

Single Family PUBLIC SYNOPSIS



MLS#: 986986
50 Pleasant St, Peru, ME 04290

Status: Current

Kickout: No
List Price: \$ 160,000

Directions:

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Contemporary
#Rooms: 7 #Bedrooms: 4 #Baths: F = 1 3/4 = 0 1/2 = 0
Year Built -: 1984
SqFt Fin. Above Grade+/-: 1824 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 1824
Source of Square Footage: Public Record
Color: Lot Size (Acr) -: 9.000 Road Frontage -: 225
Source of Acreage: PUBREC
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	OT	OT2
Level:	1		1		1	2	2	2	1	

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

Remarks

BEAUTIFUL INTERIOR, PRIVATE LOCATION! THIS HOME SITS ON 9+/- ACRES. FULL DAYLIGHT BASEMENT PORCH AND DECK WITH ABOVE GROUND POOL.

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

Site: Rolling/Sloping Basement Info: Full, Walk-Out, Daylight
Driveway: Gravel Foundation Mtrls:
Parking: 1-4 Spaces Exterior: Wood Siding
Location: Rural Roof: Shingle
Uses: Heat System: Forced, Hot Air
Restrictions: Heat Fuel: Oil
Recreational Water: Water Heater: Electric
Roads:Public, Paved Cooling: No Cooling
Transportation: Floors: Carpet, Vinyl
Electric: Circuit Breakers Vehicle Storage: Off Street Parking
Gas: No Gas Amenities:
Sewer: Private, Septic Existing On Site Accessibility Amenities:
Water: Private, Well Existing On Site Equipment:
Construction: Wood Frame

Tax/Deed/Community Information

Book/Page/Partial: 4127/229/ Map/Block/Lot: 27/20 Tax Amount/Yr: \$ 1,789 / (2010)
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: 08/04/10



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: 50 Pleasant St, Peru, 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: 1984 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: South of home
Installed BY: unk DATE of Installation: 1976
What is the source of your information: owner
USE: Number of Persons currently using system? 4
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: East of home OR Unknown Date of Installation: 1984
Date of Last Servicing: 2005 Name of Company Servicing Tank: _____
Date Last Pumped: 2005 Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: East of home
Date of installation of leach field: 1984 Installed by: Aunter White Coats.
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: _____

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? 0

SOURCE OF INFORMATION: _____

COMMENTS: It was designed for 4 Bedrooms

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)	Hot Air 0.1			
Age of system(s)/source(s)	1991			
Name of company that services system(s)/source(s)	Dead River Co			
Date of most recent service call	2009			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	900 gallons			
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: 1995 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: 2009
 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: OWNER
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: unk By: unk
 Results: okey 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: 1984 By: unk
 Results: okey 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: _____

2010 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 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: None

Year Built: 1984 What year did Seller purchase property? 1981

Roof: Year Built - Structure: 1995 - 2009 Year Shingles Installed: 1995

Moisture or leakage: 0

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown Comments: 1987 Heavy Rains

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: 0

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.

