

**Single Family PUBLIC SYNOPSIS**



**MLS#:** 877761  
 43 Beans Corner Road, New Sharon, ME 04955

**Status:** Current  
**Kickout:** No

**List Price:** ~~-\$339,900~~  
 269,900

**Directions:**

**Neigh'd/Assoc:**

**Assoc. Fee /Mo:**

**General/Land Information**

**Style:** Ranch  
**#Rooms:** 7      **#Bedrooms:** 3      **#Baths:** F = 2 3/4 = 0 1/2 = 0  
**Foundation Sz +/-:** 28 x 52      **Year Built +/-:** 1993  
**SqFt Fin. Above Grade +/-:** 1456      **SqFt Fin. Below Grade +/-:** 728      **SqFt Fin. Total +/-:** 2184  
**Source of Square Footage:** Seller

**Color:**      **Lot Size (Acr) +/-:** 7.880      **Road Frontage +/-:** 401  
**Surveyed:** Yes      **Seasonal:** No      **Zone:** as per town  
**Flood Zone:** No      **Water Body:**  
**WtrFrnt:** No      **Amt Wtr Frntg +/-:**      **WF Shared +/-:**      **WF Owned +/-:**

**Interior Information**

|                        | KT  | DN      | LR                  | FR | MBR                 | 2BR     | 3BR                   | 4BR | 5BR | OT                       |
|------------------------|---|---------|---------------------|----|---------------------|---------|-----------------------|-----|-----|--------------------------|
| <b>Level:</b>          | 1   | 1       | 1                   | B  | 1                   | 1       | 1                     |     |     | 1                        |
| <b>Size:</b>           | 9 x 21                                    | 12 x 13 | 14 x 16             |    | 13 x 14             | 10 x 13 | 10 x 10               |     |     | 26 x 40                  |
| <b>Cathedral Ceil:</b> | Yes                                       |         | <b>Skylight:</b> No |    | <b>Fireplace:</b> 2 |         | <b>Wood Stove:</b> No |     |     | <b>Wood Stove HU:</b> No |
| <b>Appliances:</b>     | Washer, Dryer, Dishwasher, Range-Electric |         |                     |    |                     |         |                       |     |     |                          |

**Remarks**

Unique property! Ranch home w/indoor pool just off the living room! Master bedroom suite w/garden tub. Kitchen w/breakfast nook, dng rm, lvg rm w/gas stove/hearth, game rm in bsment, att garage, det garage w/office, Patio w/hottub & <sup>much</sup> more! WOW! See it soon!

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

|  |  |
|--|--|
| <b>Site:</b> Level, Wooded, Open, Pasture/Field, Well Landscaped | <b>Basement Info:</b> Full, Finished   |
| <b>Driveway:</b> Paved   | <b>Foundation Mtrls:</b>   |
| <b>Parking:</b> 1-10 Spaces, Garage                              | <b>Exterior:</b> Vinyl Siding  |
| <b>Location:</b> Rural   | <b>Roof:</b> Shingle   |
| <b>Uses:</b> Residential   | <b>Heat System:</b> Baseboard, Hot Water, Direct Vent Heater                                 |
| <b>Restrictions:</b>   | <b>Heat Fuel:</b> Oil, Propane   |
| <b>Recreational Water:</b>                                       | <b>Water Heater:</b> Off Heating System  |
| <b>Roads:</b> Public, Gravel/Dirt Road                           | <b>Cooling:</b> Central Air, A/C Units   |
| <b>Transportation:</b>   | <b>Floors:</b> Vinyl, Tile/Brick, Fully Carpeted, Wood                                       |
| <b>Electric:</b> Circuit Breakers                                | <b>Vehicle Storage:</b> 3+ Cars, Attached, Detached, Direct Entry to Living, Heated, Storage |
| <b>Gas:</b> Bottled  | <b>Amenities:</b> 1ST Floor Bedroom, Hot Tub, Laundry-1st Floor, Master Bedroom w/Bath,      |
| <b>Sewer:</b> Septic Existing On Site                            | <b>Accessibility Amenities:</b>  |
| <b>Water:</b> Well Existing On Site                              | <b>Equipment:</b>  |
| <b>Construction:</b> Modular Prefab                              |  |

**Tax/Deed/Community Information**

**Book/Page/Partial:** 1712/239/No      **Map/Block/Lot:** 20/33      **Tax Amount/Yr:** \$ 2,519 / (2007)  
**Tax Reduction:**      **School:** SAD 9

