

Single Family PUBLIC SYNOPSIS



MLS#: 973621
75 Pond Road, Wilton, ME 04294

Status: Current
Kickout: No
List Price: \$ 325,000

Directions: Rt 2 Wilton to Pond Rd on right, approx 1-2 miles up on right.

Neigh'd/Assoc: Assoc. Fee /Mo:

General/Land Information

Style: Ranch
#Rooms: 4 #Bedrooms: 1 #Baths: F = 1 3/4 = 1 1/2 = 0
Foundation Sz :- 30 x 44 Year Built :- 1995
SqFt Fin. Above Grade+/-: 1320 SqFt Fin. Below Grade+/-: 200 SqFt Fin. Total+/-: 1520
Source of Square Footage: Seller
Color: Lot Size (Acr) :- 22.000 Road Frontage :- 305
Surveyed: Yes Seasonal: No Zone: shoreland
Water Body: Wilson, Lake
WtrFrnt: Yes Amt Wtr Frntge :- 170 WF Shared :- 0 WF Owned :- 170

Interior Information

Level: 1 KT DN LR FR MBR 2BR 3BR 4BR 5BR OT B
Size: Cathedral Ceil: No Skylight: No Fireplace: 0 Wood Stove: Yes Wood Stove HU: No
Appliances:

Remarks

Scenic Wilson Lake property, camp or home on 22 acres! Possibility to finish basement for more bedrooms.

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

Site: Rolling/Sloping, Wooded, Scenic View Basement Info: Full, Finished, Daylight, Walk-Out
Driveway: Gravel Foundation Mtrls:
Parking: Garage, 1-10Spaces Exterior: Log Siding
Location: Rural Roof: Metal
Uses: Residential, Recreational Heat System: Baseboard, Hot Water, Stove
Restrictions: Heat Fuel: Oil, Wood
Recreational Water: Dock, Waterfront Deep Water Heater: Off Heating System
Roads: Paved, Public Cooling: No Cooling
Transportation: Floors: Partially Carpeted, Tile/Brick, Wood
Electric: Circuit Breakers Vehicle Storage: 2 Cars, Garage, Attached, Other Vehicle Storage, Detached
Gas: No Gas Amenities: 1ST Floor Bedroom, Out Building, Porch
Sewer: Septic Existing On Site Accessibility Amenities:
Water: Well Existing On Site Equipment:
Construction: Wood Frame

Tax/Deed/Community Information

Book/Page/Partial: 2528/66/ Map/Block/Lot: 27/93 Tax Amount/Yr: \$ 2,300 / (2009)
Tax Reduction: School: RSU 9

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084
Agent Phone: 207-779-9000
Email: kimreynolds@harrisrealestate.net

Virtual Tour:

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

LAGini: List Office: Harris Real Estate



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Printed 05/03/10



WARRANTY DEED

I, **Sandra J. Rackliff**, of Jay, Franklin County, State of Maine for consideration paid, grant to **Louis H. deWildt** and **Joyce E. deWildt** both of 75 Pond Road, Wilton, Franklin County, State of Maine, 04294 with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, with the buildings thereon, situated in the Town of Jay, Franklin County, State of Maine, bounded and described as follows:

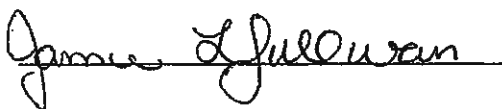
Commencing at an iron pin located on the westerly side of Route #4 in the Town of Jay, Franklin County, State of Maine, and at the southerly corner of land now or formerly of Eldred D. Rolfe and James Jellison; thence north 15° west four hundred sixty-nine (469) feet along a stone wall to the southerly corner of land now or formerly of Howard E. Kyes and Carlton F. Scott; thence continuing in the same direction along land now or formerly of said Kyes and Scott three hundred fifty-six (356) feet to an iron pin; thence south 82° west three hundred thirty-one (331) feet along land now to formerly of said Kyes and Scott to an iron pin; thence in the same direction along land now or formerly of said Kyes and Scott eight (8) feet to a second iron pin on the easterly side of former Route #4; thence southerly along former Route #4 one hundred seventy-two (172) feet to an iron pin; thence south 18° east five hundred nineteen (519) feet to pole #6; thence slightly south of east along land retained by the Grantor two hundred forty-five (245), more or less, to an iron pin; thence slightly west of south along land retained by the Grantor ninety-five (95) feet, more or less to an iron pin; thence easterly along land retained by the Grantor one hundred (100) feet, more or less, to an iron pin on the westerly bounds of said Route #4; thence northerly along the westerly bounds of said Route #4, one hundred (100) feet, more or less, to an iron pin at the southerly corner of land now or formerly of said Rolfe and Jellison and the point of beginning.

Excepting and reserving land described in a deed from Arthur W. Van Zwoll to William Oldenburg dated September 4, 1985 and recorded in the Franklin County Registry of Deeds at Book 850, Page 45.

Most of the metes and bounds are taken from a map entitled "Land of Albert Bennett" by Acme Engineering & Design, Inc., approved by Irvin L. Cirks and dated May 27, 1975. Said plan was approved June 10, 1975 and recorded June 11, 1975 in Book 138 ½, Page 16 of the Franklin County Registry of Deeds. Other portions of this description were prepared from information provided by the parties.

Being a portion and a portion only of land described in a deed from Stephen W. Harris to Sandra J. Rackliff dated August 18, 2000 and recorded in the Franklin County Registry of Deeds at Book 1950, Page 128.

WITNESS my hand and seal this 19th day of January, 2006.


