

Single Family PUBLIC SYNOPSIS



MLS#: 984086
15 Sandy River Road, New Sharon, ME 04955

Status: Current
Kickout: No
List Price: \$ 185,000

Directions: From Farmington route 27 to New Sharon. Left onto Starks Rd (134) continue approx 2.5 miles to Sandy River rd on right.

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

General/Land Information

Style: Ranch
#Rooms: 6 **#Bedrooms:** 3 **#Baths:** F = 2 3/4 = 0 1/2 = 0
Foundation Sz /-: 28 x 56 **Year Built /-:** 2007
SqFt Fin. Above Grade+/-: 1568 **SqFt Fin. Below Grade+/-:** 0 **SqFt Fin. Total+/-:** 1568
Source of Square Footage: Seller

Color: **Lot Size (Acr) /-:** 5.060 **Road Frontage /-:**
Surveyed: Yes **Seasonal:** No **Zone:** residential
Water Body: Sandy, River
WtrFrt: Yes **Amt Wtr Frntge /-:** 400 **WF Shared /-:** 400 **WF Owned /-:** 0

Interior Information

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

Appliances:

Remarks

Beautiful ranch home on walkout basement. Home offers spacious kitchen w/breakfast bar, dining area w/hutch, living room w/country views & cathedral ceiling, mstr bdrm suite w/full bath & dble sink, additional 2 bdrms and full bath w/vanity.

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

Site: Rolling/Sloping, Open	Basement Info: Full
Driveway: Gravel	Foundation Mtrls:
Parking: 1-10Spaces	Exterior: Vinyl Siding
Location: Rural	Roof: Shingle
Uses: Residential	Heat System: Baseboard, Hot Water
Restrictions:	Heat Fuel: Oil
Recreational Water: Common, Deeded, ROW to Water, River/Brook/Stream	Water Heater: Off Heating System
Roads: Gravel/Dirt Road, Association, Dead End	Cooling: No Cooling
Transportation:	Floors: Fully Carpeted, Vinyl
Electric: Circuit Breakers	Vehicle Storage: No Vehicle Storage
Gas: No Gas	Amenities: 1ST Floor Bedroom, Deck, Laundry-Hookup, Master Bedroom w/Bath, Stor
Sewer: Private, Septic Existing On Site	Accessibility Amenities:
Water: Private, Well Existing On Site	Equipment:
Construction: Modular Prefab	

Tax/Deed/Community Information

Book/Page/Partial: 2504/271/No **Map/Block/Lot:** 19/25 **Tax Amount/Yr:** \$ 1,600 / (2009)
Tax Reduction: **School:** RSU 9

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084 **Office:** 207-779-9000
Agent Phone: 207-779-9000 **Agent Cell:** 207-462-9005
Email: kimreynolds@harrsrealestate.net **Virtual Tour:**
LAgini: KRR **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: 15 Sandy River Road, New Sharon, ME.

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: 5-7-08 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: _____
 Installed BY: _____ DATE of Installation: _____
 What is the source of your information: _____
 USE: Number of Persons currently using system? _____
 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: Diagram available - back side OR house Unknown Date of Installation: 10/2007 Earthworks
 Date of Last Servicing: N/A 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: back side - diagram available Installed by: Earthworks
 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? yes

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

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PROPERTY LOCATED AT

15 Sandy River Road, New Sharon Me

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>Boiler</u>			
Age of system(s)/source(s)	<u>2 yrs</u>			
Name of company that services system(s)/source(s)	<u>Ray Clark,</u>			
Date of most recent service call	<u>7/2009</u>			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years	<u>N/A</u>			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 2 yrs Last Cleaned: N/A
 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 flooring tiles? Yes No Unknown
- in the roofing shingles? 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: _____

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PROPERTY LOCATED AT 15 Sandy River Road, New Sharon, Me 04955

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: DKA P-945 Lot # 1 Common beach area Book 935 Page 112
What is your source of information: Exhibit A - Property Description

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: _____ What year did Seller purchase property? _____
- Roof: Year Built - Structure: _____ Year Shingles Installed: _____
Moisture or leakage: NO
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: NO

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.

Jessie F. Washer
SELLER

7/2/10
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.

