

Private Synopsis

2168 New Vineyard Road, New Vineyard, ME 04956

List Number: 1425248

Status: Active

Neighborhood Association: n/a

County: Franklin

Property Type: Residential

Seasonal: Unknown

List Price: \$56,000

Original List Price: \$56,000



General Information

Property Sub-Type: Single Family Residence
 # Rooms: 3
 # Bedrooms: 1 Baths: 0/0
 Style: Camp
 Year Built: 1998
 Surveyed: No
 # Fireplaces: 0

Water Information

Water Frontage: Yes
 Water Frontage Amt+/-: 1,430
 Waterfront Owned+/-: 1,430
 Waterfront Shared+/-: 0
 Water Body: Lemon Stream
 Water View: No
 Water Body Type: Stream

SqFt Finished Above Grade +/-: 561
 SqFt Finished Below Grade +/- : 0
 SqFt Finished Total +/-: 561
 SqFt Source: Seller
 Leased Land: No
 Lot Size Acres +/-: 15.5
 Source of Acreage: Seller
 Zoning: none
 Bank Owned REO: No

Tax/Deed/Community Information

Book/Page/Deed: 2756/190/ All
 Map/Block/Lot: R071 / 012
 Full Tax: \$773/ 2018
 Amount/Year:
 Tax ID: 2168NewVineyardRdMap)7Lot012

Interior Information

Property Features

Site: Rolling/Sloping; Wooded
 Driveway: Gravel
 Parking: 1 - 4 Spaces
 Location: Rural
 Recreational Water: River/Brook/Stream
 Roads: Paved; Public
 Electric: Circuit Breakers
 Gas: Bottled
 Sewer: None
 Water: Private; Well Existing on Site
 Basement Entry: Not Applicable

Construction: Wood Frame
 Basement Info: Crawl Space
 Foundation Materials: Pillar/Post/Pier
 Exterior: Wood Siding
 Roof: Metal
 Heat System: Stove
 Heat Fuel: Wood
 Water Heater: None
 Cooling: None
 Floors: Wood
 Vehicle Storage: No Vehicle Storage
 Amenities: Deck; Outhouse/Privy
 View: Trees/Woods

Remarks

Remarks: Well maintained 3 room camp with 1.5 +/- acres on Lemon Stream. drilled well installed but no piped into the camp yet.
 Showing Instructions: Call Listing Broker

Listing/Agent/Office Information

Internal List #:	Variable Rate Comm: No	Expiration Date: 07/12/2020	Buyer Agency: 3%
Listing Agreement: Exclusive Right To Sell	List Date: 07/12/2019	Pending Date:	Sub Agency:
Days On Market: 0	Withdrawal Date:	Terminated Date:	Transaction Broker: 3%
Name	Primary	Cell	Fax
LA: Adrian Harris (009552)	207-778-1444	207-778-1444	
LO: Harris Real Estate (2084)	207-779-9000		207-779-9002
			E-mail
			adrianharris@harrisrealestate.net

Prepared by Kim Reynolds on Thursday, July 18, 2019 9:38 AM.

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PROPERTY LOCATED AT: 2168 New Vineyard Road, New Vineyard

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: North East of Camp
Installed by: unk
Date of Installation: unk

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

Comments: Estate Sale

Source of Section I information: Personal Representative of Estate

Seller Initials None _____ 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: Out House

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: East of Home 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: _____

Seller Initials RWC _____

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)	Gas Propane	Wood stove		
Age of system(s) or source(s)	unk	unk		
Name of company that services system(s) or source(s)	unk	unk		
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
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 HW _____

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 dwr _____

Page 4 of 7

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? _____

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 HR _____

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: 1998±

What year did Seller acquire property? 2006

Roof: Year Shingles/Other Installed: _____

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: _____ 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: This is Estate Sale

Seller Initials BCB

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.

ESTATE OF THOMAS R. RICHARDSON
PERSON REPRESENTATIVE _____
SELLER *6-12-19* 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

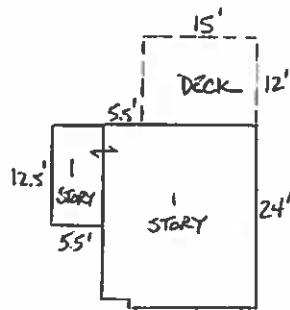
BUYER DATE BUYER DATE







- 15.5 ACRES
- DRILLED WELL
- PRIVY
- GRAVEL DRIVEWAY



$$\begin{array}{r} 20.5 \times 24 = 492 \\ 5.5 \times 12.5 = 69 \\ \hline 561 \text{ sq} \end{array}$$



990'
NEW VINEYARD ROAD (NEW VINEYARD)

