

# 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.*



## 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

MLS #: 1599154  
Status: Active  
Directions: GPS Friendly

County: Penobscot  
Property Type: Residential

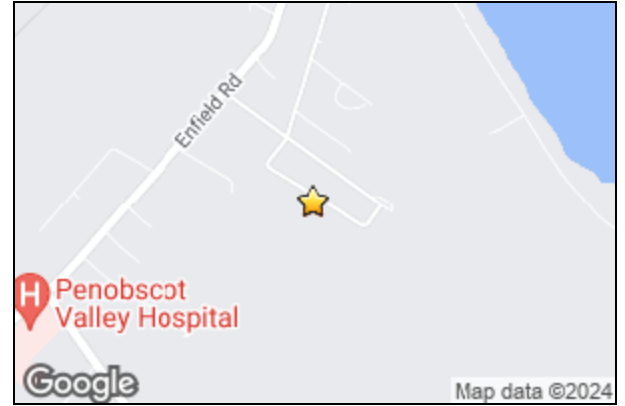
Public Detail Report  
Seasonal: No

List Price: \$290,000  
Original List Price: \$290,000



14 Mountainview Drive  
Lincoln, ME 04457-1164

List Price: \$290,000  
MLS#: 1599154



### General Information

Sub-Type: Single Family Residence	Year Built: 2007	Rooms: 7	Sqft Fin Abv Grd+/-: 1,288
Style: Ranch	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 0
Color: Grey		Baths: 2/0	Sqft Fin Total+/-: 1,288
			Source of Sqft: Public Records

### Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 100
Lot Size Acres +/-: 0.32	Water Views: No	Source of Rd Front: Survey
Source of Acreage: Survey		Zoning: DR1
Surveyed: Yes		Zoning Overlay: No

### Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
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	

Appliances: Dryer; Electric Range; Microwave; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Primary	11	15	First	Closet, Double Vanities, Full Bath, Laundry/Laundry Hook-up	Mud Room	6	10	First	
Bedroom									
Bedroom 1	9	10	First	Closet					
Bedroom 2	9	10	First	Closet					
Kitchen	9	13	First	Cathedral Ceiling, Eat-in Kitchen, Pantry					
Living Room	12	20	First	Cathedral Ceiling					
Dining Room	10	12	First	Cathedral Ceiling					

### Property Features

Utilities On: No	Construction: Wood Frame
Site: Level	Basement Info: Full; Sump Pump; Unfinished
Driveway: Gravel	Foundation Materials: Poured Concrete
Parking: 1 - 4 Spaces; On Site	Exterior: Vinyl Siding
Location: Intown; Near Shopping; Neighborhood	Roof: Shingle
Roads: Paved; Public	Heat System: Baseboard; Heat Pump; Hot Water
Electric: Circuit Breakers	Heat Fuel: Electric; Oil
Gas: No Gas	Water Heater: Off Heating System
Sewer: Public Sewer	Cooling: Heat Pump
Water: Public	Floors: Wood
Equipment: Central Vacuum	Veh. Storage: No Vehicle Storage
Basement Entry: Interior	Garage: No
	Garage Spaces: 0
	Amenities: 1st Floor Primary Bedroom w/Bath; Laundry - 1st Floor; One-Floor Living; Primary Bedroom w/Bath

### Tax/Deed Information

Book/Page/Deed: 125706/289/All	Full Tax Amt/Yr: \$3,449/ 2024	Map/Block/Lot: 127//65
Deed/Conveyance Type Offered: Warranty	School District: RSU 67	Tax ID: LNCN-000127-000000-000065
Deed Restrictions: Yes		

### Remarks

**Remarks:** Come take a look at this immaculately maintained house in one of Lincoln's best neighborhoods. There are three bedrooms and two full baths in this one floor living, modern house. The owners have tidied up, and fixed anything they could find so that the new owners won't have any to-do list when they move in. Come take a look today!!