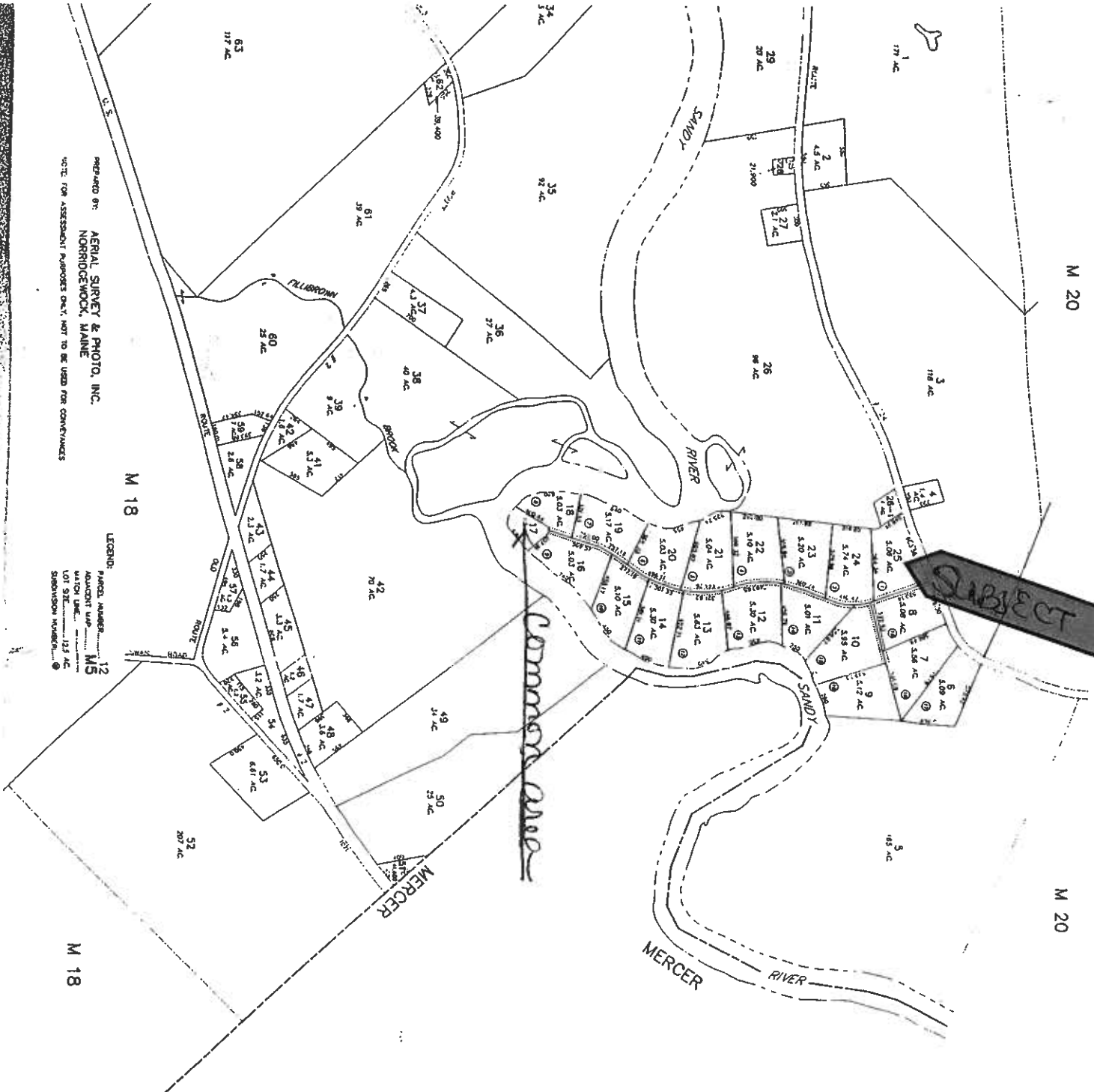
BUYER

DATE

BUYER

DATE





PREPARED BY:
AERIAL SURVEY & PHOTO, INC.
NORRISBOROUGH, MAINE

LEGEND:
PARCEL NUMBER.....12
ADJACENT MAP.....M 18
LOT SIZE.....1.25 AC
SUBDIVISION NUMBER.....

