

Private Synopsis

1160 Rangeley Road, Coplin Pt, ME 04982

List Number: 1412434

Status: Active

Neighborhood Association: n/a

County: Franklin

Property Type: Residential

Seasonal: No

Franklin

Residential

List Price: \$499,900
Original List Price: \$499,900



General Information

Property Sub-Type: Single Family Residence
Rooms: 8
Bedrooms: 3 Baths:1/1
Style: Cape
Year Built: 2006
Surveyed: Yes
Fireplaces: 0

Water Information

Water Frontage: No

SqFt Finished Above 2,400
Grade +/-:
SqFt Finished Below 0
Grade +/- :
SqFt Finished Total +/-: 2,400
SqFt Source: Seller
Leased Land: No
Lot Size Acres +/-: 45
Source of Acreage: Survey
Zoning: As per town
Bank Owned REO: No

Tax/Deed/Community Information

Book/Page/Deed: 1801/56/ All
Map/Block/Lot: 02/ / 21
Full Tax Amount/Year: \$3,300/ 2018
Tax ID: 1160RangeleyRdMap02lot2

Interior Information

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Kitchen			First	Eat-in Kitchen	Master Bedroom			Second	
Dining Room			First						
Living Room			First						
Bedroom			Second						
Bedroom			Second						

Appliances included: Dishwasher; Dryer; Gas Range; Microwave; Refrigerator; Washer

Property Features

Site:	Level; Pasture/Field; Rolling/Sloping; Well Landscaped; Wooded	2 Detached Houses on 1 Lot:	No
Driveway:	Gravel	Construction:	Post & Beam
Parking:	1 - 4 Spaces; On Site	Basement Info:	Full; Sump Pump; Unfinished
Location:	Rural	Foundation:	Poured Concrete
Recreational:	Nearby; River/Brook/Stream	Materials:	
Water:		Exterior:	Shingle Siding
Roads:	Paved; Public	Roof:	Pitched; Shingle
Electric:	Circuit Breakers; Generator Hookup	Heat System:	Baseboard; Radiant
Gas:	Bottled	Heat Fuel:	Oil; Wood
Sewer:	Septic Existing on Site	Water Heater:	Off Heating System
Water:	Well Existing on Site	Cooling:	None
Basement Entry:	Interior	Floors:	Tile; Wood
		Vehicle Storage:	2 Car; Attached; Barn; Carport; Detached; Direct Entry to Living; Other Vehicle Storage
		Amenities:	Bathtub; Out Building; Porch; Security System; Shed
		View:	Fields; Mountain(s); Scenic; Trees/Woods

Remarks

Remarks: Beautifully built custom Cape home with several outbuildings and attached garage with a car bay and a utility bay perfect for the lawn tractor, 4 wheeler or snowmobile. This home offers a unique design with a classic country kitchen offering custom counter tops, 6 burner range, Subzero fridge, and built-in microwave. The living room is spacious and inviting with its exposed beams, hardwood floors and afternoon sun. The property consists of the home with attached garage, separate 2 bay shed and a large detached workshop along with 45 acres of fields and woods with scenic mountain views. Don't miss the opportunity to own this picturesque home in the western Maine mountains.
Showing Instructions: Call Listing Broker

Listing/Agent/Office Information

Days On Market: 0	List Date: 05/01/2019	Expiration Date: 10/31/2019	Terminated Date:
Pending Date:	Withdrawal Date:	Agent Cell Phone: 207-778-1444	Buyer Agency: 2.5%
Listing Member: Adrian Harris 009552		Agent Phone: 207-778-1444	Sub Agency:
Listing Member Email: adrianharris@harrisrealestate.net		Office Phone: 207-779-9000	Transaction Broker: 2.5%
Listing Office: Harris Real Estate 2084			

Prepared by Kim Reynolds on Wednesday, May 01, 2019 4:39 PM.

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PROPERTY LOCATED AT: 1160 Rangeley Road, Caplin Pt, Me.

