

Residential Client Synopsis

132 West Kingfield Road, Kingfield, Maine 04947

MLS#: 1366542
Status: Active

Nbrhd/Assoc:
County: Franklin

Assoc. Fee:
Seasonal: No
Entrance Fee:

List Price: \$220,000
Original Price: \$220,000



General Information

SubType: Single Family
Rooms: 8
Beds: 3 Baths: 2/0
Style: Ranch
Color:
Year Built: 1960
Surveyed: Yes
Road Frontage+/-:
Fireplaces Total: 1

Sqft Fin Abv Grd+/-: 1,500
Sqft Fin Blw Grd+/-: 0
Sqft Fin Total+/-: 1,500
Source of Sqft: Seller
Sqft Other Source:
Leased Land: No
Lot Size+/-: 3.3 acres
Source of Lot Size: Deed
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: 767/46/
Map/Block/Lot: 2//39
Full Tax Amt/Yr: \$2,248/2017
School District:

Interior Information

Room Type	Lvl	Dimensions	Room Features
Living	1		Wood burning Fireplace
Kitchen	1		
Dining	1		
Master Bedroom	1		Full Bath
Bedroom	1		
Bedroom	1		
Office	1		
Sunroom	1		

Property Features

Site: Level, Open, Well Landscaped, Wooded
Driveway: Paved
Parking: 1-4 Spaces
Location: Near Town, Rural
Restrictions:
Rec. Water:
Roads: Paved, Public
Transportation:
Electric: Circuit Breakers
Gas: Bottled
Waste Wtr Disp: Septic Existing On Site
Water: Public
Equipment: Central Vacuum, Generator, Internet Access Available
Basement Entry: Interior

Construction: Wood Frame
Basement Info: Full, Unfinished
Foundation Materials:
Exterior: Clapboard
Roof: Metal, Pitched
Heat System: Forced, Heat Pump, Hot Air
Heat Fuel: Electric, Oil, Wood
Water Heater: Electric
Cooling: Central Air
Floors: Wood
Veh. Storage: 2 Car, Attached, Auto Door Opener, Direct Entry to Living, Storage Above
Amenities: 1st Floor Master BR w/Bath, Attic
Access. Amenities:
View: Scenic

Remarks: Spacious Ranch style home with unique sunroom, master bedroom with bath, office, 2 other bedrooms, kitchen, dining room, living room with fireplace, and full basement. Bonuses include central air and vac and a generator! Great Kingfield location close to town and Sugarloaf USA.

Listing/Agent/Office Information

Pending Date:
Withdrawn Date:
List Office: Harris Real Estate
List Date: 08/17/18
Termination Date:
Buyer Agency Fee: 3%
Sub Agency Fee:
Trans Broker Fee: 3%



Prepared By: Kim Reynolds. Generated on 08/17/2018 11:19:53 AM



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified.

All dimensions are approximate and not guaranteed. Copyright MREIS, Inc. © 2018

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: 132 West Road, Kingfield, 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: _____ 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: N/A
Installed BY: _____ DATE of Installation: _____
USE: Number of Persons currently using system? _____
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: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: Back of home OR Unknown Date of Installation: 1975
Date Last Pumped: 2017 Name of Company Pumping Tank: A-A-A Septic Service
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: Back of home
Date of installation of leach field: 1975 Installed by: _____
Date of Last Servicing of leach field: 0 Name of Company Servicing leach field: 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? _____

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: _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Hot Air	Geothermal Air/Heat Pump	Wood Fireplace	
Age of system(s)/source(s)			unk	
Name of company that services system(s)/source(s)	Valley Gas		owner	
Date of most recent service call	7-26-2018		0	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	700 gal ±		1/8 cord	
Malfunction per system(s)/source(s) within past 2 years	7-20-18 New Tank 2018		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
 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

OTHER: _____

Source of information: _____

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: 0

• Year Principal Structure Built: 1960's + Rebuilt and Added later What year did Seller acquire property? 1967

• Roof: Year Shingles/Other Installed: Metal

Water, moisture or leakage: 0

Comments: Around Chimney Fixed

• 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.

Nancy L. Barnes
SELLER

8-1-18
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 Nancy Barnes (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 132 West Kingfield Road, Kingfield, Me

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.

