

CWA & Lake St.

Real Estate

Property Information Package

207-794-2460

cwa@cwalakestreet.com
<http://www.cwalakestreet.com>

NOTICE TO POTENTIAL BUYERS AND BROKERS

This information contained in this property information package is subject to errors, omissions, prior sales, changes or withdrawals without notice.

If you intend to use this information in conjunction with an offer to purchase, it is your responsibility to check with the listing agent to insure that you have the most up-to-date and accurate information available. Thank you.



Dept. of Professional & Financial Regulation
Office of Licensing & Registration
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer you should not expect the licensee to promote your best interests or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a **client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate for the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best price and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/06

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maineprofessionalreg.org. Inactive licensees may not practice real estate brokerage.

Public Detail Report

MLS #: 1583745

County: Penobscot

Seasonal: No

List Price: \$160,000

Status: Active

Property Type: Residential

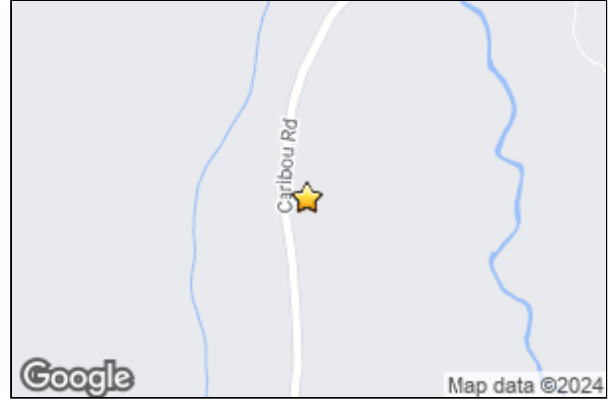
Original List Price: \$160,000

Directions: Take Enfield Road/Route #155 to and through Enfield Village to the Caribou Road on your right. Turn onto the Caribou Road and go 1.3 miles. The property is on your left and a sign is up.



**503 Caribou Road
Enfield, ME 04493-4331**

**List Price: \$160,000
MLS#: 1583745**



General Information

Sub-Type: Single Family Residence	Year Built: 2019	Rooms: 3	Sqft Fin Abv Grd+/-: 500
Style: Cottage	Fireplaces Total: 0	Beds: 2	Sqft Fin Blw Grd+/-: 0
Color: Gray		Baths: 1/0	Sqft Fin Total+/-: 500
			Source of Sqft: Measured

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 1,750	Road Frontage +/-: 2,450
Lot Size Acres +/-: 88	Src of Wtrfrt: Other; Waterfront Other Source: GIS tax Maps	Waterfront Owned +/-: 1,750	Source of Rd Front: Other
Source of Acreage: Public Records	Wtrfront Oth SrcH: GIS tax Maps	Waterfront Shared +/-: 0	Road Frontage Oth Src: Estimate from GIS
Acreage Oth Source: Surveyed Out Lot and Assessors Card	Water Views: No	Water Body Type: Cold Stream Stream	Zoning: See Town of Enfield
Surveyed: No			Zoning Overlay: Yes

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Bedroom 1	10	10	First	Closet
Kitchen	10	20	First	Eat-in Kitchen, Heat Stove
Bedroom 2	10	10	Second	Closet

Property Features

Site: Rolling/Sloping; Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: Partial
Parking: 5 - 10 Spaces	Foundation Materials: Poured Concrete
Location: Near Public Beach; Rural	Exterior: Vinyl Siding
Roads: Gravel/Dirt; Paved; Private; Public	Roof: Shingle
Electric: Circuit Breakers; Energy Storage Device; Off Grid; Photovoltaics Seller Owned	Heat System: Stove
Gas: Bottled	Heat Fuel: Wood
Sewer: Private Sewer; Septic Existing on Site	Water Heater: Gas; On Demand
Water: Private; Well Existing on Site	Cooling: None
Basement Entry: Interior	Floors: Vinyl
	Other Structures: Shed
	Veh. Storage: No Vehicle Storage
	Garage: No
	Garage Spaces: 0
	Amenities: 1st Floor Bedroom; Laundry - 1st Floor
	View: Trees/Woods

Tax/Deed Information

Book/Page/Deed: 14630/325/Partial	Full Tax Amt/Yr: \$1,388/ 2024	Map/Block/Lot: 2//30-2
Deed/Conveyance Type Offered: Quit Claim w/Covenant	School District: RSU 31/MSAD 31	Tax ID: ENFD-000002-000000-000030-000002

