

Single Family PUBLIC SYNOPSIS



MLS#: 971296
242 Stickney Hill Road, Athens, ME 04912

Status: Current
Kickout: No
List Price: \$ 69,500

Directions:

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Gambrel
#Rooms: 3 #Bedrooms: 1 #Baths: F = 1 3/4 = 0 1/2 = 0
Foundation Sz /-: Year Built /-: 1990
SqFt Fin. Above Grade+/-: 896 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 896
Source of Square Footage: Seller

Color: Lot Size (Acr) /-: 2.000 Road Frontage /-:
Surveyed: Unknown Seasonal: No Zone: as per town
Water Body:
WtrFrt: No Amt Wtr Frntge /-: WF Shared /-: WF Owned /-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	2		2		2					
Size:										
Cathedral Cell:	No									
Skylight:		No								
Fireplace:				0						
Wood Stove:							No			
Wood Stove HU:									No	

Appliances:

Remarks

BRING YOUR HANDYMAN TOOLS AND GET TO WORK! GREAT BEGINNING ALREADY HERE, ADD ON OR FINISH THIS UNIQUE HOME.

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

Site: Level	Basement Info: Slab
Driveway: Gravel	Foundation Mtrls:
Parking:	Exterior: Wood Siding
Location: Rural	Roof: Metal
Uses: Residential, Recreational	Heat System: Direct Vent Heater
Restrictions:	Heat Fuel: Propane
Recreational Water:	Water Heater: Electric
Roads: Public, Gravel/Dirt Road	Cooling: No Cooling
Transportation:	Floors: Wood
Electric: Circuit Breakers	Vehicle Storage: 2 Cars, Attached
Gas: Bottled	Amenities:
Sewer: Septic Existing On Site, Other Sewer	Accessibility Amenities:
Water: Well Existing On Site	Equipment:
Construction: Wood Frame	

Tax/Deed/Community Information

Book/Page/Partial: 3175/62/ Map/Block/Lot: 13/16-1 Tax Amount/Yr: \$ 0 / (2009)
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



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 2010 MREIS, Inc.

Printed 04/16/10



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: 242 Stickney Hill Road Athens

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: SE of Home
Installed BY: unk DATE of Installation: unk
What is the source of your information: Estate
USE: Number of Persons currently using system? 0
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: unk
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: _____ OR Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Date Last Pumped: _____ Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: _____
Date of installation of leach field: _____ Installed by: _____
Date of Last Servicing: _____ 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: _____

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

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

PROPERTY LOCATED AT _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<i>Monitors</i>			
Age of system(s)/source(s)	<i>unk</i>			
Name of company that services system(s)/source(s)	<i>unk</i>			
Date of most recent service call	<i>unk</i>			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<i>unk</i>			
Malfunction per system(s)/source(s) within past 2 years	<i>unk</i>			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: _____
 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: *Need to be painted*

PROPERTY LOCATED AT _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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 way, 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: unk

Year Built: unk What year did Seller purchase property? 2003

Roof: Year Built - Structure: unk Year Shingles Installed: _____

Moisture or leakage: _____

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: Need to be finished

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

This is Estate Sale

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



KNOW ALL MEN BY THESE PRESENTS

TRANSFER TAX PAID

That I, Michael V. Brown of Athens, Somerset County, and State of Maine.

in consideration of one dollar and other valuable consideration

paid by Raymond F. Bohmer of Clinton, Kennebec County and State of Maine.

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Raymond F. Bohmer, his heirs and assigns forever,

a certain lot or parcel of land situated in Athens, Somerset County, Maine, bounded and described as follows:

Beginning at the southeast corner being at the intersection of the Stickney Hill Road and the Leavitt Road; thence northerly along the west side of said Stickney Hill Road a distance of four hundred (400) feet to an iron stake which is the southeast corner of land previously conveyed on July 16, 1970 to Robert Speakman and Donald S. Trout; thence westerly two hundred twenty (220) feet to an iron stake; thence southerly four hundred (400) feet to the said Leavitt Road and an iron stake; thence easterly along said Leavitt Road two hundred twenty (220) feet to the point of beginning.

For title reference see Deed of Elmer P. Bryant and Alta A. Bryant to Robert McNeeland et ux dated August 17, 1970 and recorded in Somerset County Registry of Deeds at Book 799, Page 771.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Raymond F. Bohmer, his heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, Michael V. Brown, have hereunto set my hand and seal this 14 day of August in the year of our Lord two thousand three.

Signed, Sealed and Delivered
in presence of

Mark L. Fortie
Witness

Michael V. Brown
Michael V. Brown