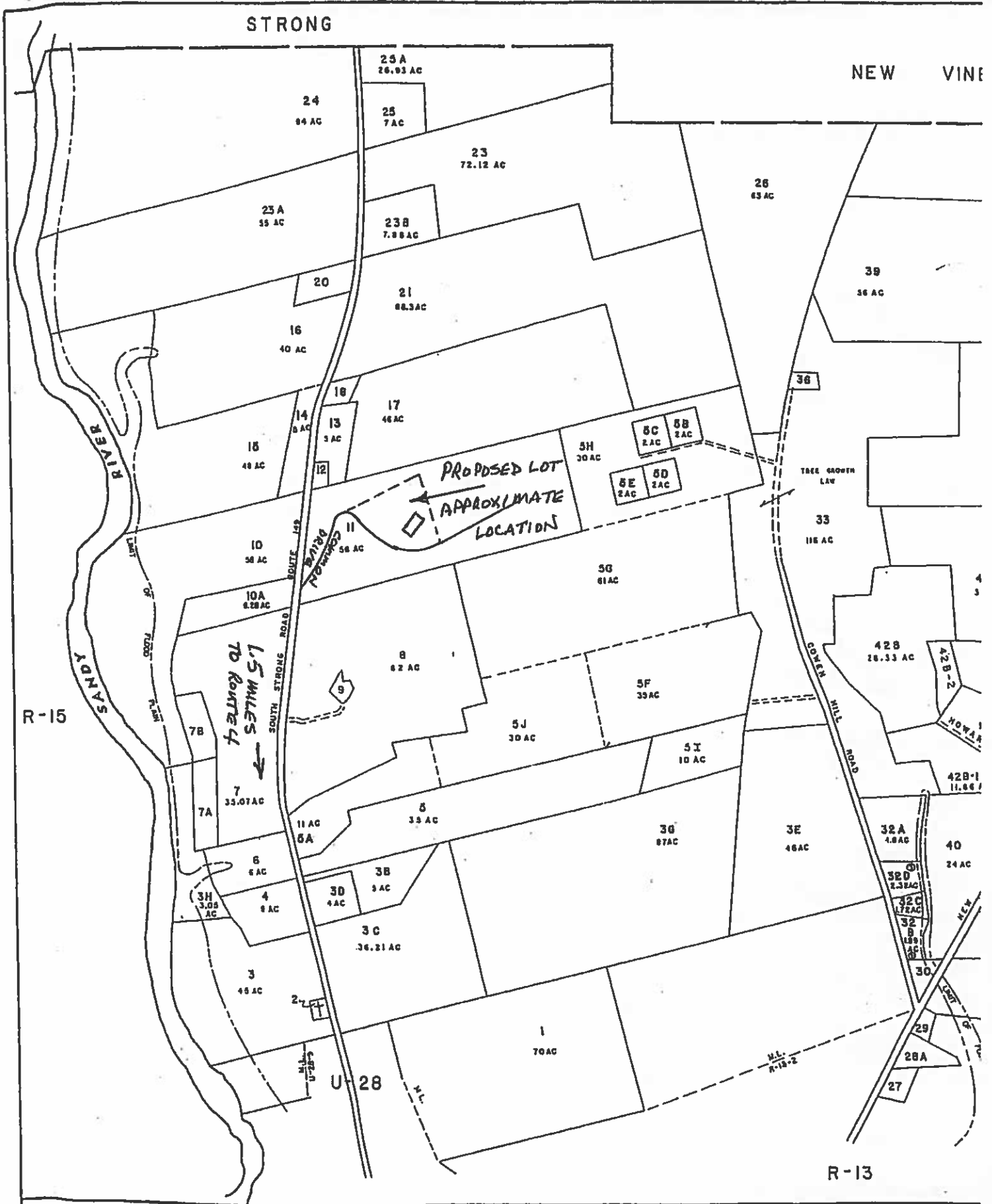
BUYER

DATE



STRONG

NEW VINE



R-15

1.5 MILES TO ROUTE 4

PROPOSED LOT APPROXIMATE LOCATION

36

TREE GROWTH LAW

33

116 AC

42B

28.33 AC

42B-1

11.66 AC

32A

4.8 AC

32D

2.32 AC

32C

1.72 AC

32E

1.45 AC

32F

1.45 AC

32G

1.45 AC

32H

1.45 AC

32I

1.45 AC

32J

1.45 AC

32K

1.45 AC

32L

1.45 AC

32M

1.45 AC

32N

1.45 AC

R-13

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1989

PROPERTY MAP
FARMINGTON, MAINE

Warranty Joint Tenancy Deed

Know All Men By These Presents:

That: Clinton G. Bradbury of P. O. Box 562, Dixfield, County of Oxford and State of Maine 04224

for consideration paid grants unto:

Cassius W. Clark and Stephanie N. Clark of 293 Porter Hill Road, Farmington, County of Franklin and State of Maine 04938-5020

With Warranty Covenants, as Joint Tenants, the land in Farmington, County of Franklin and State of Maine, to wit:

A certain lot or parcel of land situated in the Town of Farmington, County of Franklin and State of Maine, on the easterly side of the road leading from Farmington to South Strong, known as Route #149, and bounded and described as follows, to wit:

North by land of the Estate of Charles Lewis and land owned by Dale A. O'Donal; east by land of Tolman Gay and Clinton Gay; south by land of the Estate of John Wright and land of Mary Davis; and west by the South Strong Road, so-called. Subject, however, to a right of way deeded by Fred G. Frederic to Tolman Gay.

Excepting and reserving an outconveyance to Dale O'Donal dated May 31st, 1969 recorded Franklin County Registry of Deeds Book 417, Page 222.

Being the same premises as described in a Warranty Deed from Russell W. Bird and Richard W. Bird to Clinton G. Bradbury dated July 14th, 1997 recorded Franklin County Registry of Deeds Book 1686, Page 108.

Witness my hand and seal this 26th day of March, 2004

[Signature]
Witness

[Signature]
Clinton G. Bradbury

State of Maine

Franklin, ss.

March 26, 2004

Then personally appeared the above named Clinton G. Bradbury and acknowledged the foregoing instrument to be his free act and deed,

Before me [Signature]

Notary Public

Type or print name: _____
My Commission Expires May 22, 2010

SEAL

bradbury, clinton g. to cassius & stephanie clark-farmington-mar.2004

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Maine Real Estate
Transfer Tax Paid

Rec: JLB, Jann
Ent.

DOW'S
LAW OFFICE, P.A.
256 MAIN STREET
NORWAY, MAINE