_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date
<u>Adrian Harris</u> Agent	<u>8-1-2018</u> Date	_____ Agent	_____ Date

 Maine Association of REALTORS®/Copyright © 2017.
All Rights Reserved. Revised 2017.

R

MAINE REAL ESTATE
... V. P. D

WE, FRED L. PARSONS, JR. and MILDRED E. PARSONS,
of Kingfield, Maine 04947,
of Franklin County, said State
(being ~~un~~married) for consideration paid,
grant to ROBERT BARNES and NANCY L. BARNES,

of 434 Broadway, Port Jefferson Station, ~~County~~, State of New York,
with warranty covenants, as joint tenants, the land in Kingfield, Franklin
County, State of Maine, together with any buildings thereon, bounded
and described as follows, to wit:-

Beginning at an iron-concrete marker on the southerly side of the West
Kingfield Road, at the northeast corner of land formerly owned by Edwin
Horn; thence south 5 degrees west along said Horn land in a straight
line for a distance of seven hundred (700) feet to an iron-concrete
marker; thence north 87 degrees east in a straight line along land
acquired by Robert Barnes and Nancy Barnes by Deed recorded at Book
413, Page 445 of the Franklin County Registry of Deeds for a distance
of one hundred nineteen (119) feet to an iron-concrete marker; thence
north 5 degrees east in a straight line along line of land described
in said Book 413, Page 445 dead in a straight line for seven hundred
(700) feet to an iron-concrete marker on the south side of the West
Kingfield Road; thence westerly along the south side of the West
Kingfield Road in a straight line for one hundred nineteen (119) feet
to the iron-concrete marker at the point of beginning, containing
approximately one and ninety-two hundredths (1.92) acres.

These premises were conveyed to Fred L. Parsons, Jr. and Mildred E.
Parsons by Deed of Charles W. Cory and Oliva T. Cory dated July 9,
1973, recorded at Book 462, Page 324 of the Franklin County Registry
of Deeds.

For ease of reference it may be noted that the premises conveyed
herein are part of those surveyed by Irvin R. Philbrick on his
survey dated August 14, 1968, recorded at Plan Book 1324, Page 26
of the Franklin County Registry of Deeds.

~~joint as grantor and releases all rights by descent and all other rights.~~ wife of said grantor,

