

Private Synopsis

1439 Main Street, Wilton, ME 04294

List Number: 1410837

Status: Active

Neighborhood Association: n/a

Seasonal: No

County: Franklin

Property Type: Residential

List Price: \$117,000

Original List Price: \$117,000

General Information

Property Sub-Type: Single Family Residence

# Rooms: 6

# Bedrooms: 2 Baths:1/0

Style: Ranch

Year Built: 1930

Surveyed: No

# Fireplaces: 0

Water Information

Water Frontage: No

Water Body Type: Lake

SqFt Finished Above Grade +/-: 1,346

SqFt Finished Below Grade +/- : 0

SqFt Finished Total +/-: 1,346

SqFt Source: Public Records

Leased Land: No

Lot Size Acres +/-: 0.97

Source of Acreage: Public Records

Zoning: as per town

Bank Owned REO: No

Tax/Deed/Community Information

Book/Page/Deed: 3807/173/ All

Map/Block/Lot: 34/ / 99

Full Tax Amount/Year: \$1,667/ 2018

Tax ID: WILN-000034-000000-

000099

School District: RSU 09



Interior Information

Appliances Included: Dishwasher; Electric Range; Refrigerator

Property Features

Site: Level; Open  
Driveway: Paved  
Parking: On Site  
Location: Near Town; Rural  
Recreational Water: Nearby  
Roads: Paved; Public  
Electric: Circuit Breakers  
Gas: No Gas  
Sewer: Public Sewer  
Water: Public  
Basement Entry: Bulkhead

2 Detached Houses: No  
on 1 Lot:  
Construction: Wood Frame  
Basement Info: Full; Unfinished  
Foundation Materials: Block  
Exterior: Aluminum Siding; Vinyl Siding  
Roof: Metal  
Heat System: Forced Air; Hot Air  
Heat Fuel: Oil  
Water Heater: Electric  
Cooling: None  
Floors: Carpet; Laminate; Wood  
Vehicle Storage: 2 Car; Detached  
Amenities: 1st Floor Bedroom; Bathtub; Deck; Laundry - 1st Floor; One-Floor Living

Remarks

Remarks: Ranch style home near downtown Wilton with a 2 car garage. Plenty of storage over the garage, full basement, well cared for home. Hardwood floors and large kitchen are just some of the great features of this home.  
Showing Instructions: Call Listing Broker; Notice Required

Listing/Agent/Office Information

Days On Market: 0  
Pending Date:  
Listing Member: Jeffrey Harris 009608  
Listing Member Email: jeffharris@harrisrealestate.net  
Listing Office: Harris Real Estate 2084  
List Date: 04/17/2019  
Withdrawal Date:  
Expiration Date: 10/17/2019  
Agent Cell Phone: 207-491-6001  
Agent Phone: 207-779-9000  
Office Phone: 207-779-9000  
Terminated Date:  
Buyer Agency: 3%  
Sub Agency:  
Transaction Broker: 3%

Prepared by Kim Reynolds on Friday, April 19, 2019 12:36 PM.

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PROPERTY LOCATED AT: 1439 Maine Street, Wilton, ME 04294

**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: \_\_\_\_\_ 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: owner

Seller Initials SW \_\_\_\_\_ Page 1 of 7 Buyer Initials \_\_\_\_\_

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**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: \_\_\_\_\_ OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

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: \_\_\_\_\_

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

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: owner

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**SECTION III - HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot air oil			
Age of system(s) or source(s)	UNKNOWN			
Name of company that services system(s) or source(s)	Fairly Modern			
Date of most recent service call	2015			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	750 GAL			
Malfunction per system(s) or source(s) within past 2 years	NONE			
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: 2-2016
    - Date chimney last cleaned: \_\_\_\_\_
- Direct/Power Vent: .....  Yes  No  Unknown
- Comments: \_\_\_\_\_
- 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** - 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: \_\_\_\_\_

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

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

Comments: \_\_\_\_\_

Source of information: OWNER

**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: OWNER

**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: OWNER

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PROPERTY LOCATED AT: 1439 MAINE ST WILTON 04294

