

# CWA & Lake St.

## Real Estate

### Property Information Package

207-794-2460

[cwa@cwalakestreet.com](mailto: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](http://www.maineprofessionalreg.org). Inactive licensees may not practice real estate brokerage.

MLS #: 1591191  
Status: Active

County: Penobscot  
Property Type: Residential

Public Detail Report  
Seasonal: No

List Price: \$509,000  
Original List Price: \$509,000



594 Sucker Brook Road  
T5 R7 WELS, ME 04765

List Price: \$509,000  
MLS#: 1591191



**General Information**

Sub-Type: Single Family Residence    Year Built: 2017    Rooms: 6    Sqft Fin Abv Grd+/-: 1,008  
Style: Camp    Fireplaces Total: 1    Beds: 2    Sqft Fin Blw Grd+/-: 600  
Color: Green    Baths: 3/0    Source of Sqft: Measured

**Land Information**

Leased Land: No    Waterfront: Yes    Waterfront Amount: 210    Road Frontage +/-: 211  
Lot Size Acres +/-: 1.6    Srce of Wtrfrt: Survey    Waterfront Owned +/-: 210    Source of Rd Front: Survey  
Source of Acreage: Survey    Water Views: Yes    Waterfront Shared +/-: 0    Zoning: Shoreland  
Surveyed: Yes    Water Body: Lower Shin Pond    Zoning Overlay: Yes  
Water Body Type: Pond

**Interior Information**

Full Baths Bsmnt: 1    Half Baths Bsmnt: 0  
Full Baths Lvl 1: 2    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

**VA Certification:**

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

Room Name	Length	Width	Level	Room Features
Kitchen	12	14	First	
Primary Bedroom	11	15	First	Full Bath
Laundry Room	7	9	First	
Dining Room	9	10	First	
Living Room	15	18	First	

Room Name	Length	Width	Level	Room Features
Sunroom	12	28	First	

**Property Features**

Site: Wooded    Construction: Wood Frame  
Driveway: Gravel    Basement Info: Finished; Full; Walkout Access  
Parking: 5 - 10 Spaces; On Site    Foundation Materials: Poured Concrete  
Location: Rural    Exterior: Vinyl Siding  
Rec. Water: Lake/Fresh Water; Waterfront Deep    Roof: Metal  
Roads: Dead End; Gravel/Dirt; Private; Right of Way    Heat System: Space Heater  
Electric: Circuit Breakers; Generator Hookup    Heat Fuel: Propane  
Gas: Bottled    Water Heater: Electric  
Sewer: Private Sewer; Septic Design Available; Septic Existing on Site    Cooling: None  
Water: Private; Well Existing on Site    Floors: Laminate  
Equipment: Generator; Internet Access Available    Other Structures: Out Building  
Basement Entry: Interior; Walk-Out    Veh. Storage: No Vehicle Storage  
Garage: No  
Amenities: 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Bathtub;  
Laundry - 1st Floor; Primary Bedroom w/Bath; Shower  
Patio and Porch Features: Deck; Patio; Porch-Screened  
View: Scenic; Trees/Woods

**Tax/Deed Information**

Book/Page 15951/129    Full Tax Amt/Yr: \$2,400.11/ 2022    Map/Block/Lot: PE017 Plan01//P/o 12,3  
Tax ID: tbdSuckerBrookRoadT5R7WELS04765

**Remarks**

Remarks: With what is the best view on the lake, you can see nearly the entire lake plus have a view of Mt. Katahdin from the shoreline. Gorgeous frontage. Crystal clear water and a cold water fishery and we haven't even mentioned the beautiful camp/home yet. Well built with 3 full baths, a laundry, enclosed screen porch along with an open covered porch for BBQing, a firepit, shoreside deck for the afternoon happy hour and a 46' dock. Generated power and propane- for when you are looking for a rustic evening. There is a small amount of interior finish work to be done (all materials are on site) and granite & stone to finish the landscaping. The walkout basement is finished and offers great water views and a step out onto its own covered patio.