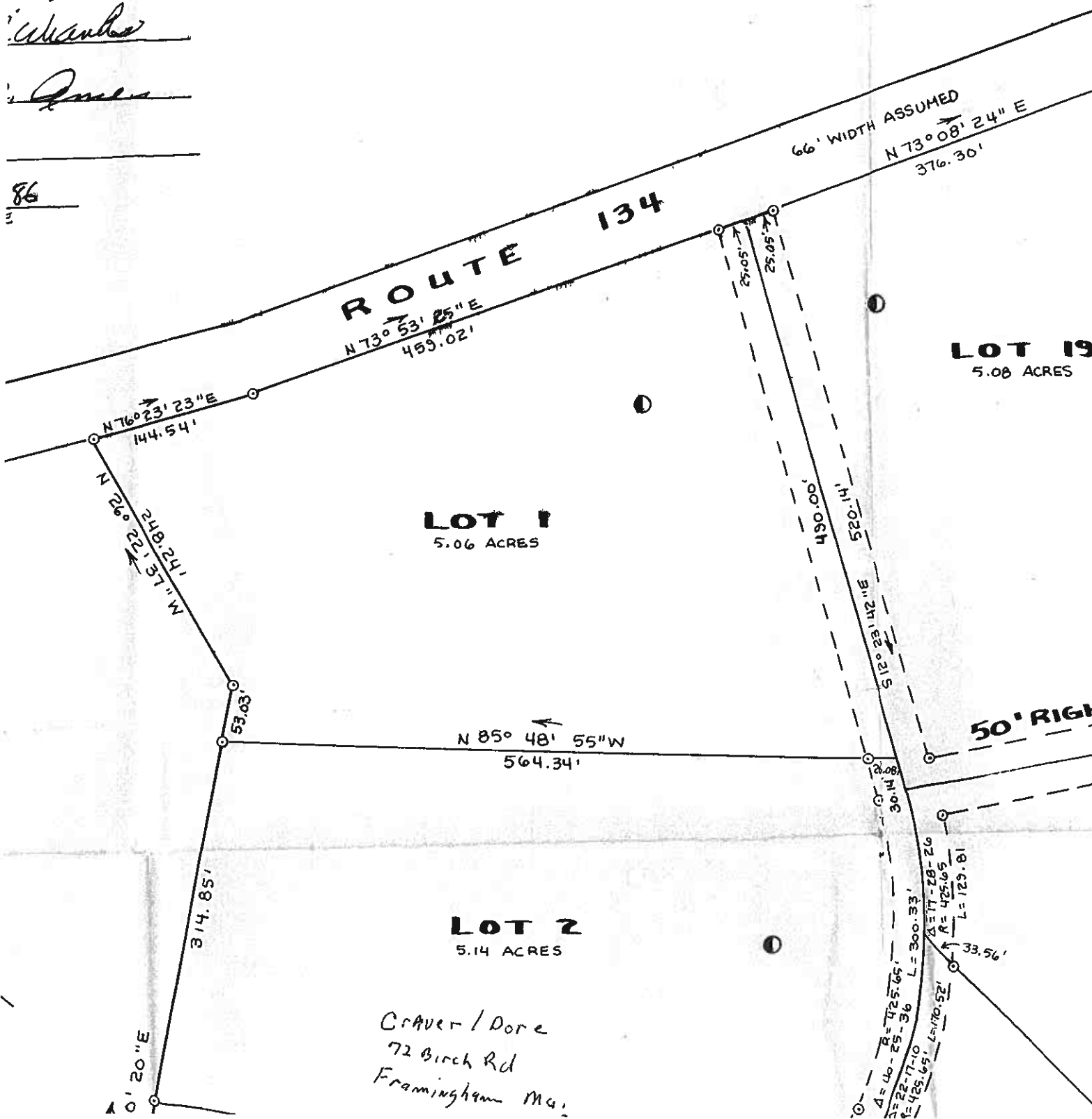
PROPERTY MAP OVERLAY
TOWN OF NEW SHARON
FRANKLIN COUNTY, MAINE
SCALE 1"=100'
APRIL 1, 1993

E NEW SHARON
BOARD

N/E
APRIEN & ROBERTA
HARRIS

Lawyer
Wants
Quies

86



ROUTE 134
N 73° 53' 25" E
459.02'

66' WIDTH ASSUMED
N 73° 08' 24" E
376.30'