Witness our hand and seal at this 16th day of January 19 84

Fred L. Parsons Jr.
Fred L. Parsons
Mildred E. Parsons
Mildred E. Parsons

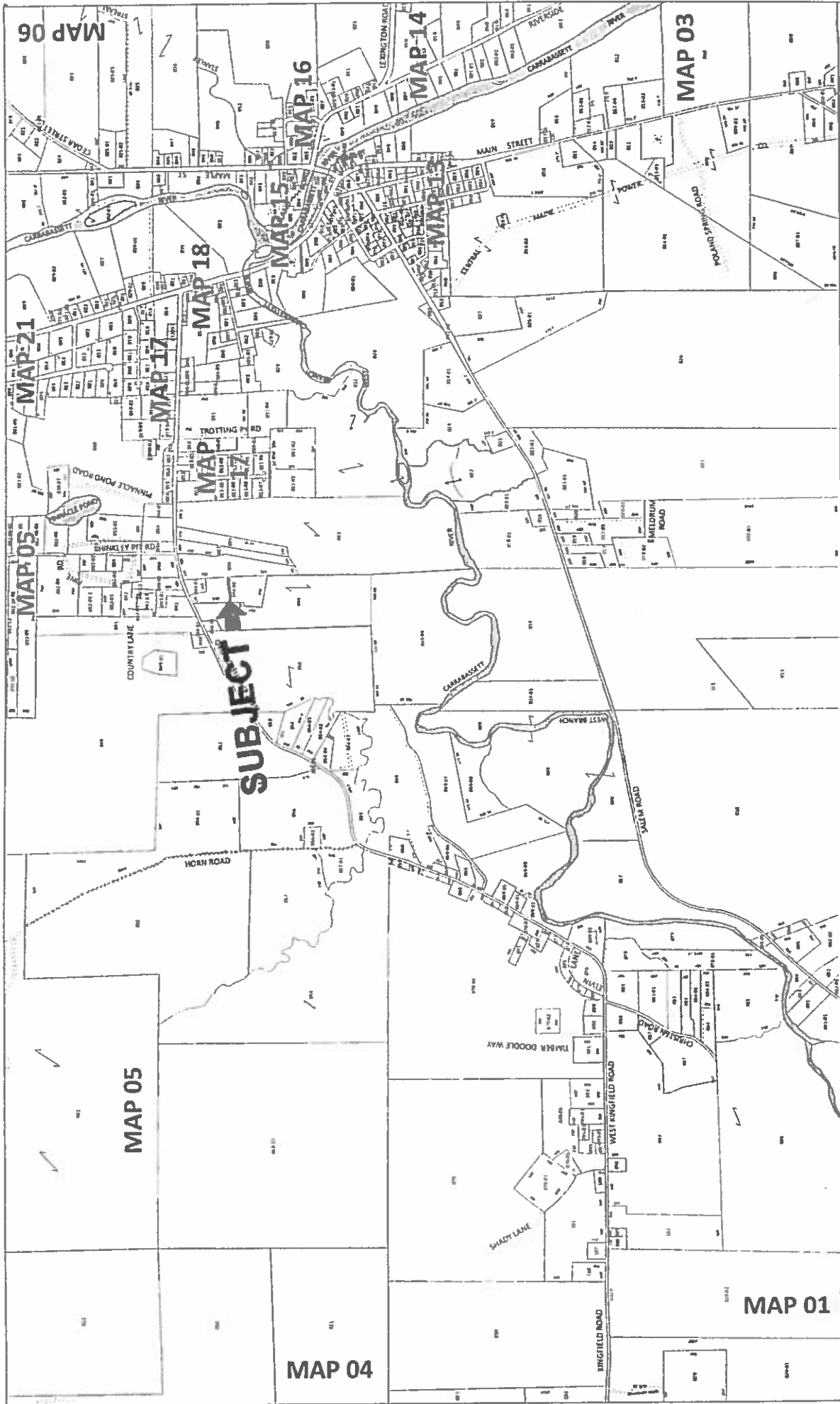
The State of Maine Franklin ss. January 16, 19 84

Then personally appeared the above named

Fred L. Parsons, Jr. and Mildred E. Parsons

and acknowledged the foregoing instrument to be their free act and deed
Before me, Katherine E. Kelleher
Notary Public

Franklin County
Received: Jan 31, 1984
Time: 9:45 AM A.M.
Attest: [Signature]
Register for Kingfield



TOWN OF KINGFIELD, MAINE

FREEMAN TOWNSHIP

TOWN OF NEW PORTLAND

PROPERTY MAP
 UPDATE: 2015
 ALL LOTS ARE UNDEVELOPED AND UNIMPROVED AS OF MARCH 1, 2015

MAPS PREPARED BY
SEBAGO
 1000 WASHINGTON ST
 PORTLAND, ME 04101
 TEL: 603.761.1111
 FAX: 603.761.1112
 WWW.SEBAGO.COM

SCALE: 1" = 100'
 0 250 500 1000 1500 Feet

MAP 01 MAP 02

WEST KINGFIELD ROAD

TO KINGFIELD

NORTH



PROPERTY OF
CHARLES W. GIVE & COY
1.72 ACRES APPROX.

PROPERTY OF
ROBERT S. HANCOCK & SONS
2.3 ACRES APPROX.

PROPERTY OF
CHARLES HANCOCK
3.02 ACRES APPROX.

PROPERTY OF
HARRISON S. HANCOCK
1.87 ACRES APPROX.

520.0
520.0
520.0
1560.0

187 ACRES APPROX.

187 ACRES APPROX.

187 ACRES APPROX.

STATE OF MAINE

FRANKLIN, SS. REGISTRAR OF DEEDS

RECEIVED Oct 29 1968

AT 2.30 P.M. AND RECORDED IN

BOOK 332 PAGE 26

ATTEST:

James H. Hall Registrar

PROPERTY

142'

142'

119'

150'

109'

150'

176'

119'

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

520.0

PROPERTY