

Public Synopsis

18 George Thomas Road, New Sharon, ME 04955

List Number: 1404018

Status: Active

Neighborhood Association: n/a

County: Franklin

Property Type: Residential

Seasonal: No

List Price: \$179,000

General Information

Property Sub-Type: **Single Family Residence**
 # Rooms: **5**
 # Bedrooms: **2** Baths: **1/0**
 Style: **Ranch**
 Year Built: **2018**
 Surveyed: **Yes**
 # Fireplaces: **0**
 Property Condition: **New Construction**

SqFt Finished Above Grade +/-: **1,248**
 SqFt Finished Below Grade +/-: **0**
 SqFt Finished Total +/-: **1,248**
 SqFt Source: **Seller**
 Leased Land: **No**
 Lot Size Acres +/-: **3**
 Source of Acreage: **Seller**
 Zoning: **none**
 Bank Owned: **No**
 REO:

Water Information

Water Frontage: **No**

Tax/Deed/Community Information

Book/Page/Deed: **3998/165/ Partial**

Map/Block/Lot: **R3/ / 14-1**

Full Tax Amount/Year: **\$325/ 2018**

Tax ID:

18georgethomasrdnewsharonmapR3lot14-1



Interior Information

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Bedroom			First	
Bedroom			First	
Bedroom			First	
Living Room			First	
Kitchen			First	

Property Features

Site: **Rolling/Sloping** 2 Detached Houses on 1 Lot: **No**
 Driveway: **Gravel**
 Parking: **1 - 4 Spaces**
 Location: **Rural**
 Restrictions: **No Restrictions**
 Roads: **Gravel/Dirt; Public**
 Electric: **Circuit Breakers**
 Gas: **Bottled**
 Sewer: **Private Sewer; Septic Existing on Site**
 Water: **Private; Well Existing on Site**
 Basement Entry: **Walk-Out**

Construction: **Wood Frame**
 Basement Info: **Full; Unfinished**
 Foundation Materials: **Poured Concrete**
 Exterior: **Vinyl Siding**
 Roof: **Metal; Shingle**
 Heat System: **Direct Vent Furnace**
 Heat Fuel: **Gas Bottled**
 Water Heater: **Gas; Off Heating System; On Demand**
 Cooling: **None**
 Floors: **Other**
 Vehicle Storage: **No Vehicle Storage**
 Amenities: **1st Floor Bedroom; Bathtub; Deck; One-Floor Living; Porch**
 Accessibility Amenities: **36+ Inch Doors**
 View: **Trees/Woods**

Remarks

Remarks: Newly constructed home. Be the first to live in this gorgeous home. Minutes to Farmington and area amenities.

LO: Harris Real Estate

Prepared by Kim Reynolds on Wednesday, July 03, 2019 9:10 AM.

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PROPERTY LOCATED AT: 18 George Thomas Rd, New Sharon

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.

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: 2018 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: Affordable Well Drilling
Date of Installation: 2018

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: Seller

Seller Initials MAA WJB Page 1 of 7 Buyer Initials _____

PROPERTY LOCATED AT: _____

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 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: South of Home OR Unknown

Date installed: 2018 Date last pumped: 0 Name of pumping company: 0

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: 0 Name of company servicing tank: 0

Leach Field: South of Home Yes No Unknown

If Yes, Location: South of Home

Date of installation of leach field: 2018 Installed by: Bowden Excavation

Date of last servicing of leach field: 0 Company servicing leach field: 0

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

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: Seller

Seller Initials MAB MB

Buyer Initials _____

PROPERTY LOCATED AT: _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Proppane			
Age of system(s) or source(s)	2019			
Name of company that services system(s) or source(s)				
Date of most recent service call	2019			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	0			
Malfunction per system(s) or source(s) within past 2 years	0			
Other pertinent information				

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 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: _____
 Date chimney last cleaned: _____
 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 - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Seller Initials MAB WUB _____ Page 3 of 7 Buyer Initials _____

PROPERTY LOCATED AT: _____

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____

Source of information: _____

B. ASBESTOS -- Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? 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

Comments: _____

Source of information: _____

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: _____

Seller Initials MAB MB

Buyer Initials _____

PROPERTY LOCATED AT: _____

E. LEAD-BASED PAINT/PAINT HAZARDS — (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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/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

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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? Town of New Sharon Road

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown

If Yes, describe: _____

If Yes, who is responsible for maintenance (including road association, if any): _____

Town of New Sharon

Seller Initials MA3 MB

Buyer Initials _____

PROPERTY LOCATED AT: _____

Are there any tax exemptions or reductions 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: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

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

Year Principal Structure Built: 2018-2019

What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: Metel 2018

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

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: 200 Ampere Unknown

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

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: New

Source of Section V information: Seller

Seller Initials MB

Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION VI – ADDITIONAL INFORMATION

This is a new Home - Ready to live in

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

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

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.

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.

