

Mobile Home PUBLIC SYNOPSIS



MLS#: 924824
2423 Main Street, Fayette, ME 04349

Status: Current
Kickout: No
List Price: \$ 99,000

Directions: Route 17

Neigh'd/Assoc:

Assoc. Fee /Mo:

General Land Information

Style: Double Wide
#Rooms: 7 #Bedrooms: 3 #Baths: F = 2 3/4 = 0 1/2 = 0
Foundation Sz +/-: 28 x 60 Year Built +/-: 2003
SqFt Fin. Above Grade +/-: 1680 SqFt Fin. Below Grade +/-: 0 SqFt Fin. Total +/-: 1680
Source of Square Footage: Seller

Color: Lot Size (Acr) +/-: 3.750 Road Frontage +/-:
Surveyed: Unknown Seasonal: No Zone: as per town
Water Body:
WtrFrt: No Amt Wtr Frmtge +/-: WF Shared +/-: WF Owned +/-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		1	1	1			1
Size:	13x14	13x13	13x18		13x13	12x13	12x13			11x9
Cathedral Ceil:	No									
Skylight:		No								
Fireplace:				1						
Wood Stove:							No			
Wood Stove HU:									No	

Appliances:

Remarks

Enjoy living in beautiful Fayette Maine! This home on over 2 acres with full foundation boasts a living room with corner fireplace, spacious kitchen and dining room, Master bedroom suite with garden tub, 2 other bedrooms and an additional full bath.

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

Site: Level, Wooded	Basement Info: Full, Walk-Out
Driveway: Gravel	Foundation Mtrls: Poured Concrete
Parking:	Exterior: Vinyl Siding
Location: Rural	Roof: Shingle
Uses: Residential	Heat System: Forced, Hot Air
Restrictions: No Restrictions	Heat Fuel: Oil
Recreational Water:	Water Heater: Electric
Roads: Public, Paved	Cooling: No Cooling
Transportation:	Floors: Vinyl, Fully Carpeted
Electric: Circuit Breakers	Vehicle Storage: Garage
Gas: No Gas	Amenities:
Sewer: Septic Existing On Site	Accessibility Amenities:
Water: Well Existing On Site	Equipment:
Construction: Modular Prefab	

Tax/Deed/Community Information

Book/Page/Partial: 5384/084/No Map/Block/Lot: R4/15,17 Tax Amount/Yr: \$ 1,372 / (2008)
Tax Reduction: School:

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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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: 2434 Main St, Fayette, Me 04349

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: 2004 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: In front of home
Installed BY: Goodwin Well Drilling DATE of Installation: unknown
What is the source of your information: seller
USE: Number of Persons currently using system? 3
Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: _____

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: Side of home OR Unknown Date of Installation: 2003
Date of Last Servicing: none Name of Company Servicing Tank: Horne Construction
Date Last Pumped: n/a Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: side of home
Date of installation of leach field: unknown Installed By: unknown
Date of Last Servicing: unknown Name of Service Company: unknown
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: Seller

COMMENTS: Leach field was from previous home on site which burned

IS SYSTEM LOCATED IN A SHORELAND ZONE?: _____ Yes No Unknown

Is System located in a Coastal Shoreland Zone? _____ Yes No Unknown

8/2008

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Buyer(s) Initials _____

Seller(s) Initials _____

Harris Real Estate 148 Wilton Rd. Farmington ME 04938
Harris Real Estate

Phone: (207) 779-9000

Fax: (207) 779-9002

terranova.zfx

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA	Fireplace		
Age of system(s)/source(s)	2003	2003		
Name of company that services system(s)/source(s)	none	n/a		
Date of most recent service call	2009	n/a		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	depends on use of wood	depends on use		
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 2003 Last Cleaned: 2008
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____

COMMENTS: _____

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: _____

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 2434 Main St, Fayette, Me 04349

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: _____

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: _____

• Year Built: 2003 How long has Seller owned it: 2003

• Roof: Year Built - Structure: 2003 Age - Shingles: 2003

Moisture or leakage: none known

Comments: _____

• 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

• Manufactured Housing: Mobile Home - Yes No Modular: Yes No

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

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

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

SECTION VI. ADDITIONAL INFORMATION

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.

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.