[Signature]
SELLER

8-3-2010
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

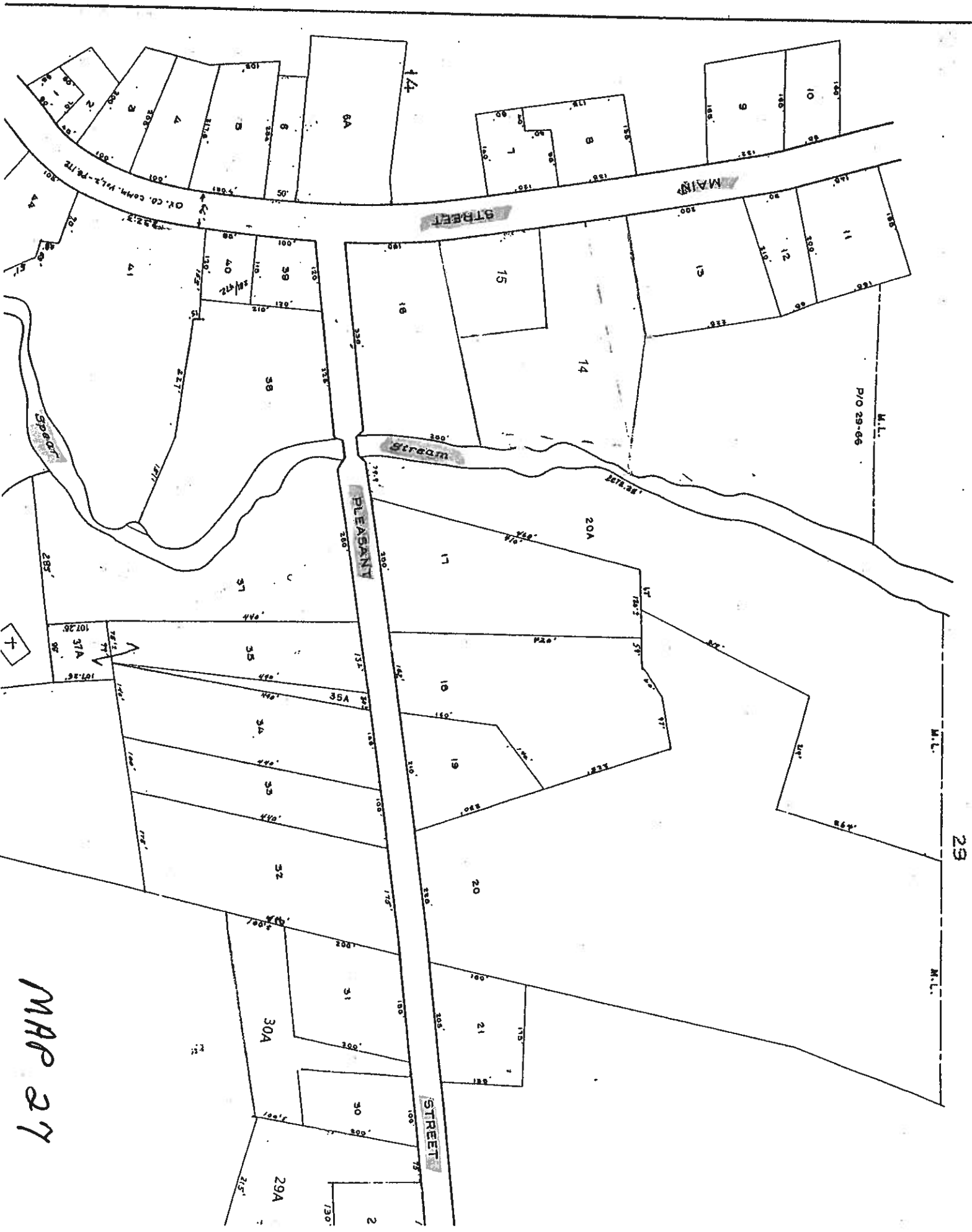
BUYER

DATE



Maine Association of REALTORS®/Copyright © 2010.
All Rights Reserved.





MAP 27

QUIT-CLAIM DEED

We, JONN AUSTIN, of P. O. Box 205, Peru, ME 04290; and JAMIE AUSTIN, of

FOR CONSIDERATION PAID, grant to GARY AUSTIN, of P. O. Box 127, Peru, ME 04290,

with QUIT-CLAIM COVENANTS, the land in PERU, OXFORD County, State of MAINE, to wit,

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of PERU, County of OXFORD, State of MAINE, and bounded and described as follow, to wit:

BEGINNING at an iron rod on the easterly side of Pleasant Street, being the southwest corner of the Glover Lot, so-called;

THENCE easterly and northerly, following the lines of the Glover Lot to the Gerrish Lot;

THENCE easterly to the southeast corner of the Gerrish Lot;

THENCE northerly to property of the Town of PERU;

THENCE easterly, southerly and easterly, following the Town of Peru's lines to the northwest corner of the Hall Lot, so-called;

THENCE in a southerly direction, following the Hall Lot's west line, to the Alvah Curtis Homestead Farm;

THENCE following the north line of the Alvah Curtis Homestead Farm, in a westerly direction, to Pleasant Street;

THENCE in a northerly direction, along the easterly line of Pleasant Street, to the POINT OF BEGINNING.

Being the same property conveyed to Jonn Austin and Jaime Austin by Gary Austin, by his joint tenancy warranty deed dated August 17, 2005, and recorded in the Oxford County Registry of Deeds on August 19, 2005, in Book 3781, at Pages 165 and 166.

Also, being the same property conveyed to Gary Austin by Jonn Austin and Jaime Austin, by their mortgage deed dated August 17, 2005, and recorded in the Oxford County Registry of Deeds on August 19, 2005, in Book 3781, at Pages 167 and 168.

By his acceptance and recording of this deed, the within grantee, Gary Austin, acknowledges satisfaction of the aforementioned mortgage deed and promissory note, and releases said real estate

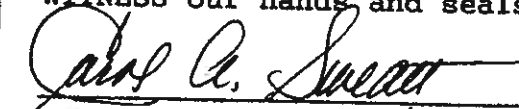
NO REAL ESTATE
TRANSFER TAX PAID

QUIT-CLAIM DEED
Austin to Austin
Page 2.

Doc#: 5463
Bk: 4127 Pg: 230

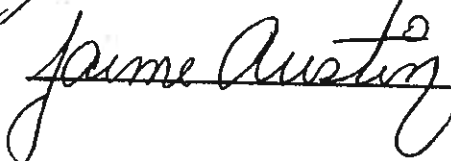
from the conditions imposed in the joint tenancy warranty deed dated and recorded as above.

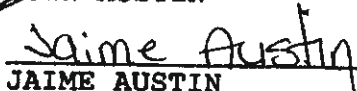
WITNESS our hands and seals this 4th day of May, 2007.





JOHN AUSTIN





JAIME AUSTIN

State of Maine
County of Oxford, ss.

May 4, 2007

Then personally appeared the above named JOHN AUSTIN and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,



Carol A. Sweatt
NOTARY PUBLIC

My Commission Expires: 12/28/2011

Received
Recorded Register of Deeds
May 07, 2007 09:19:45A
Oxford East County
Jane Rich