**Off Market Information**

**Information Provided by: Kim Reynolds 009553 KRR**



**Office:** Harris Real Estate 2084  
**Agent Phone:** 207-779-9000

**Office:** 207-779-9000  
**Agent Cell:** 207-462-9005

**Email:** kimreynolds@harrisrealestate.net      **Virtual Tour:**

**LAgini:**      **List Office:** Harris Real Estate



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Printed: 07/10/09



ML#: 877761

List Price: ↓ 339900

Address: 43 Beans Corner RD



Exterior Front



Land/Lot



Kitchen



Living Room

Living room looking out to indoor pool room



Dining Room



Master Bedroom



**Master Bath/Spa**



**Swimming Pool/Hot Tub/Sauna**

# SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

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

PROPERTY LOCATED AT: 43 Beans corner Rd New Sharon ME 04955

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump:  Yes  No  N/A Quantity:  Yes  No  Unknown  
Quality:  Yes  No  Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested?  Yes  No  
IF YES: Date of most recent test: \_\_\_\_\_ Are test results available?  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?  Yes  No  
IF YES, are test results available?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

INSTALLATION: Location: South west of home  
Installed BY: BURNS well DRILLING DATE of Installation: 1999  
What is the source of your information: owner  
USE: Number of Persons currently using system? 2  
Does system supply water for more than one household?  Yes  No  Unknown

COMMENTS: well is 280 feet deep

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: BACK of House OR  Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: 2005 Name of Company Servicing Tank: AAA  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: BACK of House  
Date of installation of leach field: 1993 Installed By: [REDACTED]  
Date of Last Servicing: No PROBLEMS Name of Service Company: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

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

SOURCE OF INFORMATION: \_\_\_\_\_

COMMENTS: SYSTEM HAS ALWAYS worked Good.

IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown

July 2006 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials J.A. PAH

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

| Heating System(s)/Source(s)   | SYSTEM 1     | SYSTEM 2      | SYSTEM 3 | SYSTEM 4 |
|---|--------------|---------------|----------|----------|
| TYPE(S)   | Hot Water    | 2 GAS Heaters |          |          |
| Age of system(s)/source(s)  | Five years   | 8 YEARS       |          |          |
| Name of company that services system(s)/source(s)                             | PHIS HEATING | _____         |          |          |
| Date of most recent service call  | Fall of 2007 | None          |          |          |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) |              |               |          |          |
| Malfunction per system(s)/source(s) within past 2 years                       | None         | None          |          |          |
| Other pertinent information   |              |               |          |          |

Buried Oil Supply Line:  Yes  No  Unknown      Sleeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: \_\_\_\_\_      Last Cleaned: \_\_\_\_\_  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 COMMENTS: GAS Heaters

**SECTION IV. HAZARDOUS MATERIAL**

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

**A. UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown

IF YES: Are tanks in current use?  Yes  No

IF NO above: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Have you experienced any problems such as leakage? \_\_\_\_\_

Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown

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

**B. ASBESTOS - Current or previously existing:**

- as insulation on the heating system pipes or duct work?  Yes  No  Unknown
- in the siding?  Yes  No  Unknown
- in the roofing shingles?  Yes  No  Unknown
- in flooring tiles?  Yes  No  Unknown
- other: \_\_\_\_\_  Yes  No  Unknown

IF YES: Source of Information: owner

COMMENTS: \_\_\_\_\_

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

Has the property been tested?  Yes  No  Unknown

IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_

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

Are test results available?  Yes  No Results & Comments: \_\_\_\_\_

**D. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_

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

Are test results available?  Yes  No Results & Comments: \_\_\_\_\_

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

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?  Yes  No  Unknown

Unknown but possible due to age

IF YES, describe location and the basis for the determination: \_\_\_\_\_

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

IF YES, describe: \_\_\_\_\_

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

COMMENTS: \_\_\_\_\_

PROPERTY LOCATED AT 43 Beans corner Rd

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:  
TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_  
LAND FILL:  Yes  No  Unknown  
RADIOACTIVE MATERIAL:  Yes  No  Unknown

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

**SECTION V. GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

What is your source of information: owner

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Propane tank

Age: Age of House: 1993 How long has Seller owned it: \_\_\_\_\_

Roof: Age - Structure: \_\_\_\_\_ Age - Shingles: 2007 House

Moisture or leakage: None

Comments: Buildings are in excellent shape

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: \_\_\_\_\_

Mold: Has the property ever been tested for mold?  Yes  No  Unknown If YES, are test results available?  Yes  No

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

Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

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

**SECTION VI. ADDITIONAL INFORMATION**

House has finished BASEMENT also house is wired for generator, radon, pool all finished and heated very well kept buildings.

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.