LOT 19
5.08 ACRES

LOT 1
5.06 ACRES

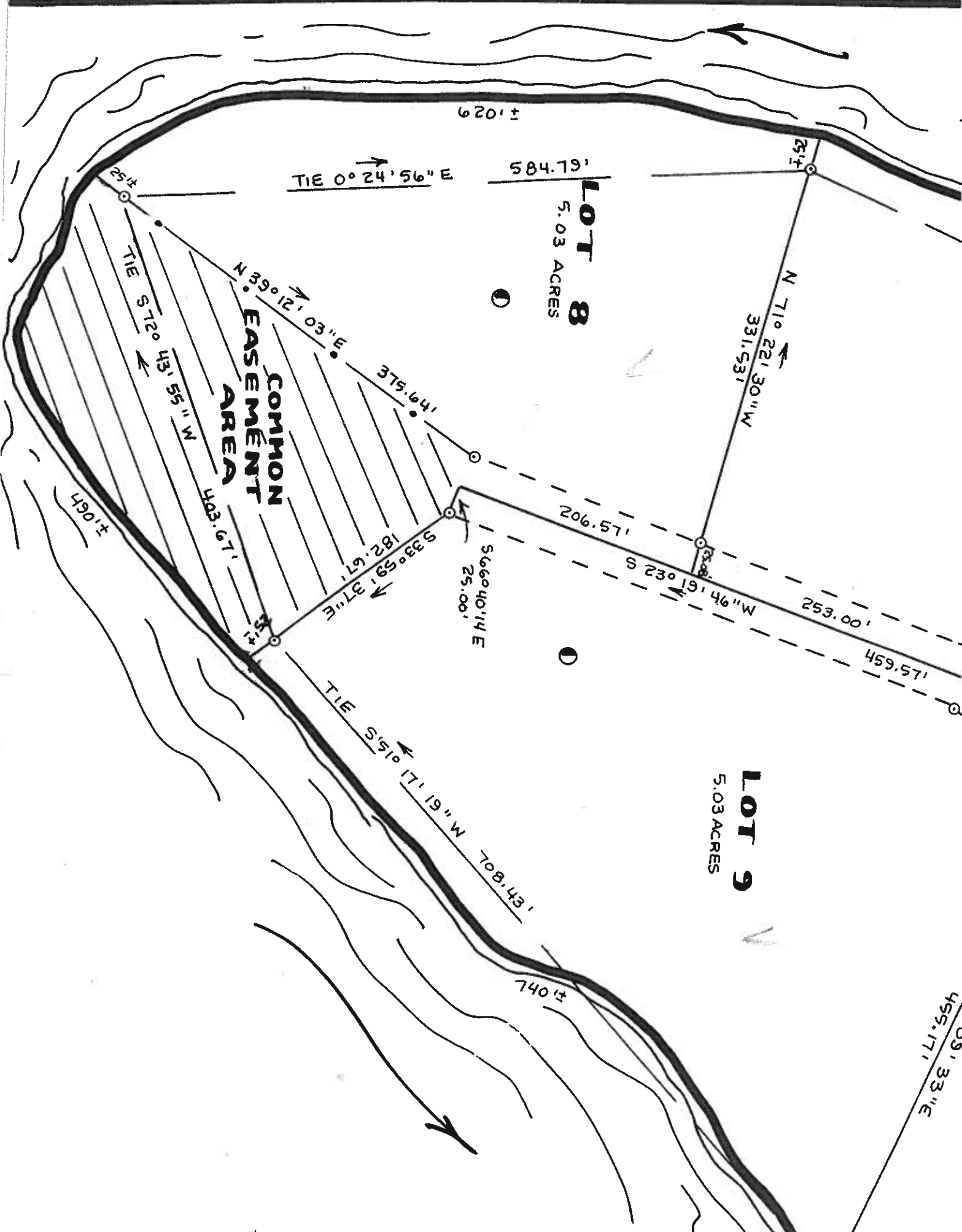
N 85° 48' 55" W
564.34'

50' RIGHT

LOT 2
5.14 ACRES

Craver / Dore
72 Birch Rd
Framingham Ma.

$\Delta = 46 - 25 - 36$
 $L = 125.65'$
 $R = 1725.65'$
 $\Delta = 17 - 28 - 26$
 $L = 300.33'$
 $R = 425.65'$
 $\Delta = 170 - 52'$
 $L = 129.81'$
 $R = 33.56'$



LOT 8
5.03 ACRES

LOT 9
5.03 ACRES

**COMMON
EASEMENT
AREA**

TIE $0^{\circ} 24' 56''$ E

TIE $S 12^{\circ} 43' 55''$ W

N $39^{\circ} 12' 03''$ E

N $71^{\circ} 22' 30''$ W

S $33^{\circ} 59' 37''$ E

M $9^{\circ} 16' 02''$ S

TIE $S 51^{\circ} 17' 19''$ W

N $31^{\circ} 33''$ E

620 ±

584.19'

251 ±

375.64'

331.53'

206.57'

253.00'

459.57'

56640' ±
25.00'

708.43'

740 ±

490 ±