LO: CWA & Lake Street Real Estate

**Listing provided courtesy of:**

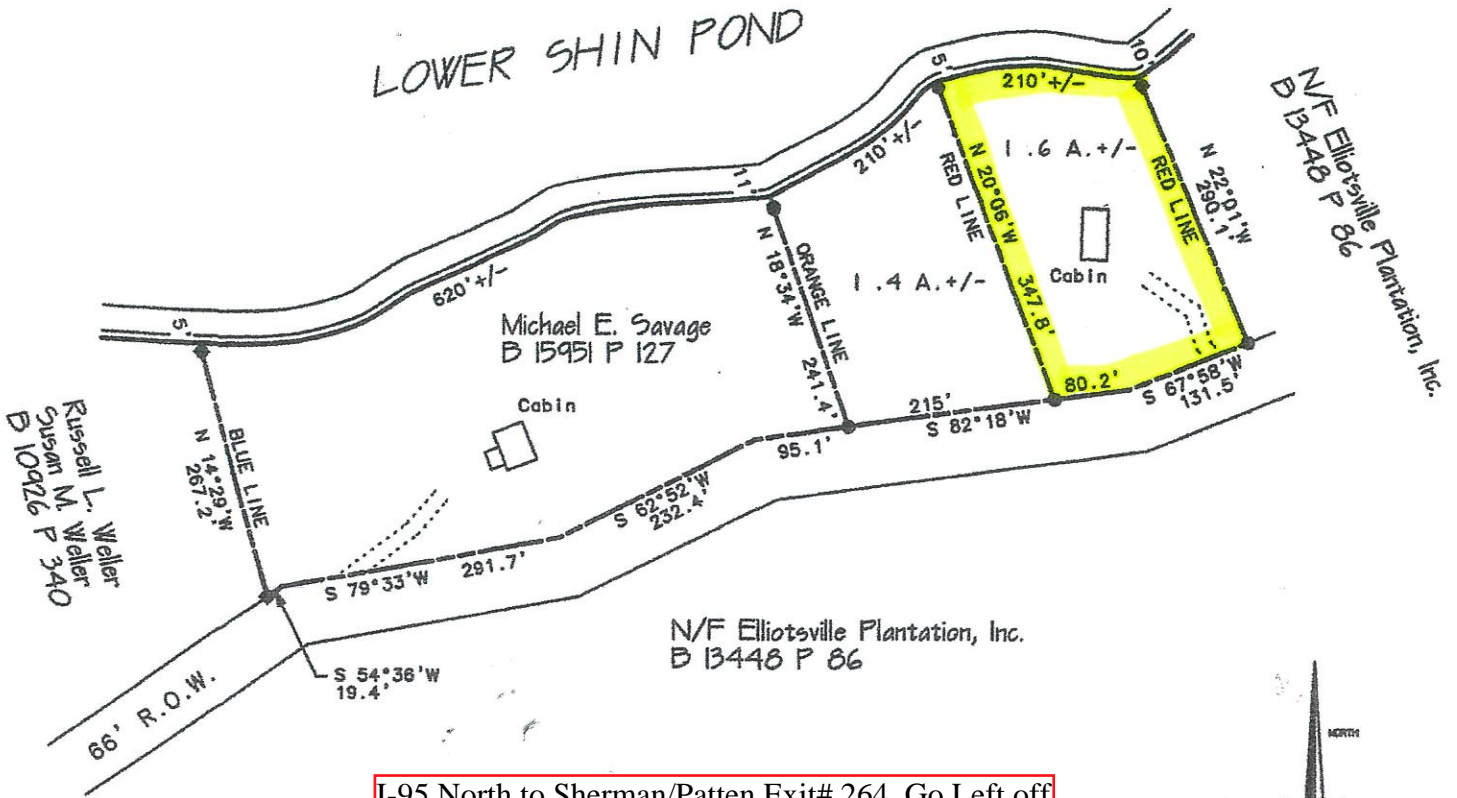
CWA & Lake Street Real Estate  
CWA & Lake Street Real Estate  
5 Lake Street  
Lincoln, ME 04457  
207-794-2460  
207-794-2460  
cwa@cwalakestreet.com  
http://cwalakestreet.com/

Prepared by CWA & Lake Street Real Estate on Thursday, June 13, 2024 2:30 PM.

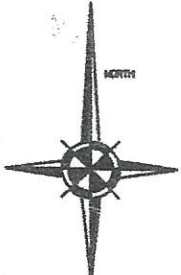
The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2024 and FBS.



