

Single Family PUBLIC SYNOPSIS



MLS#: 843836 Status: Current Kickout: No
 300 Moosehead Lake Road Greenville, ME 04441 List Price: \$ 250,000

Directions: From blinking light in town, head south on Route 15. Property is on your left.

Neigh'd/Assoc: Assoc. Fee /Mo:

General/Land Information

Style: Ranch
#Rooms: 6 **#Bedrooms:** 2 **#Baths:** F = 1 3/4 = 0 1/2 = 0
Foundation Sz +/-: **Year Built+/-:** 1990
SqFt Finished Above Grade+/-: 700 **SqFt Finished Below Grade+/-:** 0 **SqFt Finished Total+/-:** 700
 Source of Square Footage: Measured (per ANSI Guidelines)

Color: natural **Lot Size (Acr)+/-:** 3.100 **Road Frontage+/-:** 247
Surveyed: Yes **Seasonal:** No **Zone:** Mixed
Flood Zone: No **Water Body:**
WtrFrnt: No **Amt Wtr Frntge+/-:** **WF Shared+/-:** **WF Owned+/-:**

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		1	1				1
Size:	12x10	7x11	12x11		12x12	10x9				6x9
Cathedral Ceil:	No		Skylight: No		Fireplace: 0		Wood Stove: No		Wood Stove HU: No	
Appliances:	Range-Gas									

Remarks

Highly visible residential/commercial property coming into the Moosehead Lake Region. Many possibilities for this two bedroom log home situated on 3.1 acres with 247 feet of road frontage on Route 15.

Property Features - NOTE: Check Detail Reports for complete list of features.

Site: Level, Open, Pasture/Field	Basement Info: Partial
Driveway: Gravel	Foundation Mtrls:
Parking:	Exterior: Log Siding
Location: Rural, Ski Resort, Near Shopping	Roof: Composition
Uses: Commercial, Recreational, Residential	Heat System: Forced, Hot Air
Restrictions:	Heat Fuel: Oil
Recreational Water:	Water Heater: Electric
Roads: Paved, Public	Cooling: No Cooling
Transportation:	Floors: Wood
Electric: 220 Volts, Circuit Breakers	Vehicle Storage: 1 Car, Detached
Gas: Bottled	Amenities: 1ST Floor Bedroom, Laundry-1st Floor
Sewer: Private, Septic Needed On Site	Accessibility Amenities:
Water: Private	Equipment:
Construction: Log	

Tax/Deed/Community Information

Book/Page/Partial: 1143/149/ **Map/Block/Lot:** 4/16A **Tax Amount/Yr:** \$ 1,664 / (2007)
Tax Reduction: **School:**

Off Market Information

Information Provided by: Laura Folsom 009811

	Office: The Folsom Realty Group 1711	Office: 207-695-3766
	Agent Phone: 207-695-3766	Agent Cell: 207-280-1122
	Email: frg1@verizon.net	Virtual Tour:
LAgini: RBF	List Office: The Folsom Realty Group	



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SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 300 Mooshead Lake Rd., Greenville, ME 04441

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: _____
Installed BY: unknown DATE of Installation: unknown
What is the source of your information: owner
USE: Number of Persons currently using system? unoccupied
Does system supply water for more than one household? Yes No Unknown

COMMENTS: Home has been vacant for 2 years

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? none

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: west side of home OR Unknown Date of Installation: unknown
Date of Last Servicing: 2years Name of Company Servicing Tank: Thorpe septic
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: system failed needs replacement

LEACH FIELD: Yes No Unknown

IF YES: Location: West side of home
Date of installation of leach field: unknown Installed By: unknown
Date of Last Servicing: unknown Name of Service Company: unknown
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: owner

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

July 2006 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA oil			
Age of system(s)/source(s)	unknown			
Name of company that services system(s)/source(s)	unknown			
Date of most recent service call	unknown			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	unknown			
Malfunction per system(s)/ source(s) within past 2 years	none			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeced: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown
 COMMENTS: Home unoccupied 1 yr previously rented for 5+-yrs.

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: _____

B. ASBESTOS - Current or previously existing:

- as insulation on the heating system pipes or duct work? 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

IF YES: Source of Information: owners
 COMMENTS: _____

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: _____

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: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)

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 the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____
 Are you aware of any cracking, peeling or flaking paint? Yes No

COMMENTS: _____

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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 road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____
What is your source of information: _____

Are there any tax exemption or reduction 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: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A

• Age: Age of House: 17+- How long has Seller owned it: _____

• Roof: Age - Structure: 17+- Age - Shingles: 17+-

Moisture or leakage: unknown
Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Knowledge of prior 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 the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Home needs to be stained or weather sealed, septic system in need of replacement.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

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

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

