

Residential Client Synopsis

36 Murphy's Lane, Jay, Maine 04239

MLS#: **1346873**
 Status: **Active**

Nbrhd/Assoc:
 County: **Franklin**

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

List Price: **\$122,000**
 Original Price: **\$122,000**



General Information

SubType: **Single Family**
 Rooms: **5**
 Beds: **3** Baths: **2/0**
 Style: **Ranch**
 Color:
 Year Built: **1976**
 Surveyed: **Yes**
 Road Frontage+/-:
 Fireplaces Total: **0**

Sqft Fin Abv Grd+/-: **1,400**
 Sqft Fin Blw Grd+/-: **0**
 Sqft Fin Total+/-: **1,400**
 Source of Sqft: **Seller**
 Sqft Other Source:
 Leased Land: **No**
 Lot Size+/-: **7.4 acres**
 Source of Lot Size: **Survey**
 Zoning: **as per town**

Water Information

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

Tax/Deed/Community Information
 Book/Page/Deed: **2419/258/All**
 Map/Block/Lot: **10//48**
 Full Tax Amt/Yr: **\$2,611/2017**
 School District:

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	1		Eat In Kitchen
Living	1		
Master Bedroom	1		Full Bath
Bedroom	1		
Bedroom	1		

Appliances: **Dishwasher, Dryer, Range-Gas, Refrigerator, Washer**

Property Features

Site: **Level, Open, Rolling/Sloping, Wooded**
 Driveway: **Concrete, Gravel**
 Parking: **1-4 Spaces**
 Location: **Rural**
 Restrictions:
 Rec. Water:
 Roads: **Dead End, Gravel/Dirt Road, Private**
 Transportation:
 Electric: **Circuit Breakers**
 Gas: **Bottled**
 Waste Wtr Disp: **Private, Septic Existing On Site**
 Water: **Private, Well Existing On Site**

Construction: **Wood Frame**
 Basement Info: **Daylight, Full, Unfinished, Walk-Out**
 Foundation Materials: **Poured Concrete**
 Exterior: **Vinyl Siding**
 Roof: **Pitched, Shingle**
 Heat System: **Baseboard, Hot Water, Stove**
 Heat Fuel: **Oil, Pellets**
 Water Heater: **Off Heating System**
 Cooling: **Central Air**
 Floors: **Carpet, Laminate, Wood**
 Veh. Storage: **2 Car, Carport, Detached**
 Amenities: **1st Floor Master BR w/Bath, Bathtub, Deck, Laundry-1st Floor**

Equipment: **Internet Access Available**
 Basement Entry: **Interior, Walk Out**

Access. Amenities:
 View: **Mountain, Woods**

Remarks

Remarks: **Quiet country location with views overlooking hills and mountains. Well cared for, easy to heat, single story home with detached garage and daylight, walkout basement which could be finished for more living space if desired. Located on a dead end road just 40 minutes to Augusta or Auburn. Easy nearby access to snowmobile and four wheel trails.**

Listing/Agent/Office Information

Pending Date: List Date: **04/18/18** Termination Date: Buyer Agency Fee: **3.5%**
 Withdrawn Date: Sub Agency Fee:
 List Office: **Harris Real Estate** Trans Broker Fee: **3.5%**



Prepared By: **Kim Reynolds**. Generated on **04/25/2018 10:40:20 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.

PROPERTY LOCATED AT: 36 MURPHYS LANE JAY MAINE

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: 1-13-2011 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: Affordable well drilling DATE of Installation: Around 2008
USE: Number of Persons currently using system? _____
Does system supply water for more than one household? Yes No Unknown
COMMENTS: Good and plenty of water
Source of SECTION I information: owner

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:
Have you had the sewer line inspected? Yes No If yes, what results: _____
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: FRONT of House OR Unknown Date of Installation: _____
Date Last Pumped: 2011 Name of Company Pumping Tank: TRIPLE 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: Right of House back of garage
Date of installation of leach field: 2012 Installed by: _____
Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____
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? yes
Is System located in a Shoreland Zone? Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

COMMENTS: New leach field in 2012
Source of SECTION II information: owner

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Water Base Board	Pellet Stove		
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	SM Heating			
Date of most recent service call	Every fall			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	620 GALLONS	3 TONS Pellets		
Malfunction per system(s)/source(s) within past 2 years	Well Maintained	None		
Other pertinent information				

Is there an oil supply line? Yes No Unknown Is it buried? Yes No Unknown Is it sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: _____
 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: _____ Direct/Power Vent: Yes No Unknown
 COMMENTS: Chimney appears to be tilted from outside
 Source of SECTION III information: owner

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 Unknown
 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: _____
 Source of information: _____
- 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
 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: _____
 Source of information: owner
- 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: _____
 Source of information: _____
- E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)**
 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: _____
 Source of information: _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown
Source of information: owner
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 (including condominiums and PUD's) 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: _____ Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? Yes No Unknown

• Equipment leased or not owned (e.g. propane tank, hot water heater, satellite dish): Type: _____

• Year Principal Structure Built: 1976 Roughly What year did Seller acquire property? _____

• Roof: Year Shingles/Other Installed: _____
Water, moisture or leakage: _____
Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Prior water, 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 all or a portion of 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: _____

Source of SECTION V information: _____

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.

Bonny M. L. [Signature] SELLER 4/18/18 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

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN _____ (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 36 MURPHY'S LANE
JAY MAINE 04239-1697

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).



Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).



Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Bonny Bemick _____
Seller Date 4/18/18

Buyer Date

Seller Date

Buyer Date

Agent Date

Agent Date



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