LOWER SHIN POND



I-95 North to Sherman/Patten Exit# 264. Go Left off the exit for 0.2 mile where you move onto Rte 11 north for 9+/- miles to a Left onto the Shin Pond Road/Rte 159 for 1.4 miles to a Left, at "Peavey Corner" onto Waters Road for 2.4 miles. Go straight at the top of the hill onto the American Thread Road for 3.0 miles to a "Y". Go Right at "Y" for 0.9 miles to a "Y". Go Right at the "Y" for 2.5 miles to a Right onto the Grondin Road for 0.3 miles to a Left onto Sucker Brook Road for 2.8 miles. Property is on the Left.



LEGEND

● IRON ROD

SURVEY PLAN

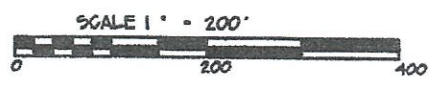
FOR  
 SCOTT SAVAGE  
 IN  
 T5 R7 W.E.L.S.

PENOBSCOT COUNTY, ME

June 25, 2021  
 CLS FILE 5521 S

NOTES

1. This survey was done according to an agreement with Scott Savage.
2. This plan is not authentic unless embossed and signed by Roger J. Coolong, PLS 1276 or Terri R. Coolong, PLS 2259.
3. Bearings are based on grid north, State of Maine coordinates, East Zone.
4. Deed reference: Scott J. Savage, P.C.R.D., Book 15951 Page 129.



**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: 04/08/2015 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: (Strike Section if Not Applicable):

INSTALLATION: Location: West of camp in the rock retaining wall

Installed by: David Kay/ Patten Well Co.

Date of Installation: 2017+/-

USE: Number of persons currently using system: seasonal use primarily

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

Comments: \_\_\_\_\_

Source of Section I information: Owner

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials \_\_\_\_\_

**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: **West of the camp** \_\_\_\_\_ OR  Unknown  
Date installed: **2017+/-** 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: \_\_\_\_\_

Date of last servicing of tank: **never** Name of company servicing tank: **N/A**  
Leach Field: .....  Yes  No  Unknown  
If Yes, Location: **North of tank**  
Date of installation of leach field: **2017+/-** Installed by: **Gregg Smallwood**  
Date of last servicing of leach field: **never** 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: \_\_\_\_\_

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: \_\_\_\_\_  
Source of Section II information: **Owner**

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Gas Fireplace	Gas Heater		
Age of system(s) or source(s)	2017+/-	2017+/-		
TYPE(S) of Fuel	Propane	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	700+/- Gals Total for all appliances			
Name of company that services system(s) or source(s)	Daigle Oil Co.	Daigle Oil Co.		
Date of most recent service call	annual cleaning	annual cleaning		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	28,000 BTU's upstairs heater	50,000 BTU's downstairs heater		

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(s) been inspected? .....  Yes  No  Unknown

        If Yes, date: when installed

        Date chimney(s) last cleaned: never

Direct/Power Vent(s): .....  Yes  No  Unknown

    Has vent(s) been inspected? .....  Yes  No  Unknown

        If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section III information: Owner

**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: \_\_\_\_\_



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: **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: \_\_\_\_\_  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: **Owner**

**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: **Owner**

**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: **Owner**

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: **Owner**

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

**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: \_\_\_\_\_

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: 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: \_\_\_\_\_

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: R.O.W.

Source of information: 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? Individual lot owners and Katahdin Woods & Waters National Monument

Road Association Name (if known): \_\_\_\_\_

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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane Tank & Hugh's Net Dish

Year Principal Structure Built: 2017+/-

What year did Seller acquire property? 2014+/-

Roof: Year Shingles/Other Installed: 2017+/-

Water, moisture or leakage: none known

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

Comments: \_\_\_\_\_

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: 200Amp w/ Gen Tran Switch

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: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: A small amount of finish work is needed inside along with some of the outside landscaping.

Comments: \_\_\_\_\_

Source of Section V information: Owner

**SECTION VI – ADDITIONAL INFORMATION**

Magnificent water views. Exceptional frontage. Views of Mt. Katahdin from the shoreline. A cold water fishery. Outstanding snowmobile & ATV trails nearby. This is a gorgeous year round (privately plowed) camp/home. The owners and neighbors are currently working to have full time electricity brought it. See Listing agent for more info./updates.

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  
**Scott Savage**

\_\_\_\_\_  
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