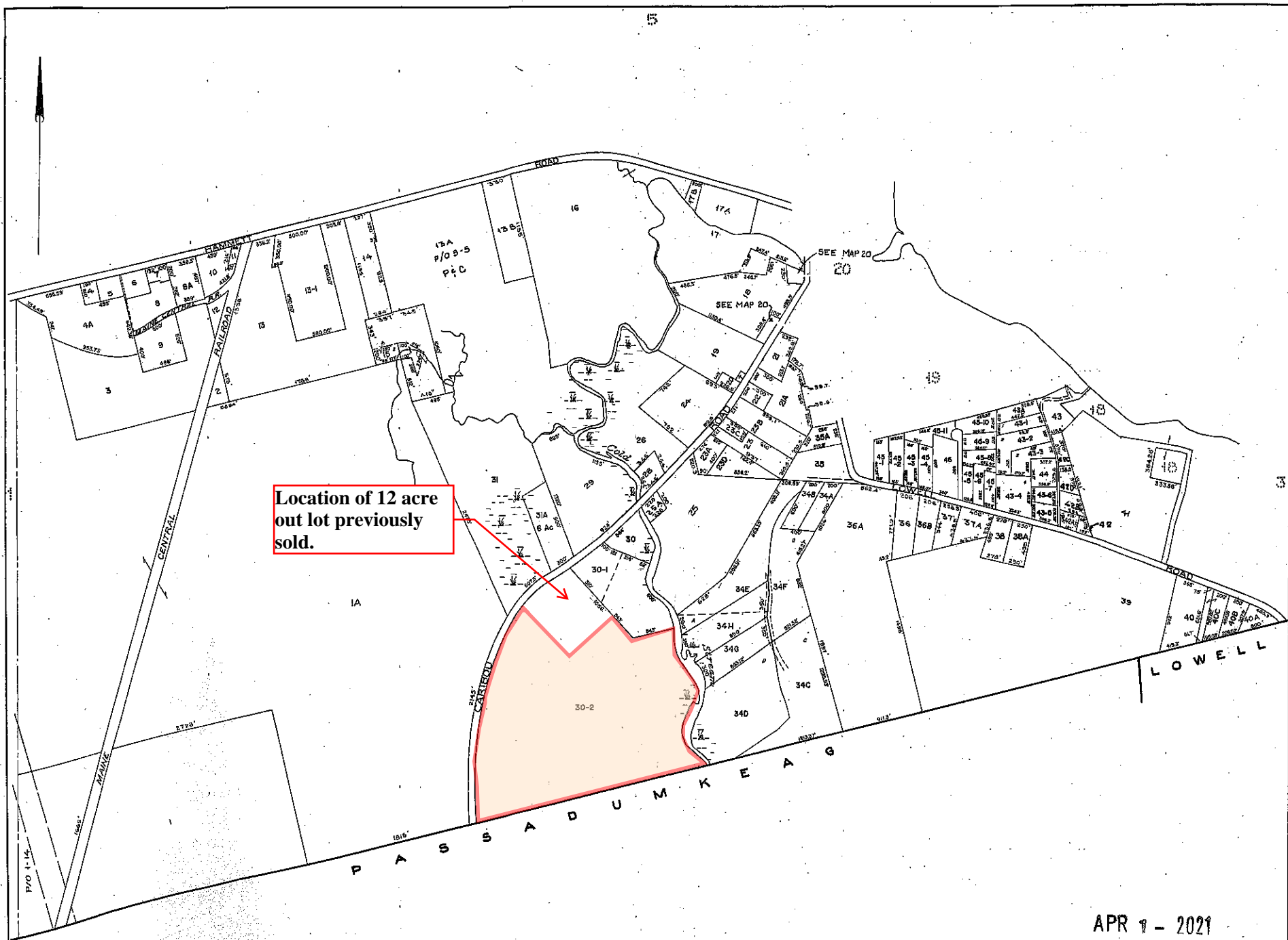
Remarks

Remarks: This small off grid house is on a large lot that is bordered on one side by Cold Stream. There are interior roads on the acreage and a small gravel pit if you wanted to create more. There is also a small pond. No more electric bills as the house is electrified by solar and you could practically heat it with a candle it is so well insulated. This could be used as a getaway or for an off grid lifestyle.

