

**Single Family PUBLIC SYNOPSIS**



MLS#: 967092  
28 Bass Point, Livermore, ME 04253

Status: Current  
Kickout: No  
List Price: \$ 180,000

Directions:

Neigh'd/Assoc:

Assoc. Fee /Mo:

**General/Land Information**

Style: Camp  
#Rooms: 3 #Bedrooms: 2 #Baths: F = 0 3/4 = 0 1/2 = 0  
Foundation Sz /-:  
SqFt Fin. Above Grade+/-: 536 SqFt Fin. Below Grade+/-: 0 Year Built /-: 1940  
SqFt Fin. Total+/-: 536  
Source of Square Footage: Seller

Color: Lot Size (Acr) /-: 0.500 Road Frontage /-:  
Surveyed: No Seasonal: Yes Zone: shoreland  
Water Body: Brettuns, Pond  
WtrFrt: Yes Amt Wtr Frntge /-: 410 WF Shared /-: 0 WF Owned /-: 410

**Interior Information**

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

Appliances:

**Remarks**

COZY CAMP ON THE SHORES OF BRETTON POND IN LIVERMORE. AFFORDABLE WATERFRONT RETREAT ON IT'S OWN POINT OF LAND.

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

Site: Rolling/Sloping	Basement Info: No Basement
Driveway: Gravel	Foundation Mtrts:
Parking:	Exterior: Wood Siding
Location: Rural	Roof: Shingle
Uses: Recreational	Heat System: Stove
Restrictions:	Heat Fuel: Wood
Recreational Water: Waterfront Deep, Deeded, Water View	Water Heater: Other Water Heater
Roads: Gravel/Dirt Road Seasonal	Cooling: No Cooling
Transportation:	Floors: Wood
Electric: 110 Volts	Vehicle Storage: No Vehicle Storage
Gas: No Gas	Amenities:
Sewer: No Sewer	Accessibility Amenities:
Water: Other Water	Equipment:
Construction: Wood Frame	

**Tax/Deed/Community Information**

Book/Page/Partial: 546/190/No Map/Block/Lot: U8/8 Tax Amount/Yr: \$ 1,500 / (2009)  
Tax Reduction: School:

**Off Market Information**

**Information Provided by: Kim Reynolds 009553 KRR**



Office: Harris Real Estate 2084  
Agent Phone: 207-779-9000  
Email: [kimreynolds@harrisrealestate.net](mailto:kimreynolds@harrisrealestate.net)

Virtual Tour:

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

LAgini: 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: 28 Bass Point Road, Brettons Pond, Livermore, Me

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal Lake  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: \_\_\_\_\_  
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: outhouse  
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: \_\_\_\_\_

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

form 3.zfx

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

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

Buried Oil Supply Line:  Yes  No  Unknown      Sleeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: \_\_\_\_\_ 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: \_\_\_\_\_

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: \_\_\_\_\_

• Age: Age of House: \_\_\_\_\_ How long has Seller owned it: \_\_\_\_\_

• Roof: Age - Structure: \_\_\_\_\_ Age - Shingles: \_\_\_\_\_

Moisture or leakage: \_\_\_\_\_  
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.

Richard Cameron  
SELLER

Peter Cameron  
DATE

Margaret C. Ross  
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





**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).

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(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).

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

**Purchaser's Acknowledgement (initial)**

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgement (initial)**

(f) ASH Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Agent Date

\_\_\_\_\_  
Agent Date

This form is provided in connection with the PROPERTY LOCATED AT

190

# Know all Men by these Presents,

\$ .55  
Doc. Rev.  
Stamps  
Canceled

That Harold M. Fortier of Rumford, Oxford County, Maine  
in consideration of four hundred (\$400.00) dollars paid by

Peter Cameron of Wilton, Franklin County, Maine  
the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said  
Peter Cameron - his heirs and assigns forever.

a certain lot or parcel of land with buildings thereon  
situated in Livermore, Androscoggin County, Maine bounded and described as  
follows:

Beginning on the Southerly shore of Brettun Pond (so called) at an  
iron pipe driven in the ground at high water mark, in the land formerly of  
William H. Morris, on the westerly side of Bass Point (so called) and run-  
ning in a northerly direction along the shore of said Brettun Pond, a dis-  
tance of one hundred ten (110) feet; thence southerly along the shore of said  
Brettun Pond a distance of one hundred forty-five (145) feet to an iron  
stake driven in the ground at high water mark; thence westerly in a straight  
line to the point of beginning. Also a certain right of way across the land  
of the said William H. Morris leading from public or Village Street to the  
above described premises.

Meaning and intending to convey the same land and appurtenances  
thereto as described in a certain Warranty Deed recorded in the Androscoggin  
registry of deeds in Book 467 Page 41, to which reference is hereby made  
for further description.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof,  
to the said Peter Cameron - his heirs and assigns to his and their use and behoof forever.  
And I do covenant with the said Grantee, his heirs and assigns; that  
I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said grantee  
to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the  
said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, I the said Harold M. Fortier, unmarried,

have hereunto set my hand and seal this eighth day of August  
in the year of our Lord one thousand nine hundred and forty-two.

Signed, Sealed and Delivered in Presence of  
Benjamin L. Abramson Harold M. Fortier (Seal)

State of Maine, } ss. August 8, 1942.  
Androscoggin }  
Personally appeared the above named Harold M. Fortier

and acknowledged the foregoing instrument to be his free act and deed.  
above

Before me, Benjamin L. Abramson Justice of the Peace.

Received November 16, 1943 at 8 o'clock 02 M. A. M. and recorded from the original.

000601



U-11

U-7

R-7

BRETTUNS POND

LAKESIDE CEMETERY

ROUTE 4

OLD ROUTE 108

U-7

U-8

PROPERTY MAP

# LIVERMORE

MAINE

SCALE IN FEET  
0 100 200

U-8

LEGEND

12 ANNOTATED SHEET NO.

107 COMMON OWNERSHIP

10 DEVELOPMENT LOT NO.

± SCALED DIMENSIONS

PREPARED BY PHOTOGRAMMETRIC METHODS BY

JOHN E. O'DONNELL & ASSOCIATES

AUBURN, MAINE

1977

