

Single Family PUBLIC SYNOPSIS



MLS#: 986530
104 Archer Rd, Chesterville, ME 04938

Status: Current

Kickout: No

List Price: \$ 140,000

Directions:

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Ranch
#Rooms: 5 #Bedrooms: 2 #Baths: F = 1 3/4 = 0 1/2 = 0
Year Built :-: 1986
SqFt Fin. Above Grade+/-: 1320 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 1320
Source of Square Footage: Seller
Color: Lot Size (Acr) :-: 1.000 Road Frontage :-:
Source of Acreage: SELLER
Surveyed: Yes 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	OT	OT2
Level: 1			1		1	1				

Size:
Cathedral Ceil: No Skylight: No WB Fireplace: 0 Gas Fireplace: 0 Heat Stove No Heat Stove HU: No
Appliances:

Remarks

MOVE IN CONDITION! THIS RANCH HOME WITH ATTACHED 2 CAR GAARGE IS WAITING FOR YOU. CMES WITH GENERATOR FOR POWER BACKUP.

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

Site: Rolling/Sloping	Basement Info: Full
Driveway: Gravel	Foundation Mtrls:
Parking:	Exterior: Vinyl Siding
Location: Rural	Roof: Shingle
Uses:	Heat System: Baseboard, Hot Water
Restrictions:	Heat Fuel: Oil
Recreational Water:	Water Heater: Off Heating System
Roads:Paved, Public	Cooling: No Cooling
Transportation:	Floors: Wood
Electric: Circuit Breakers	Vehicle Storage: Garage, Attached, 2 Cars
Gas: No Gas	Amenities:Laundry-1st Floor, Pantry
Sewer: Septic Existing On Site	Accessibility Amenities: Ramped Main Level
Water: Well Existing On Site	Equipment: Generator
Construction: Wood Frame	

Tax/Deed/Community Information

Book/Page/Partial: 858/100/ Map/Block/Lot: R8/28-C Tax Amount/Yr: \$ 1,211 / (2010)
School: rsu 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:

LAginl: 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: 104 Archer Rd. Chesterville

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: S. Westly
Installed BY: _____ DATE of Installation: 1986

What is the source of your information: _____

USE: Number of Persons currently using system? 1

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: Eastly of Home OR Unknown Date of Installation: 1986

Date of Last Servicing: _____ Name of Company Servicing Tank: 1986

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: Eastly

Date of installation of leach field: 1986 Installed By: _____

Date of Last Servicing: unk 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? 3 Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: _____

COMMENTS: _____

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

July 2006 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

Harris Real Estate P.O. Box 329, Farmington ME 04938
Phone: (207) 779-9000 Fax: (207) 779-9002

Harris Real Estate

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form 3.zfx

PROPERTY LOCATED AT _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OBS			
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	Webster			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	unk			
Malfunction per system(s)/source(s) within past 2 years	0			
Other pertinent information	0			

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1986 Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown

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: _____

July 2006 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

PROPERTY LOCATED AT _____

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: 0

Age: Age of House: 1986 How long has Seller owned it: 1986

Roof: Age - Structure: 1986 Age - Shingles: 1998?

Moisture or leakage: 0

Comments: 0

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

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.

Hubert C. Mealey P.O.A.
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



07111

We, Clark Toothaker, owner in fee simple of the premises herein conveyed, and Methyl A. Toothaker, owner of a life estate in the premises herein conveyed, both of Chesterville, Maine (being ~~un~~married), for consideration paid, grant to

Vella E. Meisner

of RFD 2, Box 4400, Farmington, Maine with Warranty Covenants the land in Chesterville, Franklin

County, State of Maine.

Being a 25,760 square foot parcel, more or less, situated on the southerly side of Wetmore Road, so-called, and being part of a larger parcel owned by the Grantor herein, bounded and described as follows, to wit: COMMENCING at a point marked by an iron pin set in the ground on the southerly side of said road, being the north easterly corner of land conveyed; thence in a generally southerly direction two hundred thirty-six (236) feet, more or less, along line of land of Grantor herein, to a point marked by an iron pin set in the ground; thence in a generally westerly direction one hundred (100) feet, more or less, along line of land of Grantor herein, to a point marked by an iron pin set in the ground; thence in a generally northerly direction two hundred twelve (212) feet, more or less, along line of land of Grantor, herein, to a point marked by an iron pin set in the ground situated on the southerly side of the aforesaid Wetmore Road, then in the generally easterly direction one hundred thirty-one (131) feet, more or less, along the southerly side of said road to the point of beginning.

Meaning and intending to convey A PART AND PART ONLY of the premises conveyed to Clark Toothaker by Warranty Deed by Methyl A. Toothaker, dated October 13, 1977 and recorded in the Franklin County Registry of Deeds in Book 610, Page 200 on January 7, 1980.

Maine Real Estate Not Necessary

October 22, 1985 - 9:45 M A M

Register

Methyl A. Toothaker, being a single person and Zelma Toothaker wife of said grantor, joins as grantor and releases all rights by descent and all other rights.

Witness Our hands and seal this 22nd day of October, 1985

Joyce S. Cassidy
Joyce S. Cassidy
To all

Clark Toothaker
Clark Toothaker
Methyl A. Toothaker
Zelma Toothaker

The State of Maine Franklin ss. October 22, 1985

Then personally appeared the above named Clark and Methyl A. Toothaker

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Joyce S. Cassidy, Justice of the Peace - Attorney at Law, Notary Public, expires 7-14-91