Michael A Bouch 2-7-19
SELLER DATE SELLER DATE

Nancy L. Baudin 2-7-19
SELLER 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

BUYER DATE BUYER DATE



PROPERTY OF
MICHAEL A. BOWDEN
 AND
NANCY L. BOWDEN

GEORGE THOMAS ROAD
 NEW SHARON, MAINE 04955

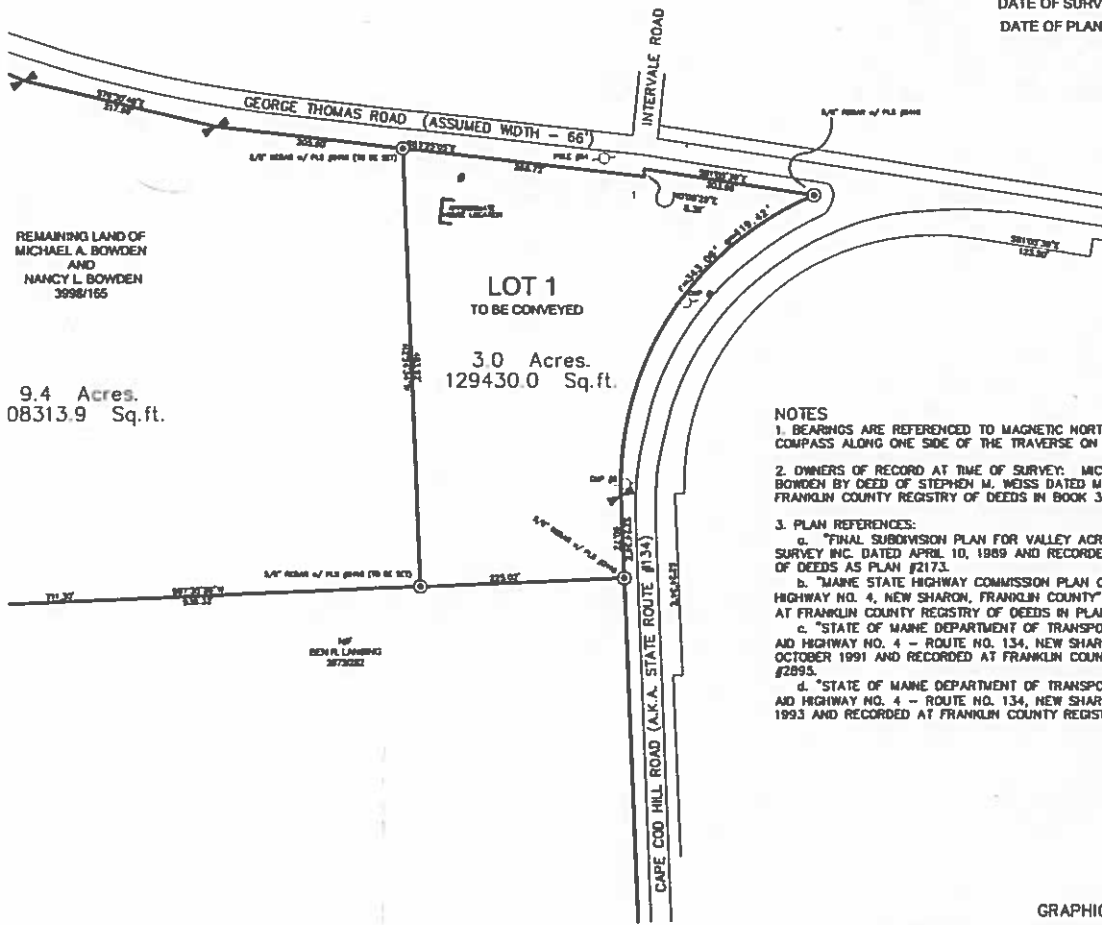
PRELIMINARY

MADE FOR
MICHAEL A. BOWDEN

43 COOK ROAD
 WINDHAM, MAINE 04062

COMPILED BY
LOON F.W. LLC
 135 BRIDGE STREET
 WEST FARMINGTON, MAINE 04992

DATE OF SURVEY: DECEMBER 2018; FB #14
 DATE OF PLAN: JANUARY 2019; FILE #18-11



NOTES

1. BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED WITH A HANDHELD COMPASS ALONG ONE SIDE OF THE TRAVERSE ON DECEMBER 8, 2018.

2. OWNERS OF RECORD AT TIME OF SURVEY: MICHAEL A. BOWDEN AND NANCY L. BOWDEN BY DEED OF STEPHEN M. WEISS DATED MAY 16, 2018 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS IN BOOK 3998, PAGE 163.