Jean Hines  
SELLER

1-22-08  
DATE

Philip Hines  
SELLER

1-22-08  
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



## WARRANTY DEED

**JOAN HINES**, formerly known as Joan Westgate, and **PHILLIP J. HINES** of 43 Beans Corner Road, New Sharon, ME 04955

for consideration paid, grants to

**MARC B. WESTGATE** of 61 Beans Corner Road, New Sharon, ME 04955  
with **warranty covenants**,

A certain parcel of land situated in the Town of **New Sharon**, County of Franklin, State of Maine on the northeast sideline of Beans Corner Road, bounded and described as follows, to wit:

Beginning on the northeast sideline of Beans Corner Road at a (1/2) inch rebar, capped and marked "PLS 1160", ("a rebar") at the south end of a stonewall and which marks the south corner of land conveyed to Gordon D. LePage by deed recorded in Book 1064, Page 161 of the Franklin County Registry of Deeds; thence N 31° 00' 18" E 619.00 feet along a southeast line of said LePage land, the first part of the course marked by a stonewall, to a rebar; thence N 66° 20' 21" W 204.00 feet along a northeast line of said LePage land to a rebar; thence N 59° 15' 44" W 236.00 feet along a northeast line of said LePage land to a rebar; thence N 29° 51' 38" E 300.00 feet along a southeast line of said LePage land to a (5/8) inch rebar marking a west corner of land conveyed to Jack R. Murray by deed recorded in Book 2331, Page 170 of the Registry; thence S 63° 24' 07" E 701.46 feet along a southwest line of said Murray land to a rebar; thence S 32° 48' 36" W 553.70 feet through land of the grantor to a rebar; thence S 74° 17' 22" W 86.63 feet through land of the grantor to a rebar; thence N 55° 19' 49" W 99.30 feet through land of the grantor to a rebar; thence S 30° 35' 52" W 181.72 feet through land of the grantor to a rebar; thence S 23° 24' 46" W 153.83 feet through land of the grantor to a rebar in a stonewall at the northeast sideline of Beans Corner Road; thence N 59° 44' 54" W 100.76 feet along the northeast sideline of Beans Corner Road to the point of beginning. Bearings are referenced to Magnetic North: November, 2006.

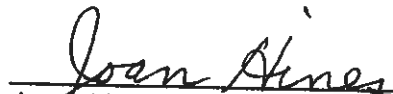
Refer to "Survey Plan of land for Joan & Phillip J. Hines" Beans Corner Road, New Sharon, Franklin County, Maine by Acme Engineering & Design, Inc., dated November, 2007, recorded in the Franklin County Registry of Deeds as Plan #4974.

Meaning to convey a parcel of 7.15 acres which is part of land conveyed to Joan Hines, by the name of Joan Westgate, by deeds recorded in Book 1102, Page 58 & Book 1820, Page 74 of the Registry and part of land conveyed to Joan & Phillip J. Hines by deed recorded in Book 1712, Page 239 of the Registry.

Witness our hands and seals the 16th day of November, 2007.

Signed, Sealed and Delivered  
in presence of

RK# 2973

  
Joan Hines

**STATE OF MAINE**  
Franklin, ss.

November 16, 2007

Then personally appeared the above named Joan Hines and Phillip J. Hines and acknowledged the foregoing instrument to be their free act and deed,

Before me,

\_\_\_\_\_  
Notary Public  
Printed Name: Brenda A. Scribner  
My Commission Expires 02-04-2011

WORD\real\Hines, Phil & Joan to Westgate, Marc

November 5, 2007

**Description of east lot of 7.88 acres  
for  
Joan & Phillip J. Hines  
New Sharon, Maine**

A certain parcel of land situated in the Town of New Sharon, County of Franklin, State of Maine abutting the northeast sideline of Beans Corner Road, more particularly described as follows:

Beginning on the northeast sideline of Beans Corner Road at a (1/2) inch rebar, capped and marked "PLS 1160", ("a rebar") marking the west corner of land conveyed to Jack R. Murray by deed recorded in Book 2331, Page 170 of the Franklin County Registry of Deeds, thence;

Northwesterly along the northeast sideline of Beans Corner Road by the following courses:

N 59° 39' 55" W for 58.01 feet to an unmonumented angle point,  
N 59° 55' 53" W for 78.66 feet to an unmonumented angle point,  
N 60° 12' 28" W for 401.37 feet to a rebar in a stonewall, thence;

Northerly through land of the grantor by the following courses:

N 23° 24' 46" E for 153.83 feet to a rebar,  
N 30° 35' 52" E for 181.72 feet to a rebar,  
S 55° 19' 49" E for 99.30 feet to a rebar,  
N 74° 17' 22" E for 86.63 feet to a rebar,  
N 32° 48' 36" E for 553.70 feet to a rebar on a southwest line of said  
Murray land, thence;

S 63° 24' 07" E for 264.77 feet along a southwest line of said Murray land to a (5/8) inch rebar, thence;

S 29° 51' 18" W for 755.59 feet along a northwest line of said Murray land to a rebar, thence;

S 59° 39' 48" E for 100.00 feet along a southwest line of said Murray land to a rebar, thence;

S 29° 43' 31" W for 200.00 feet to the point of beginning.

