

18 George Thomas Road, New Sharon, ME 04955  
 List Number: 1404018  
 Status: Active

Neighborhood  
 Association:  
 County:  
 Property Type:

**Public Synopsis**  
 n/a Seasonal: No  
 Franklin  
 Residential

**ORIGINAL**

List Price: \$179,000



**General Information**  
 Property Sub-Type: Single Family Residence  
 # Rooms: 5  
 # Bedrooms: 3 Baths:1/0  
 Style: Ranch  
 Year Built: 2018  
 Surveyed: Yes  
 # Fireplaces: 0

**Water Information**  
 Water Frontage: No

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

**Tax/Deed/Community Information**  
 Book/Page/Deed: 3998/165/ Partial  
 Map/Block/Lot: R3 / 14-1  
 Full Tax \$325/ 2018  
 Amount/Year:  
 Tax ID: 18georghomasrdnewsharonmapR3lot14-1

**Interior Information**

Room Name	Length	Width	Level	Room Features
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	Construction:	Wood Frame
Parking:	1 - 4 Spaces	Basement Info:	Full; Unfinished
Location:	Rural	Foundation Materials:	Poured Concrete
Restrictions:	No Restrictions	Exterior:	Vinyl Siding
Roads:	Gravel/Dirt; Public	Roof:	Metal; Shingle
Electric:	Circuit Breakers	Heat System:	Direct Vent Furnace
Gas:	Bottled	Heat Fuel:	Gas Bottled
Sewer:	Private Sewer; Septic Existing on Site	Water Heater:	Gas; Off Heating System; On Demand
Water:	Private; Well Existing on Site	Cooling:	None
Basement Entry:	Walk-Out	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: New Home being built, buy before its finished to choose flooring and appliances. Rural location within 20 minutes of Farmington and 1/2 hour or Augusta.

**Listing/Agent/Office Information**

Listing Office: Harris Real Estate 2084

Prepared by Kim Reynolds on Friday, February 08, 2019 10:42 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. Boudin 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







## 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.

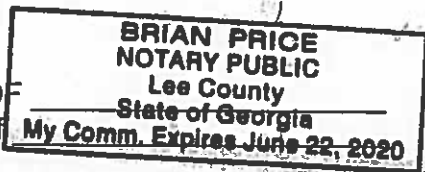
Being the premises described in a deed from Kenneth Robert Weiss, Successor Trustee under the Weiss Family Trust under Trust Agreement dated May 16, 1991, to Stephen M. Weiss, said deed dated June 30, 2017, recorded in said Registry of Deeds in Book 3924, Page 278.

Witness my hand and seal this 16<sup>th</sup> day of May, 2018.

Eri Murphy  
Witness

Stephen M. Weiss  
Stephen M. Weiss

STATE OF \_\_\_\_\_  
County of \_\_\_\_\_



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