**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: owner

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

If Yes, explain: \_\_\_\_\_

Source of information: owner

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? \_\_\_\_\_

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): \_\_\_\_\_

Seller Initials SW

Buyer Initials \_\_\_\_\_

PROPERTY LOCATED AT: 1439 Maine ST Wilton 04294

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: NONE

Year Principal Structure Built: 1930

What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: HAS METAL ROOF

Water, moisture or leakage: NONE

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: IN SPRING TIME IT LEAKS UNTIL GROUND DRY

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  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: \_\_\_\_\_

Source of Section V information: OWNER

Seller Initials SZW

Buyer Initials \_\_\_\_\_

PROPERTY LOCATED AT: 1439 Maine ST Wilton ME 04294

**SECTION VI - ADDITIONAL INFORMATION**

Nice affordable home in nice location. Home has nice Hardwood Floors and large living room + bedrooms large laundry room and nook area that could be used as office space 2 car detached garage with space for workshop and storage UPSTAIRS.

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.

[Signature] 4-17-2019  
SELLER DATE SELLER DATE

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



# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN SARAH Z WILLIAMS (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 1439 MAINE ST  
WILTON MAINE 04294

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.)

Sarah Z Williams 4-17-2019  
Seller Date Buyer Date

Jeff Harris 4-17-2019 Jeff Harris  
Seller Date Buyer Date  
Jeff Harris 4-17-2019 Jeff Harris  
Agent Date Agent Date

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Kimberly Reynolds

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MORTGAGE INSPECTION OF: DEED BOOK 3216 PAGE 65 COUNTY Franklin  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 1439 Main Street, Wilton, Maine

Job Number: 882-39

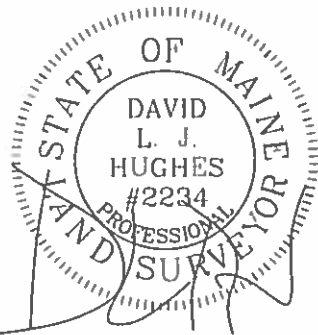
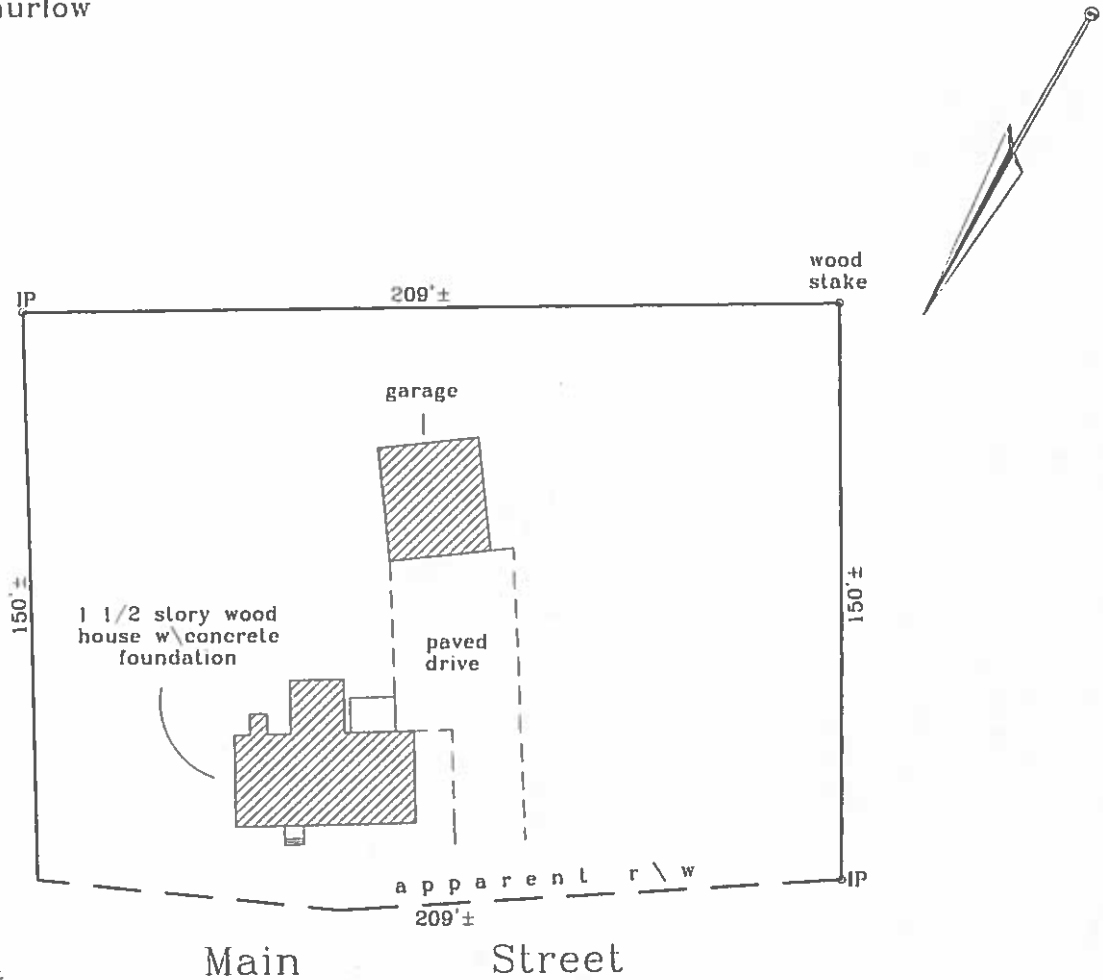
Inspection Date: 03-08-16

