

Private Synopsis

1160 Rangeley Road, Coplin Plt, ME 04982

List Number: 1412434

Status: Active

Neighborhood Association: n/a

County: Franklin

Property Type: Residential

Seasonal: No

Franklin

Residential

List Price: \$349,1

Original List Price: \$499,1



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 Grade +/-: 2,400

SqFt Finished Below Grade +/-: 0

SqFt Finished Total +/-: 2,400

SqFt Source: Seller

Leased Land: No

Lot Size Acres +/-: 2.5

Source of Acreage: Seller

Zoning: As per town

Bank Owned REO: No

Bank Owned REO: No

Tax/Deed/Community Information

Book/Page/Deed: 1801/56/ Partial

Map/Block/Lot: 02/ / 21

Full Tax Amount/Year: \$3,300/ 2018

Tax ID: 1160RangeleyRdMap021c

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; 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 wheel 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, 2.2 acres with more land available, and 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

Internal List #:	Variable Rate Comm: No	Expiration Date:	10/31/2019	Buyer Agency:	2.5%
Listing Agreement:	Exclusive Right To Sell	List Date:	05/01/2019	Pending Date:	
Days On Market:	114	Withdrawal Date:		Terminated Date:	
LA:	Adrian Harris (009552)	Primary:	207-778-1444	Cell:	207-778-1444
LO:	Harris Real Estate (2084)			Fax:	207-779-9002
				E-mail:	adrianharris@harrisrealestate.net
				Transaction Broker:	2.5%

Prepared by Kim Reynolds on Friday, August 23, 2019 9:49 AM.

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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 \_\_\_\_\_

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 \_\_\_\_\_

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: Rangleley 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 Plt.,  
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 14372, 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 Krahrmer and  
Herta C. Krahrmer 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.

Maine Real Estate  
Transfer Tax Paid

\_\_\_\_\_  
Jeffrey Pancis  
\_\_\_\_\_  
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 **SEAL**  
acknowledged the foregoing instrument to be their free act and deed.

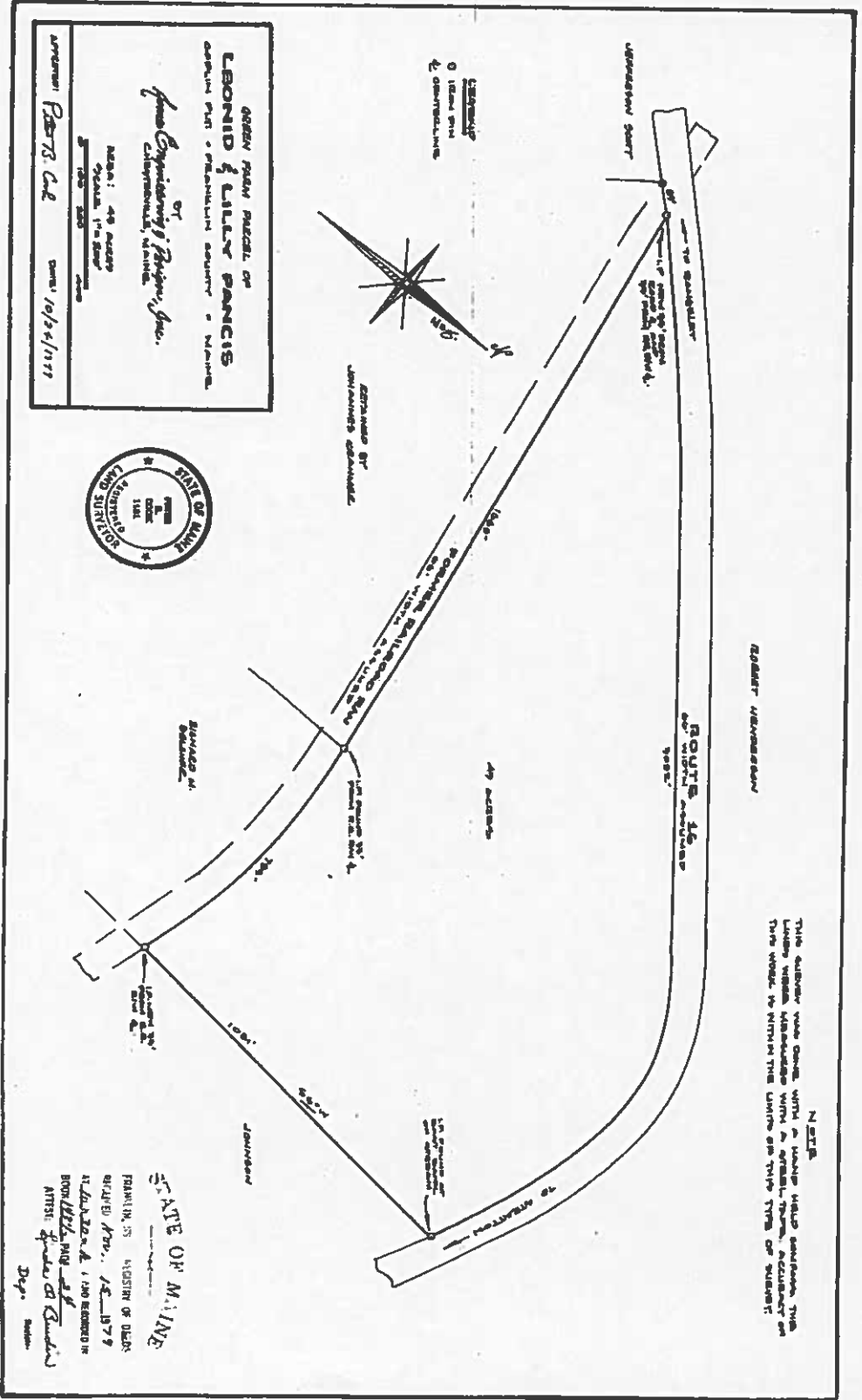
Before me, \_\_\_\_\_  
*Jessica Panchana*

Attorney-at-Law - Notary Public  
My Commission Expires **JESSICA PANCHANA**  
**NOTARY PUBLIC OF NEW JERSEY**  
By Commission \_\_\_\_\_

*As of 10/14/98*

Franklin County  
Received: November 16, 1998  
Time: 10 H 34 M AM  
Attest:  
Register *Susan A Black*

N.B. THIS SURVEY WAS DONE WITH A LEAD LINE AND THEREFORE THE LINES WERE MEASURED WITH A GREAT CARE, ACCURACY OF THIS ROAD TO WITHIN THE LIMITS OF THIS TYPE OF SURVEY.



ORDER FROM BUREAU OF  
**LEONID J. LULLY PANGIS**  
 COUNTY CLERK - FRANKLIN COUNTY - MAINE  
 of  
*James G. Gosselin & Son, Inc.*  
 CHIPPENWAD, MAINE  
 AREA: 49 ACRES  
 SCALE: 1" = 400'  
 0 100 200  
 APPROVED: *Robert Cole* DATE: 10/24/1977



STATE OF MAINE  
 FRANKLIN COUNTY  
 CLERK OF COURTS  
 100 WATER ST., MAINE  
 BANGOR, MAINE 04401  
 APPROVED: *Robert Cole*  
 DATE: 10/24/1977