

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 #: 1585629

County: Penobscot

Association Fee: \$200/ Annually

List Price: \$229,000

Status: Active

Property Type: Residential

Seasonal: Yes

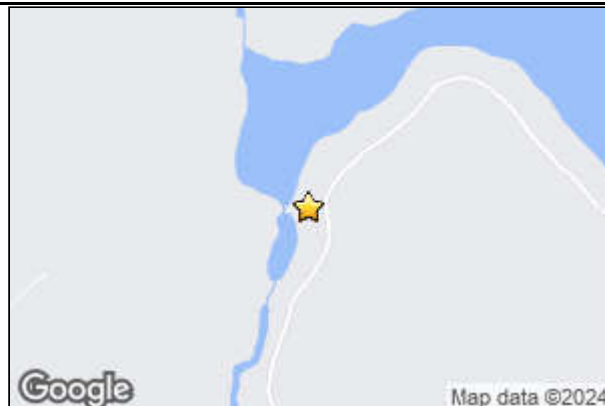
Original List Price: \$229,000

Directions: Right onto Main Street Lincoln for 0.1 mile to a Right onto Rte 6 east for 20.5 miles to a Right onto Bottle Lake Road for 4.9 miles to a Right onto Dill Valley Road for 2.0 miles to a "Y". Go Left at the "Y" onto Lombard Road for 1.7 miles.



**278 Lombard Road
Lakeville, ME 04487**

**List Price: \$229,000
MLS#: 1585629**



General Information

Sub-Type: Single Family Residence	Year Built: 1995	Rooms: 2	Sqft Fin Abv Grd+/-: 1,000
Style: Camp	Fireplaces Total: 0	Beds: 1	Sqft Fin Blw Grd+/-: 0
		Baths: 0/0	Sqft Fin Total+/-: 1,000
			Source of Sqft: Measured

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount: 3,205	Zoning: see lupc
Lot Size Acres +/-: 49.8	Src of Wtrfrt: Survey	Waterfront Owned +/-: 3,205	Zoning Overlay: Yes
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 0	
Surveyed: Yes		Water Body: Lombard Lake & Lombard Stream	
		Water Body Type: Lake; Stream	

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 0	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>
Other Room	24	30	First	
Other Room	15	20	Second	

Property Features

Site: Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: Full; Walkout Access
Parking: 1 - 4 Spaces	Foundation Materials: Poured Concrete
Location: Rural	Exterior: Wood Siding
Roads: Association; Gravel/Dirt; Private; Right of Way; Seasonal	Roof: Metal
Electric: No Electric	Heat System: No Heat System
Gas: No Gas	Heat Fuel: No Heat Fuel
Sewer: Private Sewer	Water Heater: None
Water: None	Cooling: None
Basement Entry: Exterior Only	Floors: Wood
	Veh. Storage: No Vehicle Storage
	Garage: No

Tax/Deed Information

Book/Page 13860/182	Full Tax Amt/Yr: \$1,372.88/ 2023	Map/Block/Lot: 3/2
		Tax ID: 278LombardRoadLakeville04487

Remarks

Remarks: Looking for a large, private waterfront property? Want loads of waterfront & cheap taxes? Look no further. Although this cabin needs some love- it appears solid, square and is open. The post & beam construction, sitting on a full concrete foundation, offers potential charm and hominess. It is WELL worth a look today.

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 Friday, April 05, 2024 11:58 AM.

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](#).



C159-88

Right onto Main Street Lincoln for 0.1 mile to a Right onto Rte 6 east for 20.5 miles to a Right onto Bottle Lake Road for 4.9 miles to a Right onto Dill Valley Road for 2.0 miles to a "Y". Go Left at the "Y" onto Lombard Road for 1.7 miles. Property is on Right.