(NOT TO SCALE)

WARRANTY DEED

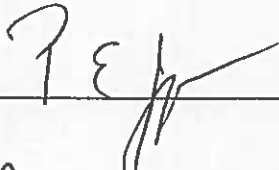
We, **Gerald J. Gagnon**, of Baltic, State of Connecticut, **William H. Cron** of Boynton, State of Virginia and **Richard Messenkopf** of Winston-Salem, State of North Carolina, for consideration paid, grant to **Thomas K. Richardson** of 11 Diana Avenue, Smithfield, State of Rhode Island 02917 with WARRANTY COVENANTS, a certain lot or parcel of land, with the buildings thereon, situated in **New Vineyard**, Franklin County, State of Maine, bounded and described as follows:

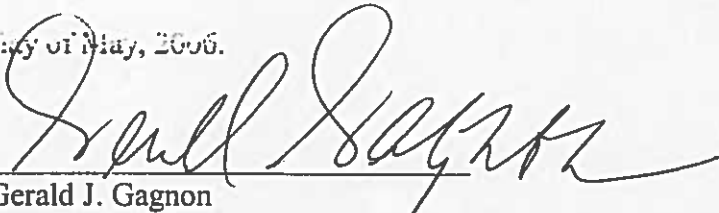
Beginning at an iron pin on the Westerly side of Route #27, said pin being located in the Northeasterly corner of land now or formerly owned by Norman Jeffries, and from thence running one - along the westerly side of Route #27 North twenty-seven degrees East, more or less, (N 27° E) a distance of nine hundred ninety (990) feet, more or less, to a point marked by a stone monument, and thence running two - North seventy degrees West (N 70° W), a distance of eight hundred fifty-one (851) feet, more or less, along a spotted woods line to an iron pin, and from thence running three - southerly along the center of Lemon Stream, so called, a distance of two hundred (200) feet, more or less, and thence southeasterly continuing in the center of Lemon Stream a distance of five hundred eighty (580) feet, more or less, and from thence running four - southwesterly continuing in the center of said Lemon Stream a distance of six hundred fifty (650) feet, more or less, to a point in the lands of Norman Jeffries and the center of said Lemon Stream and from thence running five - South fifty-seven degrees twenty-three minutes East, more or less, (S 57° 23' E) along the lands of said Jeffries seven hundred forty (740) feet, more or less, to the point and place of beginning. The above premises to contain fifteen and one half (15½) acres, more or less.

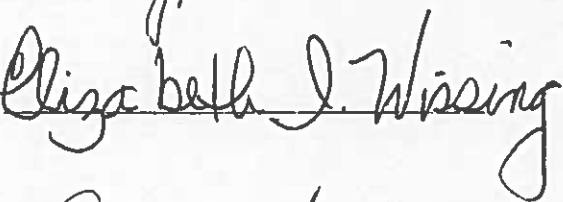
Reference is made to a deed from Richard Rothstein to Gerald J. Gagnon, William H. Cron and Richard Messenkopf dated October 24, 1995 and recorded in the Franklin County Registry of Deeds at Book 1556, Page 239.

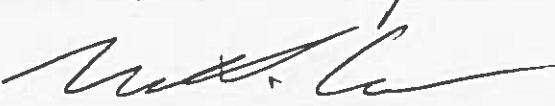
Gerald J. Gagnon is the son of Lea Gagnon, former owner who passed away February 21, 1980.

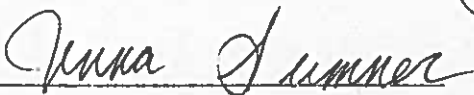
WITNESS our hands and seals this 9th day of May, 2006.

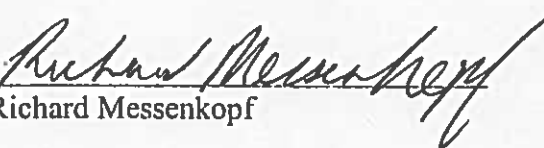



Gerald J. Gagnon




William H. Cron



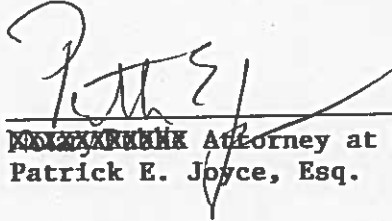

Richard Messenkopf

Maine Real Estate
Transfer Tax Paid

STATE OF MAINE
Franklin, ss.

May 9th, 2006

Then personally appeared before me the above-named Gerald J. Gagnon and acknowledged the foregoing instrument to be his free act and deed,



Attorney at Law
Patrick E. Joyce, Esq.

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

*Patrick Gagnon
Farm*