

Mobile Home PUBLIC SYNOPSIS



MLS#: 950460
 260 Maple Avenue, Farmington, ME 04938

Status: Current
Kickout: No
List Price: \$ 54,500

Directions:

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Single Wide
#Rooms: 5 **#Bedrooms:** 2 **#Baths:** F = 1 3/4 = 0 1/2 = 0
Foundation Sz :-: **Year Built :-:** 1973
SqFt Fin. Above Grade+/-: 996

Color: **Lot Size (Acr) :-:** 0.400 **Road Frontage :-:**
Surveyed: Unknown **Seasonal:** No **Zone:** as per town
Water Body:
WtrFrnt: No **Amt Wtr Frntge :-:** **WF Shared :-:** **WF Owned :-:**

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1		1	1	1	1				
Size:										
Cathedral Cell:	No		Skylight: No		Fireplace: 0		Wood Stove: No		Wood Stove HU: No	
Appliances:	Range-Electric									

Remarks

Well maintained mobile home on convenient lot close to downtown Farmington with great lot and garage. Family room could be 3rd bedroom.

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

<p>Site: Rolling/Sloping Driveway: Paved Parking: Garage Location: Suburban Uses: Residential Restrictions: Recreational Water: Roads: Paved, Public Transportation: Electric: Circuit Breakers Gas: No Gas Sewer: Public Water: Private Construction: Modular Prefab</p>	<p>Basement Info: No Basement Foundation Mtrls: Exterior: Vinyl Siding Roof: Metal Heat System: Forced, Hot Air Heat Fuel: Oil Water Heater: Electric Cooling: No Cooling Floors: Fully Carpeted, Tile/Brick Vehicle Storage: 1 Car, Garage, Detached Amenities: 1ST Floor Bedroom, Laundry-1st Floor Accessibility Amenities: Equipment:</p>
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Tax/Deed/Community Information

Book/Page/Partial: 2798/285/No **Map/Block/Lot:** R11/30 **Tax Amount/Yr:** \$ 460 / (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@harrisrealestate.net **Virtual Tour:**

LAgini: **List Office:** Harris Real Estate



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Printed: 09/21/09



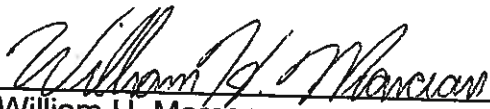
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **WILLIAM H. MARCEAU**, of PO Box 975, Farmington, Franklin County, State of Maine, for consideration paid, do hereby grant to **HEIDI T. KNIGHT** of PO Box 810, Farmington, Maine 04938, **with warranty covenants**, land in Farmington, Franklin County, State of Maine, together with the buildings thereon including the 1973 mobile home with additions, shed and garage located thereon, the boundaries of the premises described as follows, to wit:-

A certain lot or parcel of land, with the buildings thereon including mobile home, located at Upper Maple Avenue, on the northerly side of the road leading over Bailey Hill, so-called, beginning at a point on said road, being at the southeasterly corner of land now or formerly owned or occupied by Inase Porter Smith; thence northerly along the line of said Smith one hundred seventy-five (175) feet, more or less, to the line of land now or formerly owned or occupied by Harold Judkins; thence easterly along the line of said Judkins one hundred (100) feet, more or less, to the line of land now or formerly owned or occupied by Muriel Gill; thence southerly along the line of land of said Gill one hundred seventy-five (175) feet, more or less, to a point on said road; thence westerly along said road one hundred (100) feet, more or less, to the point of beginning.

The premises conveyed herein constitute "PARCEL ONE" in the deed conveyed to William H. Marceau by warranty deed of Linda H. Labbe dated April 21, 2005 recorded 2591, Page 255, Franklin County Registry of Deeds, to which reference may be had for source of title, the premises conveyed herein therefore being a part and part only of the premises conveyed by said April 21, 2005 deed.

WITNESS my hand and seal this 18th day of August, A.D., 2006.

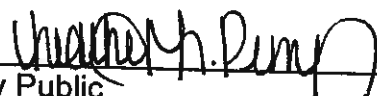


William H. Marceau

State of Maine
Franklin, SS.

August 18th, 2006

Personally appeared the above-named William H. Marceau acknowledged the foregoing to be his free act and deed, before me,



Notary Public

Name:
Comm. Expires:

HEATHER L. PERRY
Notary Public, Maine
My Commission Expires December 15, 2006

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: 260 Maple Ave, Farmington

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: behind mobile near door
Installed BY: unknown DATE of Installation: unknown
What is the source of your information: previous owner
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: _____
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: _____
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: previous disclosure

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

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)	FHA			
Age of system(s)/source(s)	unknown			
Name of company that services system(s)/source(s)	needs service			
Date of most recent service call	u/k			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	u/k			
Malfunction per system(s)/source(s) within past 2 years	u/k			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: u/k
 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 E's A 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 260 Maple Ave, Farmington

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: possible garage encroachment - disputed
What is your source of information: letter

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: No

• Age: Age of House: 1970'S How long has Seller owned it: 4yrs

• Roof: Age - Structure: 1970'S Age - Shingles: unknown

Moisture or leakage: unknown
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

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.

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



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**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