LO: CWA & Lake Street Real Estate

### Listing provided courtesy of:

Edmund {Tate} Aylward  
CWA & Lake Street Real Estate  
5 Lake Street  
Lincoln, ME 04457  
207-794-4208  
207-794-2460  
[tate@cwalakestreet.com](mailto:tate@cwalakestreet.com)

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# Porter

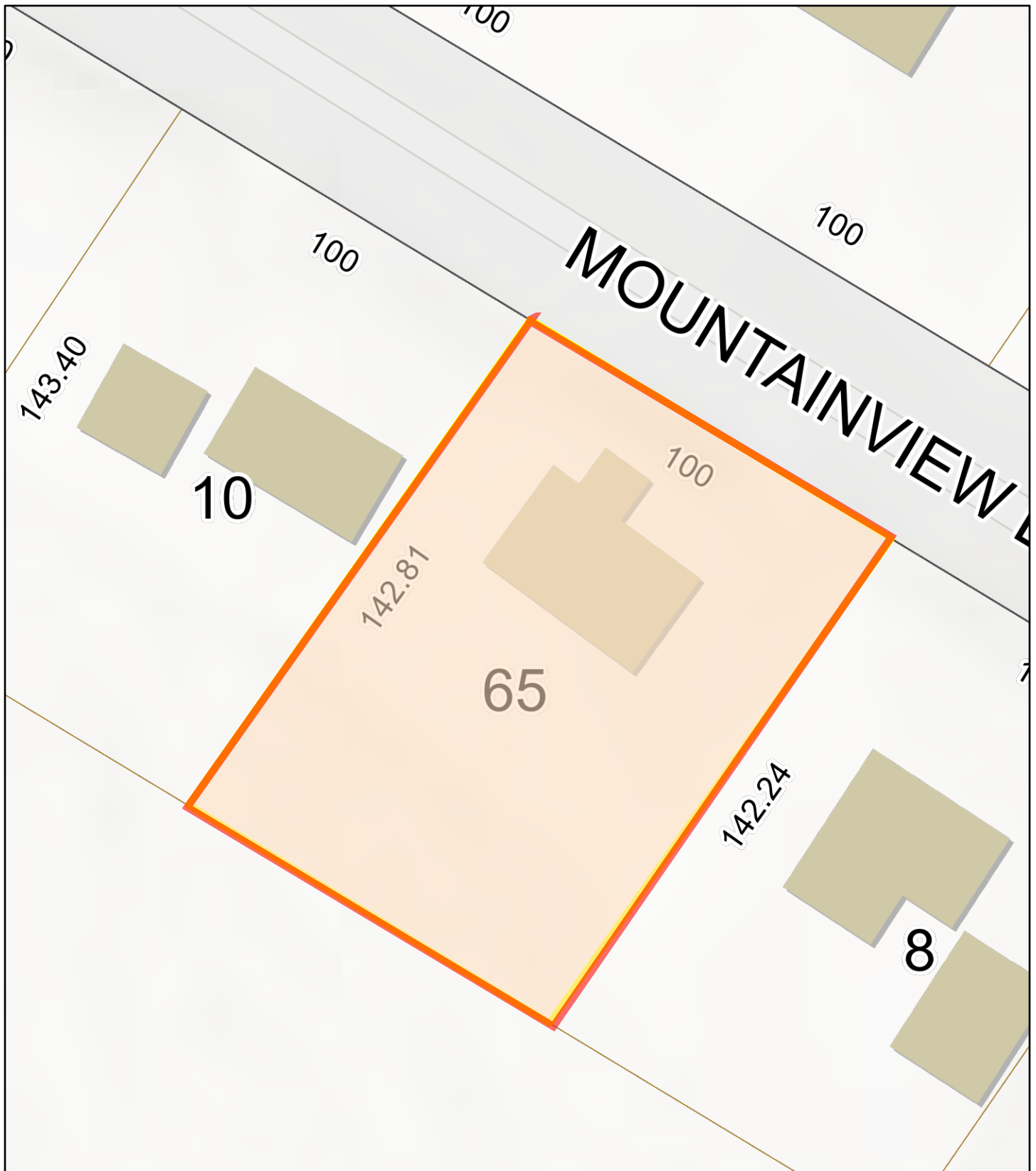
Town of Lincoln, ME

1 inch = 34 Feet



[www.cai-tech.com](http://www.cai-tech.com)

July 24, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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

~~Installed by: \_\_\_\_\_~~

~~Date of Installation: \_\_\_\_\_~~

~~USE: Number of persons currently using system: \_\_\_\_\_~~

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

Comments: None

Source of Section I information: Owners, observation and previous disclosure.