3. PLAN REFERENCES:

- a. "FINAL SUBDIVISION PLAN FOR VALLEY ACRES", PREPARED BY PICKETT LAND SURVEY INC. DATED APRIL 10, 1989 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN #2173.
- b. "MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION, STATE AID HIGHWAY NO. 4, NEW SHARON, FRANKLIN COUNTY" DATED FEB. 1939 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 119 1/2 PAGE 77.
- c. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 4 - ROUTE NO. 134, NEW SHARON, FRANKLIN COUNTY" DATED OCTOBER 1991 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN #2893.
- d. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 4 - ROUTE NO. 134, NEW SHARON, FRANKLIN COUNTY" DATED JULY 1993 AND RECORDED AT FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN #3364.

GRAPHIC SCALE



SCALE: 1 INCH = 100 FEET

WARRANTY DEED

STEPHEN M. WEISS, of 479 Little LuLu Lane, Richmond Hill, Georgia 31324, for consideration paid, grants to MICHAEL A. BOWDEN and NANCY L. BOWDEN, of 43 Cook Road, Windham, Maine 04062, with warranty covenants, as joint tenants, the following described real estate:

A certain lot or parcel of land situated on the westerly side of State Route 134, also known as Cape Cod Hill Road, so called, and on the southerly side of George Thomas Road, so called, in the Town of New Sharon, County of Franklin, and State of Maine, bounded and described as follows, to wit:

Commencing at a 5/8 inch rebar with surveyor's cap #351 found on the apparent southerly sideline of George Thomas Road, so called, and at the northeasterly corner of land conveyed to Jay A. Ducharme by a corrective deed from George C. Ducharme and Katheryn A. Ducharme dated June 29, 2015 and recorded at Franklin County Registry of Deeds in Book 3742, Page 348;

Thence South sixty-eight degrees six minutes twelve seconds East two hundred thirty-four and twenty-one hundredths (234.21) feet along the southerly sideline of George Thomas Road to a point;

Thence South seventy-six degrees thirty minutes forty-eight seconds East two hundred seventeen and ninety-nine hundredths (217.99) feet continuing along the southerly sideline of George Thomas Road to a point;

Thence South eighty-three degrees twenty-five minutes five seconds East four hundred seventy-four and sixty-one hundredths (474.61) feet continuing along the southerly sideline of George Thomas Road to a point;

Thence North zero degrees eight minutes twenty-nine seconds East eight and thirty-five hundredths (8.35) feet continuing along George Thomas Road to a point;

Thence South eighty-one degrees five minutes thirty-nine seconds East two hundred three and ninety-six hundredths (203.96) feet continuing along the southerly sideline of George Thomas Road to its point of intersection with the westerly sideline of Cape Cod Hill Road and a 5/8 inch rebar with surveyors cap #2418 set;

Thence southwesterly along the westerly sideline of Cape Cod Hill Road and following a curve to the left having a radius of three hundred forty-three and six hundredths (343.06) feet a distance of four hundred nineteen and forty-two hundredths (419.42) feet to a point;

Thence South two degrees twenty-four minutes thirty-four seconds East ninety and seventy-two hundredths (90.72) feet continuing along the westerly sideline of Cape Cod Hill Road to a 5/8 inch rebar with surveyor's cap #2418 set at the northeasterly corner of land now or formerly of Kenneth Robert Weiss;

Thence South eighty-seven degrees thirty-five minutes twenty-six seconds West nine hundred thirty-six and thirty-two hundredths (936.32) feet by land now or formerly of Walter Weis and Rita G. Weiss to a 5/8 inch rebar with surveyors cap #2418 set on the easterly line of the aforementioned Jay A. Ducharme;

Thence North thirty-three degrees fifty-two minutes twenty seconds West one hundred eighty-two and twenty-eight hundredths (182.28) feet along a land of Ducharme to a 5/8 inch rebar with surveyors cap #351 found;

Thence North twenty-three degrees twenty-six minutes fifty-five seconds East two hundred fifty-five and seventy-four hundredths (255.74) feet continuing along land of Ducharme to a 5/8 inch rebar with surveyor's cap #2418 set;

Thence North eleven degrees one minute seventeen seconds East two hundred ninety-four and sixty-five hundredths (294.65) feet continuing along land of Ducharme to the Point of Beginning.

Bearings are referenced to magnetic North as observed with a handheld compass along one side of the traverse in December 2016.

All bearings and distances are from a plan entitled "Property of Walter Weiss and Rita G. Weiss" as prepared by Loon F.W. LLC Land Surveying dated June 2017 and recorded in said Registry of Deeds as Plan #6108.

Being the premises described in a deed from Kenneth Robert Weiss, Successor Trustee under the Weiss Family Trust under Trust Agreement dated May 16, 1991, to Stephen M. Weiss, said deed dated June 30, 2017, recorded in said Registry of Deeds in Book 3924, Page 278.

Witness my hand and seal this 16th day of May, 2018.

Eri Murphy
Witness

Stephen M. Weiss
Stephen M. Weiss

STATE OF _____
County of _____
**BRIAN PRICE
NOTARY PUBLIC
Lee County
State of Georgia
My Comm. Expires June 22, 2020**

May 16, 2018

Personally appeared the above named Stephen M. Weiss and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Brian Price
Notary Public