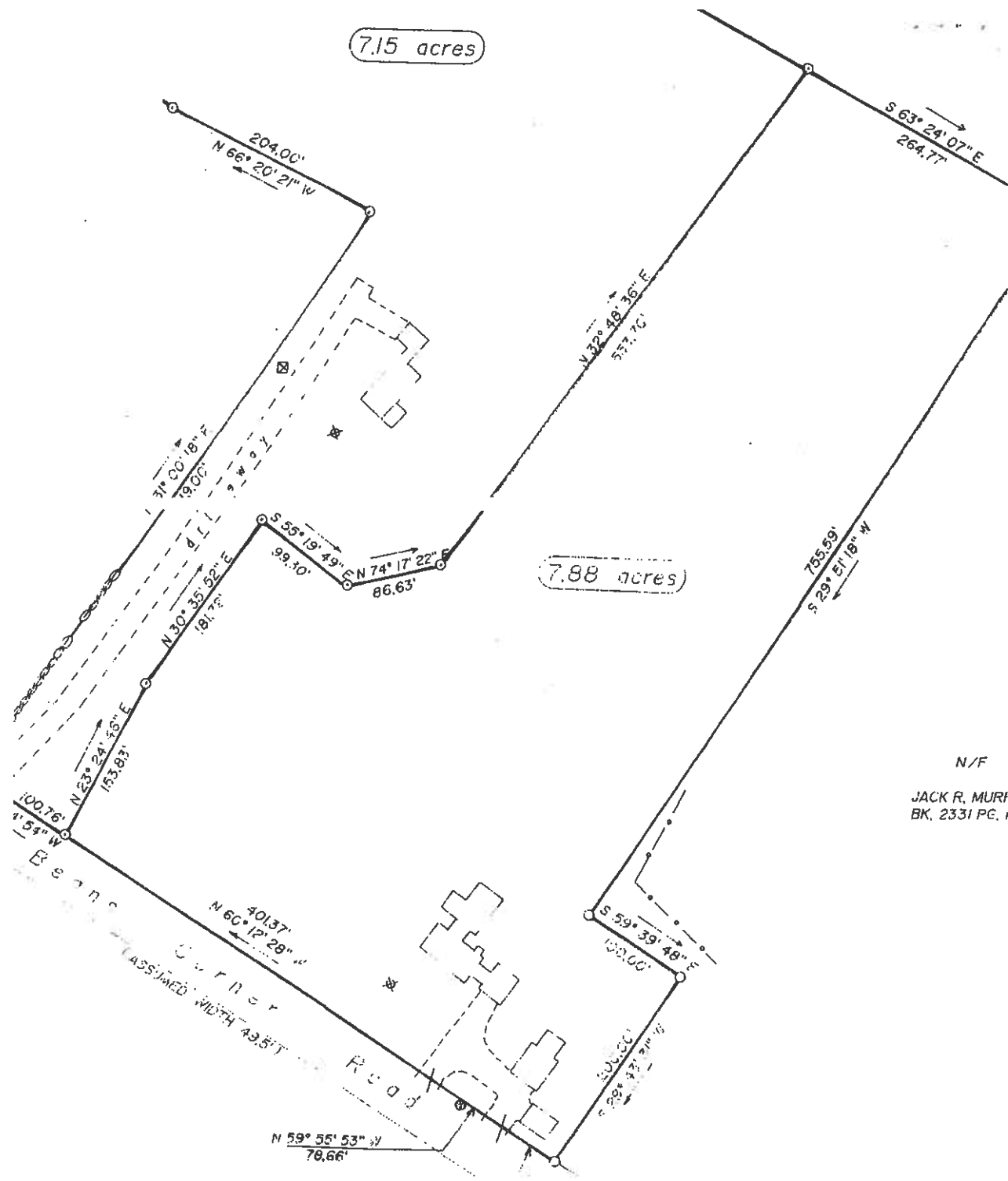
Bearings are referenced to Magnetic North: November, 2006.

Meaning to convey a parcel of 7.88 acres which is part of land conveyed to Joan Hines, by the name of Joan Westgate, by deeds recorded in Book 1102, Page 58 & Book 1820, Page 74 of the Registry and part of land conveyed to Joan & Phillip J. Hines by deed recorded in Book 1712, Page 239 of the Registry.

Refer to "Survey Plan of land for Phillips J. & Joan Hines" Beans Corner Road, New Sharon, Franklin County, Maine by Acme Engineering & Design, Inc., dated November, 2007.

7.15 acres

7.88 acres



N/F  
 JACK R. MURI  
 BK. 2331 PG. 1