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: N/A 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: West+left of home

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 1

Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: _____

Seller Initials _____

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: Right of garage OR Unknown

Date installed: 2006 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: unknown Name of company servicing tank: unknown

Leach Field: Yes No Unknown

If Yes, Location: Right of Garage

Date of installation of leach field: 2006 Installed by: Nile Contracting

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 _____ Page 2 of 7 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)	HWBB	Wood Boiler	Propane Heater	Wood Stove
Age of system(s) or source(s)	2009	2009	unknown	unknown
Name of company that services system(s) or source(s)	Valley Gas	Valley Gas	none	none
Date of most recent service call	2016	2016	none	none
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown normally Relies on Wood	approx 5 Cords	unknown	unknown
Malfunction per system(s) or source(s) within past 2 years	none	none	none in Workshop	none in Workshop
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: Seller

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 _____ 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 _____

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: See Deed

Source of information: Deed Book 1801 Page 056 - Survey Plan Book 143 1/2 Page 24

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: Rangelay Power Company

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

Seller Initials _____

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?.....

..... Homestead Exemption 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: Propane Tank

Year Principal Structure Built: 2006

What year did Seller acquire property? 1998

Roof: Year Shingles/Other Installed: 2006

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: _____

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: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION VI — ADDITIONAL INFORMATION

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.

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



WARRANTY DEED

010735

We, **JEFFREY PANCIS** of 26 Battle Ridge Rd., Morris Plains, NJ 07950 and **ESTER ROSE GURVICH** of 13 Kingsley Avenue, Marlton, NJ 08053

for consideration paid, grant to **DAVID S. NILE** of P.O. Box 331, Stratton, ME 04932

with **WARRANTY COVENANTS**

a certain lot or parcel of land situated in Coplin Plantation, Franklin County, Maine and being all and the same as shown on Plan entitled "Green Farm Parcel of Leonid & Lilly Pancis, Coplin Pt., Franklin County, Maine. By Acme Engineering & Design, Inc., Chesterville, Maine. Area: 45 acres. Approved: Peter B Cook. Date: 10/14/1979", which said Plan is recorded in the Franklin County Registry of Deeds in Book 143 1/2, Page 24.

ALSO CONVEYING the right to use, with others, the Former Railroad Right of Way as shown on said plan.

EXCEPTING AND RESERVING THEREFROM a Right of Way, 100 feet in width, for the purpose of maintaining transmission lines, as conveyed by Warranty Deed of Wolf Kraemer and Herta C. Kraemer to Rangeley Power Company, dated June 7, 1963, and recorded in the said Registry in Book 379, page 513

Being the same premises conveyed to Jeffrey Pancis and Ester Rose Gurvich by two deeds from Lilly B. Pancis, one dated April 21, 1997, recorded in said Registry in Book 1680, Page 330 and one dated June 9, 1998, recorded in Book 1762, Page 335.

WITNESS our hands and seals this 3 day of November, 1998.

Jeffrey Pancis
Jeffrey Pancis

Ester Rose Gurvich
Ester Rose Gurvich

THE STATE OF New Jersey, ss.

November 3, 1998

Then personally appeared the above named Jeffrey Pancis and Ester Rose Gurvich and acknowledged the foregoing instrument to be their free act and deed,