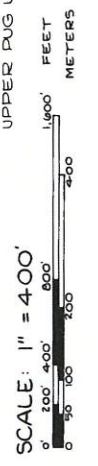
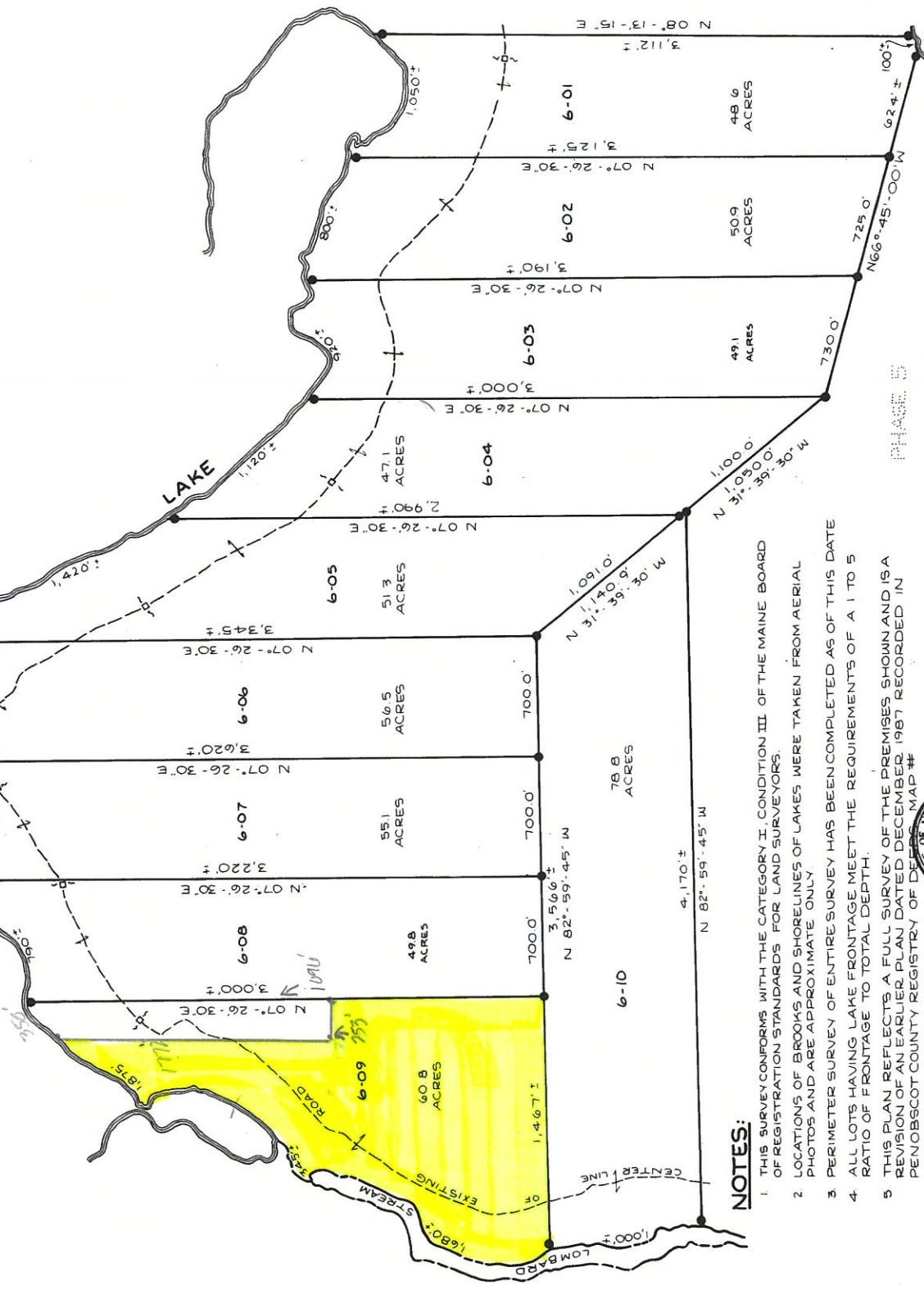
STATE OF MAINE
PENOBSCOT, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
September 12 - 1988
3 430 m P M
Arlene C. Sturgeon, Registrar