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

Seller Initials [Handwritten 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: N/A

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? N/A

~~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: \_\_\_\_\_ 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~~

Comments: None

Source of Section II information: Owners, observation and previous disclosure.

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

Seller Initials JFB BS

**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	Oil Hwbb	Heat Pump		
Age of system(s) or source(s)	2007	2017 +/-		
TYPE(S) of Fuel	Oil	Electricity		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	775 gallons	unknown		
Name of company that services system(s) or source(s)	Whitney Energy	Whitney Energy		
Date of most recent service call	unknown	unknown		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	None	None		

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: \_\_\_\_\_~~  
~~Date chimney(s) last cleaned: \_\_\_\_\_~~  
 Direct/Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
 If Yes, date: N/A

Comments: Tenant paid the electricity. Owners prebought the oil, the tenant reimbursed them as used.  
 Source of Section III information: Owners and Observation

**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? N/A  
 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): N/A Size of tank(s): N/A  
 Location: N/A

Buyer Initials \_\_\_\_\_ Page 3 of 8 Seller Initials JKP B.S.P



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: Owners and previous disclosure.

**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: None

Source of information: Owners and previous disclosure.

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: July 14, 2014 By: Northeast Laboratory Services

Results: Below EPA action level of 4pCi/L and Maine desirable level of 2pCi/L.

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: A copy of the test results are in the file.

Source of information: Owners.

**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: Owners.

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: None

Source of information: Owners.

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

Seller Initials 210 03.0

PROPERTY LOCATED AT: 14 Mountainview Drive, Lincoln, ME 04457

**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: Property built in 2007

Source of information: Owners and previous disclosure.

**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: Owners

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V — ACCESS TO THE PROPERTY**

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: See attachment for covenants

Source of information: Owners and 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

Source of information: Owners.

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

Seller Initials JKR BOP

**SECTION VI— FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?  
N/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: None

Source of Section VI information: Owners and FEMA mapping.

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

Seller Initials JKB BSJ

**SECTION VII – GENERAL INFORMATION**

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: N/A

Is a Forest Management and Harvest Plan available?.....  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: None

Year Principal Structure Built: 2007

What year did Seller acquire property? 2012

Roof: Year Shingles/Other Installed: 2013 +/-

Water, moisture or leakage: None

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: Any water is managed by the sump pump.

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: None

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 VII information: Owners, observation and tax records.

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

Seller Initials JMG BJG



**WARRANTY DEED  
(12-00061L)**

**PAULO ANTUNES**, of Cornwall, Ontario, Canada, for consideration paid, **GRANTS** to **WENDELL I. PORTER** and **BONNIE E. PORTER**, husband and wife, both of 334 Enfield Road, Lincoln, Maine 04457, with **WARRANTY COVENANTS**, as **joint tenants**, the land in Lincoln, County of Penobscot, State of Maine.

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Lincoln, County of Penobscot and State of Maine, bounded and described as follows:

Being Lot 14 on a subdivision plan or survey of lots in the Town of Lincoln of Benjamin Tibbetts prepared by Lane Associates, Surveyors, on May 27, 1977 approved by the Town of Lincoln Planning Board on June 20, 1977 and recorded in Map File D59-77 on June 22, 1977.

Grantee, their heirs and assigns, covenant with Grantor, its successors and assigns, that they will perform the following obligations as a condition of the sale of the premises to Grantee:

1. The lot sold to the Grantee shall not be subdivided;
2. No building will be constructed within ten feet of a lot line;
3. Within two years from the date of this instrument, Grantee will construct a house on said premises worth at least Thirty Thousand Dollars;
4. Said building on said lot shall be either a single family or a two family dwelling house used for residential purposes only.
5. No mobile homes shall be placed on said property.

In the event the Grantee, his heirs and assigns, fail to perform any of the above covenants, Grantor, its successors and assigns, shall have the right to repurchase said property at the price of said lot paid by said Grantee or at Grantor's election the right to enforce said covenants by legal means.

Being a the same premises described in the deed from Builders of Buildings, Inc. to Paulo Antunes dated October 4, 2007 and recorded in Book 11157 Page 245, Penobscot County Registry of Deeds.

Wendell I. Porter 8/2/24  
Wendell I. Porter Date

Bonnie E. Porter 8/2/24  
Bonnie E. Porter Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date