LO: CWA & Lake Street Real Estate

Listing provided courtesy of:

Edmund {Tate} Aylward
CWA & Lake Street Real Estate
5 Lake Street
Lincoln, ME 04457



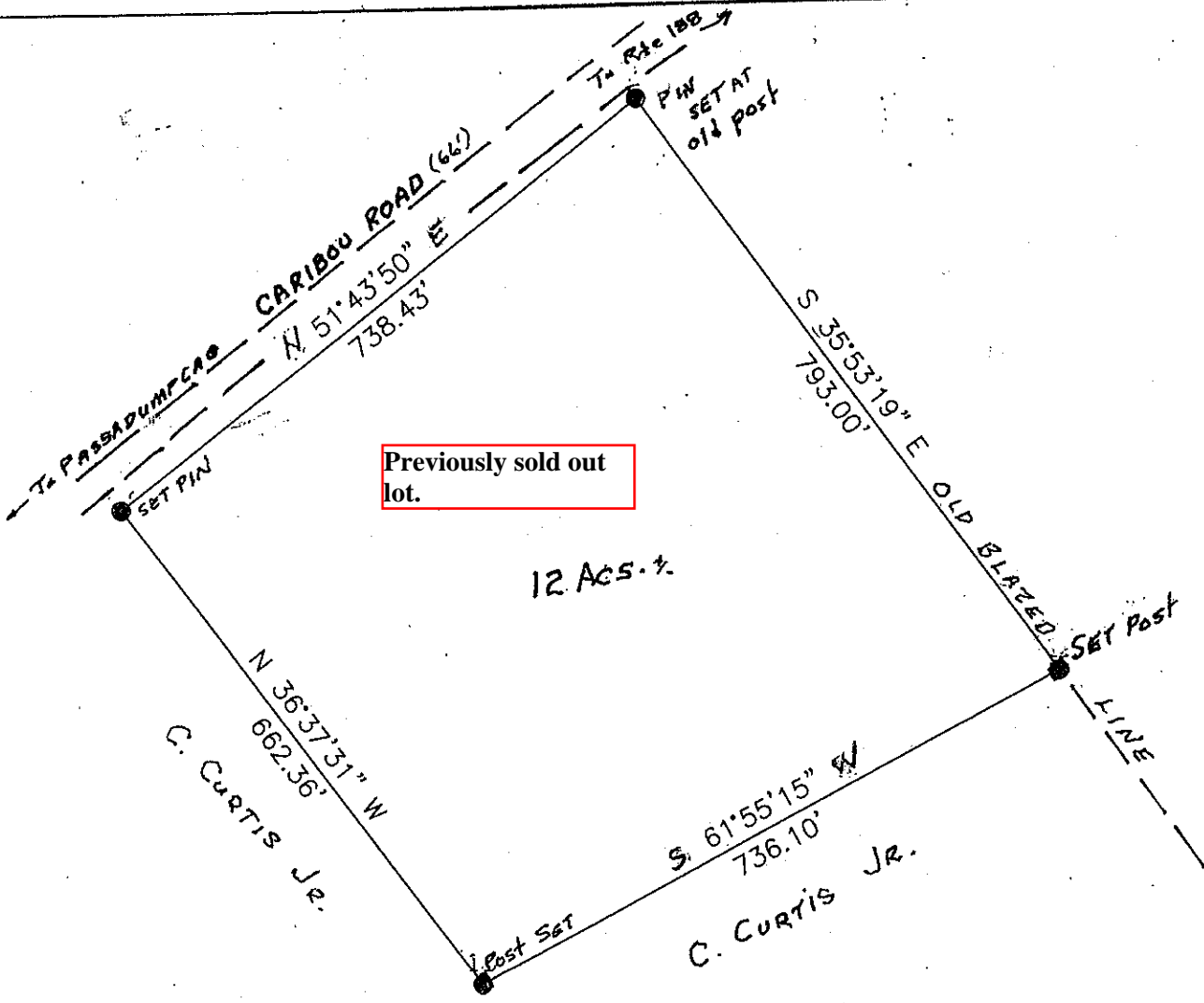
Location of 12 acre
out lot previously
sold.

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE

For Assessment Purposes
 Not to be used for Conveyances

APR 1 - 2021

PROPERTY MAP
TOWN OF ENFIELD
 PENOBSCOT COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 500 ± FEET



Previously sold out lot.