James L. Jellison


Sandra J. Rackliff

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: 75 Pond Rd, Wulfton

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: 3yrs 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: North of Home
Installed BY: Goodwin Well DATE of Installation: 1992
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: _____

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: South of home OR Unknown Date of Installation: 1992
Date of Last Servicing: 2008 Name of Company Servicing Tank: unk
Date Last Pumped: 2008 Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: South of home
Date of installation of leach field: 1992 Installed by: Beault Excavating
Date of Last Servicing: 0 Name of Service Company: 0
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: 0

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: owner

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown

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

2010 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	BHW	WOOD Stove		
Age of system(s)/source(s)	2002	10 yrs		
Name of company that services system(s)/source(s)		self		
Date of most recent service call	2009	self.		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	200	5 cords		
Malfunction per system(s)/source(s) within past 2 years	0	0		
Other pertinent information	0	0		

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 2002 Last Cleaned: 2010
 Sleeved: Yes No
 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: 2010 by owner

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: 2000 By: UNK
 Results: okay 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 _____

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: Right of Way / Sec Deed

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: none

• Year Built: Home 2002 Basement 1992 What year did Seller purchase property? 1984

• Roof: Year Built - Structure: 2002 Year Shingles Installed: 2002

Moisture or leakage: none

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.

Louis W. deVito

SELLER

4/21/10

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.

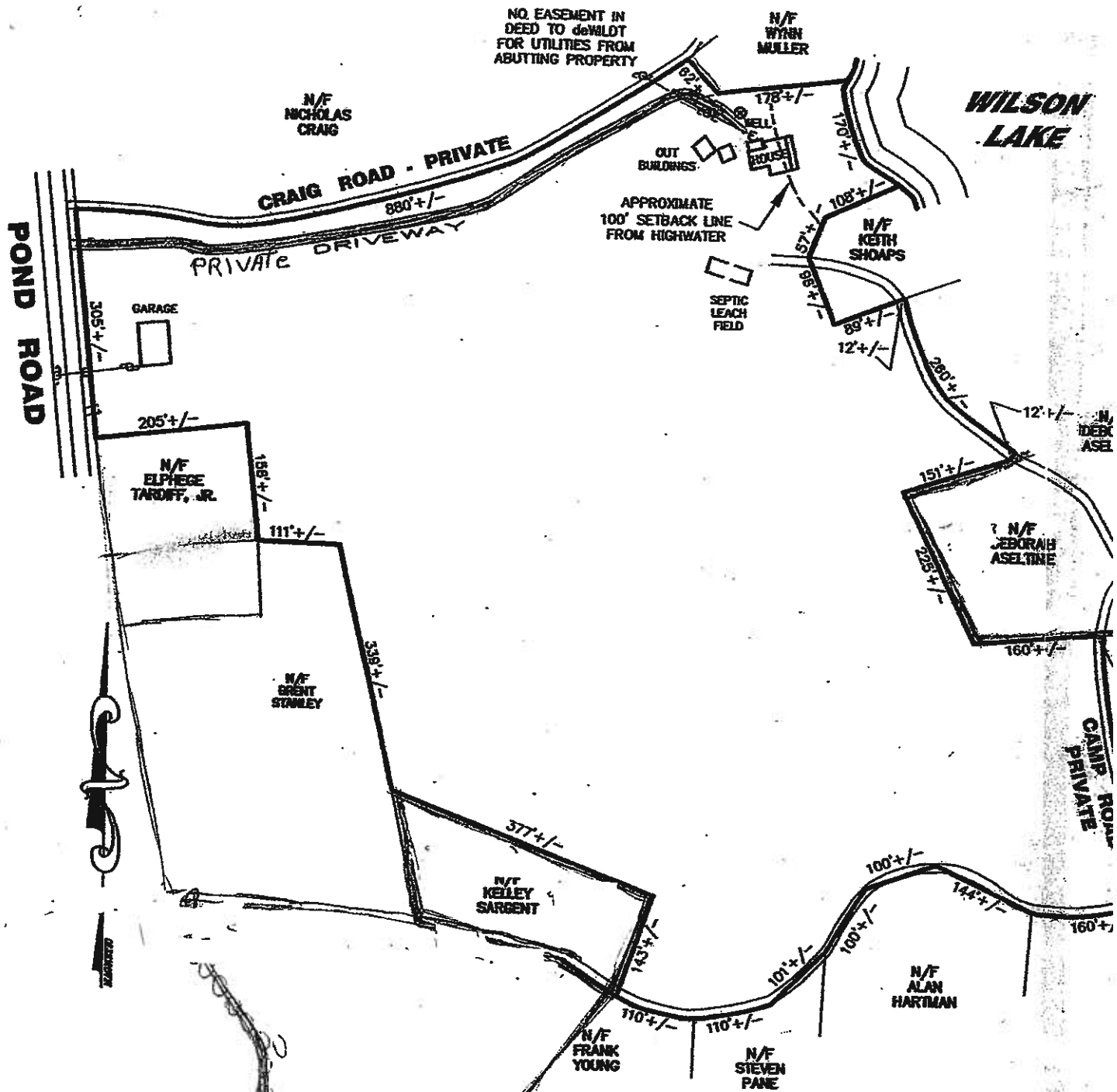
BUYER

DATE

BUYER

DATE





TO ANDROSCOGGIN BANK AND LAWYER'S TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT I HAVE EXAMINED THESE PREMISES AND THAT ALL EASEMENTS, ENCROACHMENTS AND BUILDINGS ARE APPARENTLY LOCATED ON THE GROUND AS SHOWN, AND THAT THE PREMISES SHOWN HEREON ARE A PORTION OF THOSE DESIGNATED IN BOOK 2528, PAGE 19 AT THE FRANKLIN COUNTY REGISTRY OF DEEDS.

David J. Adelson
 DAVID J. ADELSON PROFESSIONAL LAND SURVEYOR #1284

LAKE