PHASE 6
PHASE SIX
OF THE
DIVISION OF LAND
OF
SYSLADOBISIS
REALTY TRUST
AT
TOWN OF LAKEVILLE
COUNTY OF PENOBSCOT
STATE OF MAINE
MARCH 1988

NA ON T I A L
O F E O N T I A L
O F E O N T I A L
O F E O N T I A L

NA ON T I A L
O F E O N T I A L
O F E O N T I A L
O F E O N T I A L

LEGEND:
● IRON PIN (TO BE SET)
-0- CULVERT
--- CENTERLINE OF 50' ROW



- NOTES:**
1. THIS SURVEY CONFORMS WITH THE CATEGORY I, CONDITION III OF THE MAINE BOARD OF REGISTRATION STANDARDS FOR LAND SURVEYORS.
 2. LOCATIONS OF BROOKS AND SHORELINES OF LAKES WERE TAKEN FROM AERIAL PHOTOS AND ARE APPROXIMATE ONLY.
 3. PERIMETER SURVEY OF ENTIRE SURVEY HAS BEEN COMPLETED AS OF THIS DATE.
 4. ALL LOTS HAVING LAKE FRONTAGE MEET THE REQUIREMENTS OF A 1 TO 5 RATIO OF FRONTAGE TO TOTAL DEPTH.
 5. THIS PLAN REFLECTS A FULL SURVEY OF THE PREMISES SHOWN AND IS A REVISION OF AN EARLIER PLAN DATED DECEMBER 1987 RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS MAP #



SURVEYED BY
A. E. STURGEON, INC.
96 HARLOW STREET, BANGOR MAINE
JOHN B. CAHOON
REGISTERED LAND SURVEYOR NO. 324

C159-88

TIMBER TYPE MAP
 TED KRYZAK LOT
 LAKEVILLE, ME.



Legend:

Property Line —————

Timber Type Boundary - - - - - ALSO EXISTING R.O.W.

Brook → → →

C* Camp Lot

S Softwood

M Mixedwood

Scale 1" = 500'

Not A Legal Survey

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 none

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: _____ 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: _____
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: There is currently no water supply on site.

Source of Section I information: Owner & observation

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: Unknown
Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: between cabin & road OR Unknown
Date installed: 1990's+/- 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: Owner believes that there is a leach field- it appears to be directly behind the cabin.
Date of installation of leach field: 1990's +/- Installed by: Unknown
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: The owners husband had the system installed. He has since passed away.
Source of Section II information: Owner

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	None			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
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(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: _____

Comments: **No heat source currently**

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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials _____

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**

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: **Cabin was built in the 1990's +/-**

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., Restrictions, Mineral Reservation. Lot owners association.**

Source of information: **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? **Owners Association**

Road Association Name (if known): **Sysladobsis Lot Owners Association**

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: **Tree Growth**

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: _____

Year Principal Structure Built: **1990's +/-**

What year did Seller acquire property? **1988**

Roof: Year Shingles/Other Installed: **1990's +/-**

Water, moisture or leakage: **There are a couple of roof leaks.**

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: **none** Unknown

Comments: _____

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: **The map provided is the original/survey/subdivision map with the out lot sketched in only.**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **The cabin has been unused for years. It appears solid & square but is in need of some TLC soon. Some of the siding should be replaced.**

Comments: _____

Source of Section V information: **Owner & Observation**

Buyer Initials _____

Seller Initials _____

SECTION VI – ADDITIONAL INFORMATION

This large lot has about 3000' of frontage on Lombard Lake & Lombard stream. The 2.5 story cabin sits on a full foundation. The building needs some attention but appears square and solid. WELL worth taking a look. The annual association dues are typically between \$150-200.

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
Deborah Kryzak

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