SEAL

Before me,

Jessica Panchana

Attorney at Law - Notary Public

My Commission Expires Jessica Panchana
NOTARY PUBLIC OF NEW JERSEY
My Commission

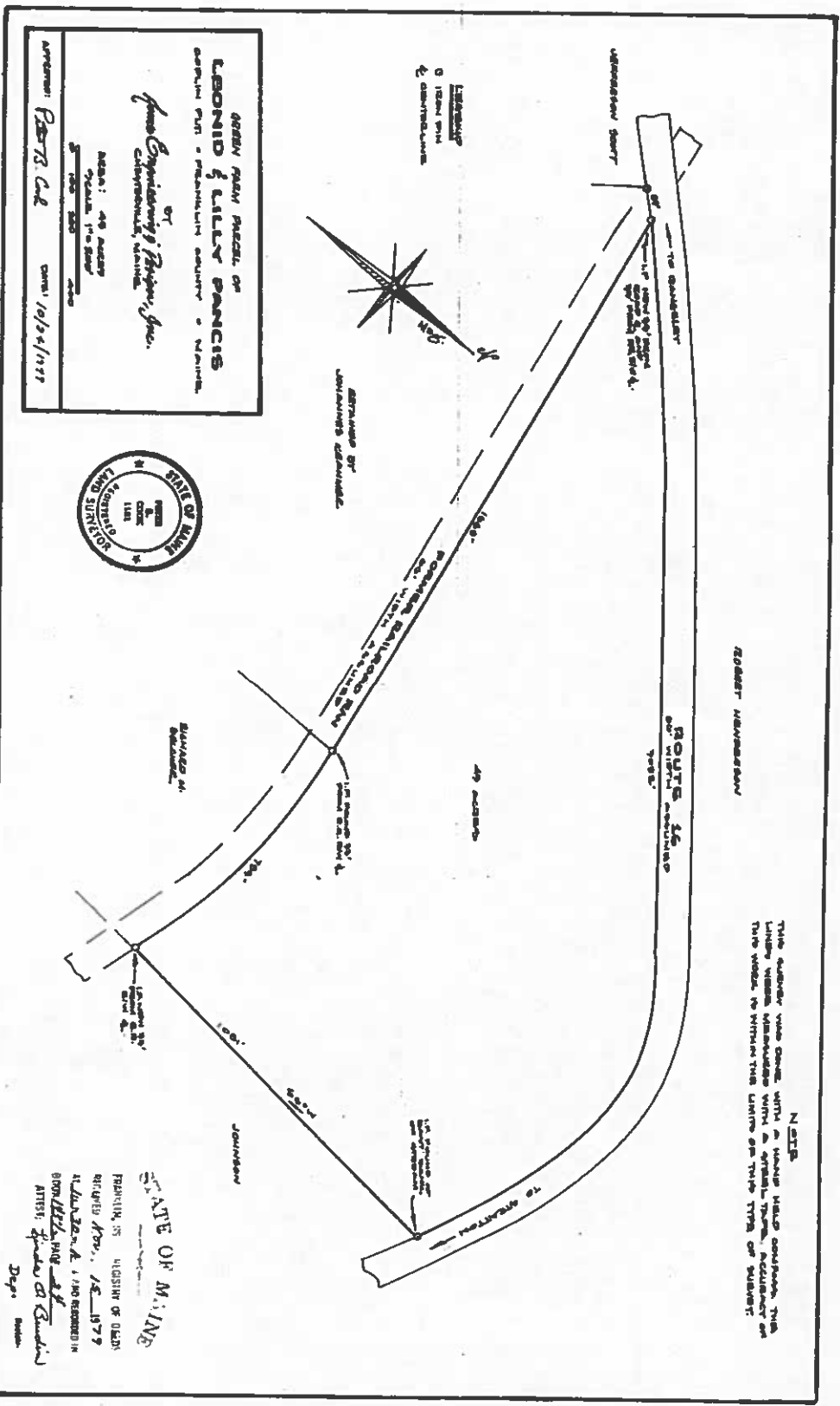
Maine Real Estate
Transfer Tax Paid

As D. Gordon

Franklin County
Received: November 16, 1998
Time: 10 H 24 M AM
Attest:
Recorder Susan A Black

ROBERT HANCOCK

NOTE
This survey was done with a chain held taut. The
lines were measured with a spirit level, accuracy of
the work is within the limits of this type of survey.



GREEN PAST PACEL OF
LEONID & LILLY PANICIS
 CAPITAL CITY - PRINCETON COUNTY - VIRGINIA.
 OR
James Engineering & Survey, Inc.
 CHARLOTTE, N.C.
 AREA: 40 ACRES
 SCALE: 1" = 100'



STATE OF MARYLAND
 FRANCIS W. WHELAN, JR. COMMISSIONER OF LAND
 REPORTED Nov. 18, 1979
 ALAN B. A. 1 AND RECORDS IN
 DISTRICT OF PRINCETON
 ATTEST: *Francis W. Whelan, Jr.*
 Dep. Comm.