

Residential Client Synopsis

325 West Kingfield Road, Kingfield, Maine 04947

MLS#: **1364420**
 Status: **Active**

Nbrhd/Assoc:
 County: **Franklin**

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

List Price: **\$149,000**
 Original Price: **\$149,000**



General Information

SubType: **Single Family**
 Rooms: **6**
 Beds: **3** Baths: **1/0**
 Style: **A Frame**
 Color:
 Year Built: **1999**
 Surveyed: **Unknown**
 Road Frontage+/-:
 Fireplaces Total: **0**

Sqft Fin Abv Grd+/-: **800**
 Sqft Fin Blw Grd+/-: **800**
 Sqft Fin Total+/-: **1,600**
 Source of Sqft: **Seller**
 Sqft Other Source:
 Leased Land: **No**
 Lot Size+/-: **0.64 acres**
 Source of Lot Size: **Seller**
 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: **3803/38/All**
 Map/Block/Lot: **2/59**
 Full Tax Amt/Yr: **\$1,778/2017**
 School District:

Interior Information

Room Type	Lvl	Dimensions	Room Features
Kitchen	B		Eat In Kitchen
Living	1		Heat Stove
Master Bedroom	1		
Bedroom	B		
Loft	2		
Bedroom	B		

Property Features

Site:	Level, Open	Construction:	Wood Frame
Driveway:	Gravel	Basement Info:	Finished, Full
Parking:	1-4 Spaces	Foundation Materials:	
Location:	Rural	Exterior:	Shingle, Wood Siding
Restrictions:		Roof:	Wood Shingle
Rec. Water:		Heat System:	Direct Vent Heater, Stove
Roads:	Paved, Public	Heat Fuel:	Gas-Bottled, Wood
Transportation:		Water Heater:	Gas
Electric:	Circuit Breakers	Cooling:	No Cooling
Gas:	Bottled	Floors:	Carpet, Concrete
Waste Wtr Disp:	Private	Veh. Storage:	No Vehicle Storage
Water:	Private, Well Existing On Site	Amenities:	1st Floor Bedroom, Shower
Equipment:		Access. Amenities:	
Basement Entry:	Interior, Walk Out	View:	Woods

Remarks

Remarks: **Cozy Aframe with walkout basement which has the kitchen/dining area and 2 bedrooms, the main level has a living area and master bedroom as well as a loft for added sleeping or storage. Great location in the western Maine mountains and close to Sugarloaf.**

Listing/Agent/Office Information

Pending Date:	List Date: 08/01/18	Termination Date:	Buyer Agency Fee: 3.5%
Withdrawn Date:			Sub Agency Fee:
List Office: Harris Real Estate			Trans Broker Fee: 3.5%



Prepared By: **Klm Reynolds. Generated on 08/03/2018 10:10:56 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: 325 West Kingfield Rd Kingfield

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: North of Home
Installed BY: Burns Well Drilling DATE of Installation: 1999
USE: Number of Persons currently using system? 2
Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____

Source of SECTION I information: _____

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: 1500 gallons
Tank Type: Concrete Metal Unknown Other: _____
Location: South of Home OR Unknown Date of Installation: 1999
Date Last Pumped: 2018 Name of Company Pumping Tank: ANCE
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: none Yes No Unknown

IF YES: Location: _____

Date of installation of leach field: _____ 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: _____

Pumped in Spring + Fall yearly

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? _____

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: _____

Source of SECTION II information: _____

2016 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Gas Propane	Wood Stove		
Age of system(s)/source(s)	2001	2006		
Name of company that services system(s)/source(s)		owner		
Date of most recent service call	0	0		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	100 gal ±	2 cords ±		
Malfunction per system(s)/source(s) within past 2 years	0	0		
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: _____

Source of SECTION III information: _____

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: _____

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: _____

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

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

OTHER: _____

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: 0

• Year Principal Structure Built: 1999/2000 What year did Seller acquire property? 1999/2000

• Roof: Year Shingles/Other Installed: 1999/2000
Water, moisture or leakage: 0

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: Before New Drain System

• 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.

SELLER
Douglas J. Fleck
SELLER

DATE
7/10/18
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

BUYER

DATE

DATE