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



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BK5384PG083

WARRANTY DEED
Joint Tenancy

TRANSFER
TAX
PAID

013939

Joseph R. Terranova and Madelyn F. Terranova of Fayette, Maine for consideration paid, grant to

Paul J. Terranova of Fayette, County of Kennebec, State of Maine, whose mailing address is RR #2, Box 1600, Fayette, Maine 04349, as AN INDIVIDUAL

with WARRANTY COVENANTS

a certain lot or parcel of land, together with any buildings thereon, situated in Fayette, County of Kennebec, State of Maine, bounded and described as follows:

(SEE SCHEDULE A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantors have set their hands and seals this ___ day of June, 1997.

Georgia E. Dallanagon
Witness ~~for~~ witness
to BOTH

Witness

Joseph R. Terranova
Joseph R. Terranova
Madelyn F. Terranova
Madelyn F. Terranova

State of Maine
County of Kennebec, ss.

June 18, 1997

Then personally appeared the above-named Joseph R. Terranova and Madelyn F. Terranova and acknowledged the foregoing to be their free act and deed.



Before me,

Georgia E. Dallanagon
Name: Georgia E. Dallanagon
Notary Public/Attorney-at-Law
Commission expires: 1/5/98

BK 5384 PG 084
SCHEDULE A

Two certain lots or parcels of land with the buildings thereon situated at Fayette, in said County of Kennebec and State of Maine and bounded and described in manner as follows, viz:

Commencing on the east side of the Watson Hill Road, so-called, formerly called the Parker Road where it connects with the highway leading from Fayette Mills to Livermore Falls, known as Route 17, formerly called the Underwood Road; thence running easterly on land formerly owned by E. T. Gile ten (10) rods to a stake and stone; thence running southerly nine and one-half (9½) rods on the said Gile land to a stake and stone; thence easterly six (6) rods and fourteen (14) feet on said Gile's land to a stake and stone; thence southwesterly twelve (12) rods and four (4) feet to said Route 17; thence northerly on the east line of said road to the first mentioned bound; said premises containing one acre, more or less.

Also a certain lot or parcel of land situated at Fayette, in said County of Kennebec and State of Maine and bounded and described in manner as follows, viz:

Beginning at the southeast corner of land formerly owned by Edna Norton on the north side of the road leading from Fayette Mills to Livermore Falls, known as Route 17; thence in an northeasterly direction along the east line of land formerly of the said Edna Norton two hundred and nine (209) feet, more or less, to the northeast corner of land formerly of said Edna Norton; thence in an easterly direction along an old stone wall on the southerly line of land formerly of Floyd Gile three hundred twenty (320) feet, more or less, to a large pine tree; thence in a southerly direction five hundred fifty (550) feet, more or less, to a spotted tree on the northerly side of the road known as Route 17; thence along the north side of said road three hundred twenty (320) feet, more or less, to the point of beginning, said lot containing two and three-fourths (2 3/4) acres.

Excepting and reserving the following described premises:

Beginning at a point on the Northerly side line of the road leading from Fayette Mills to Livermore Falls, (also known as Route 17), at the Southeasterly corner of the lot described in a Quit Claim Deed from Harold E. Macomber to Peter J. and Barbara A. Zarella dated October 15, 1971 and recorded in the Kennebec County Registry of Deeds, Book 1564, Page 858, said point also being the Southeasterly corner of the lot herein described, said point being marked by an iron pin; thence Westerly along the Northerly line of Route 17 so-called two hundred (200) feet to a point to be marked by an iron pin; thence Northerly at right angles to the Northerly line of Route 17 to the Southerly line of land formerly Gile, now said to be owned by Norman Currier, said line is marked by a stone wall or the remains of a stone wall; thence Easterly along the Southerly line of land formerly Gile to a point marked by a large pine tree, said pine tree being the same corner as described in the deed herein before referred to; thence Southerly about five hundred and fifty (550) feet to the point of beginning. Said lot or parcel of land contains about 1.3 acres.

Being a portion of the premises described in a deed to Joseph R. Terranova and Madelyn F. Terranova from Barbara Zarella dated February 11, 1976, recorded in the Kennebec County Registry of Deeds in Book 1887, Page 182.

RECEIVED KENNEBEC SS.

97 JUN 19 AM 11:30

ATTEST: *Theresa B. [Signature]*
 REGISTER OF DEEDS