Scale: 1" = 50'

Client File #: 0216-00105

Buyer: Sarah Z. Williams

Seller: Tracy A. Thurlow



NOTE: Lines of occupation are shown. A boundary survey may yield different results.

I HEREBY CERTIFY TO: Market Street Settlement Group, LLC

Northeast Bank and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230063-0008B.

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wellands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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**Livingston-Hughes**

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-987-9761 phone

207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Return to:

Sarah Z. Williams  
1439 Main Street  
Wilton, ME 04294


### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Tracy A. Thurlow**, of 1439 Main Street, Wilton, ME 04294, for consideration paid, grant to **Sarah Z. Williams**, of 270 Turner Street, Auburn, ME 04210, with **WARRANTY COVENANTS**:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Linda P. Taylor, Peter L. Parlin and Loanne J. Mosher dated 12/29/2009 and recorded at Book 3216, Page 65 in the Franklin County Registry of Deeds.

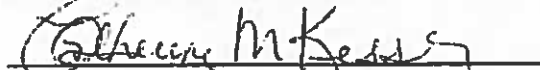
Executed this 18<sup>th</sup> day of March, 2016.

  
Tracy A. Thurlow

State of Maine  
County of Franklin

March 18, 2016

Then personally appeared before me the said Tracy A. Thurlow and acknowledged the foregoing to be his/her voluntary act and deed.

  
Notary Public/Attorney at Law  
Commission expiration:





**EXHIBIT A**

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Wilton, Franklin County, State of Maine, bounded and described as follows:

Beginning at a point marked by an iron pin set in the ground thirty-three (33) feet from the center line of the main highway through East Wilton Village, formerly the location of State Highway No.4, and five (5) feet southerly from a large maple tree; thence northeasterly along the southeasterly side of the highway two hundred nine (209) feet to a point marked by another iron pin set in the ground; thence southeasterly, at right angles to the highway, one hundred fifty (150) feet, along land reserved by William H. Barron and Joan E. Barron to a point marked by another iron pin set in the ground; thence southwesterly two hundred nine (209) feet along line of land reserved by said Barrons to a point marked by another iron pin set in the ground; thence northwesterly one hundred fifty (150) feet along line of land reserved by said Barrons to the point of beginning.

Together with all right and title of the Barrons to the land between the line made by the first course given herein and the center line of the highway, and together with the right and easement to use and maintain the portion of the drainage field on adjoining land of the said Barrons, which services a septic tank on the premises above described.