12 Acs. ±

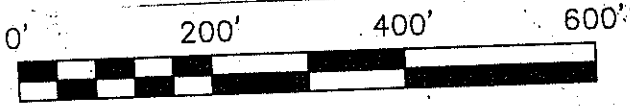
— NOTES —

- (1) ROAD CURVES & STRAITWAYS WHERE NOT WELL DRAWED.
- (2) GROUND CONDITION MADE USE OF MORE ACCURATE INSTRUMENTS POSSIBLE.
- (3) NO ACCESS EXIST ON THIS PARCEL AND WOODED LINE WERE FLAGGED

GPS & COMPASS SURVEY
 FOR
 A LOT FOR
 CALVIN CURTIS JR.
 IN
 ENFIELD, MAINE

JAMES H. HARRIS PLS 1168
 LINCOLN- MAINE
 DATED: 10/04/2023

— SCALE —



James H. Harris

PROPERTY LOCATED AT: 503 Caribou Rd, Enfield, Me 04493

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 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. STRIKE, 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 (if any): N/A Yes No Unknown
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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: SW of the house

Installed by: Innis Well drilling

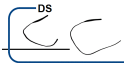
Date of Installation: 2019

USE: Number of persons currently using system: 0

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

Comments: 330' Deep

Source of Section I information: Owner

Buyer Initials _____ Page 1 of 7 Seller Initials 

PROPERTY LOCATED AT: 503 Caribou Rd, Enfield, Me 04493

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable).~~

~~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 (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: **Behind the house** OR Unknown

Date installed: 2019 Date last pumped: Never Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: Never Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: **Behind the tank**

Date of installation of leach field: 2019 Installed by: **Jamie Graham**

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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

Comments: **None**

Source of Section II information: **Owner**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: **503 Caribou Rd, Enfield, Me 04493**

What materials are, or were, stored in the tank(s)? N/A

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

Comments: **None**

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: N/A Yes No Unknown

Comments: **None**

Source of information: **Owner**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: **None**

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **None**

Source of information: **Owner**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: **None**

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **None**

Source of information: **Owner**

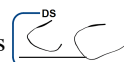
E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **None**

Source of information: **Owner**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 503 Caribou Rd, Enfield, Me 04493

F. 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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: See Cracking Peeling or flaking on site.

Source of information: Owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: N/A

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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: There is a mineral royalty. See attachment.

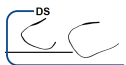
Source of information: Current owner, deed.

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? N/A

Road Association Name (if known): N/A

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 503 Caribou Rd, Enfield, Me 04493

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: **Part of the acreage receives the tree growth tax exemption.**

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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 2019

What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: None Known

Comments: None

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: 4 foot foundation. Access through a trap door.

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: Electricity is supplied by solar panels.

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No Unknown

Comments: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Comments: None

Source of Section V information: Owner

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 503 Caribou Rd, Enfield, Me 04493

SECTION VI – ADDITIONAL INFORMATION

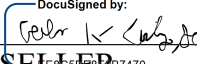
1. The 12 acre out lot is the only portion of the property that the owner had surveyed. 2. FEMA mapping appears to show some flood plain down by the stream.

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.

DocuSigned by:

SELLER _____ DATE _____ SELLER _____ DATE _____
Calvin K Curtis Jr.

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 _____



BK5269 PG156

EXHIBIT B

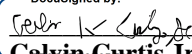
Royalty Reservation

All mineral substances presently owned by grantor are hereby conveyed to grantee herein, together with the full and exclusive executory rights to lease such substances; SUBJECT, HOWEVER, and there is hereby reserved to Grantor, its successors and assigns, and excepted from this conveyance, the following:

1. An undivided five percent (5%) royalty interest in oil, gas and associated hydrocarbons.
2. An undivided five percent (5%) royalty interest in lead, zinc, copper, coal, lignite, sulphur, phosphate, iron ore, sodium, salt, leucocoxene, ilmenite, zircon, monzonite, uranium, thorium, molybdenum, vanadium, titanium and other fissionable materials, gold, silver, bauxite, limestone, geothermal energy and all other mineral substances and ore deposits of any kind or character, whether solid, liquid or gaseous, and without limitation by enumeration of the minerals expressly mentioned above (but not including sand, clay and gravel) produced from said lands. In the event Grantee, its successors and assigns, elects to develop and produce any mineral substances described in this paragraph, there is further hereby reserved to Grantor, its successors and assigns, an undivided five percent (5%) of the proceeds of said development, exclusive of all expenses incurred by Grantee, its successors or assigns in said development.

This conveyance is subject to all outstanding oil, gas and other mineral and/or royalty rights, interests and leases shown of record on any of said lands.

No Transfer Tax Necessary

DocuSigned by:

 Calvin Curtis Jr. Date

Buyer Date

Buyer Date

PENOBSCOT, ss REC'D

93 FEB 18 AM 9:25

C:\MP50\MINERAL RESERVE.M99

111 ST:
 Cyrenia Gallant Jones,
 REGISTER

File