



Winter Harbor Marine Center

Offered by Scott McFarland & Story Litchfield

LandVest®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



- 322' of waterfront with a large granite deepwater pier, boat ramp, fueling services, 13 registered moorings and additional cribwork allows for another potential deepwater dock
- The property covers a spacious 3.4± acres with 266± feet of road frontage with paved parking spaces
- There is a small, three-bedroom home, two storage buildings and retail office space

Offered at \$4,950,000



Scott McFarland
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LandVest
125 Main Street P.O. Box 1068, Northeast Harbor, ME 04662



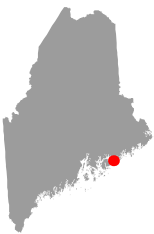
Artistic Rendition



Winter Harbor Marine Center
Winter Harbor, ME

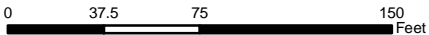
Base Plan Orthophotograph

- LEGEND**
- Subject Property - 3.4 ±Ac
 - Adjacent Properties
 - Open Water
 - Wetlands
 - Contours (2 ft)



Notes:
Credits: 2023 imagery from
ESRI 'World Imagery'
map service.

Date: 05/06/25
Project Number: ME2793

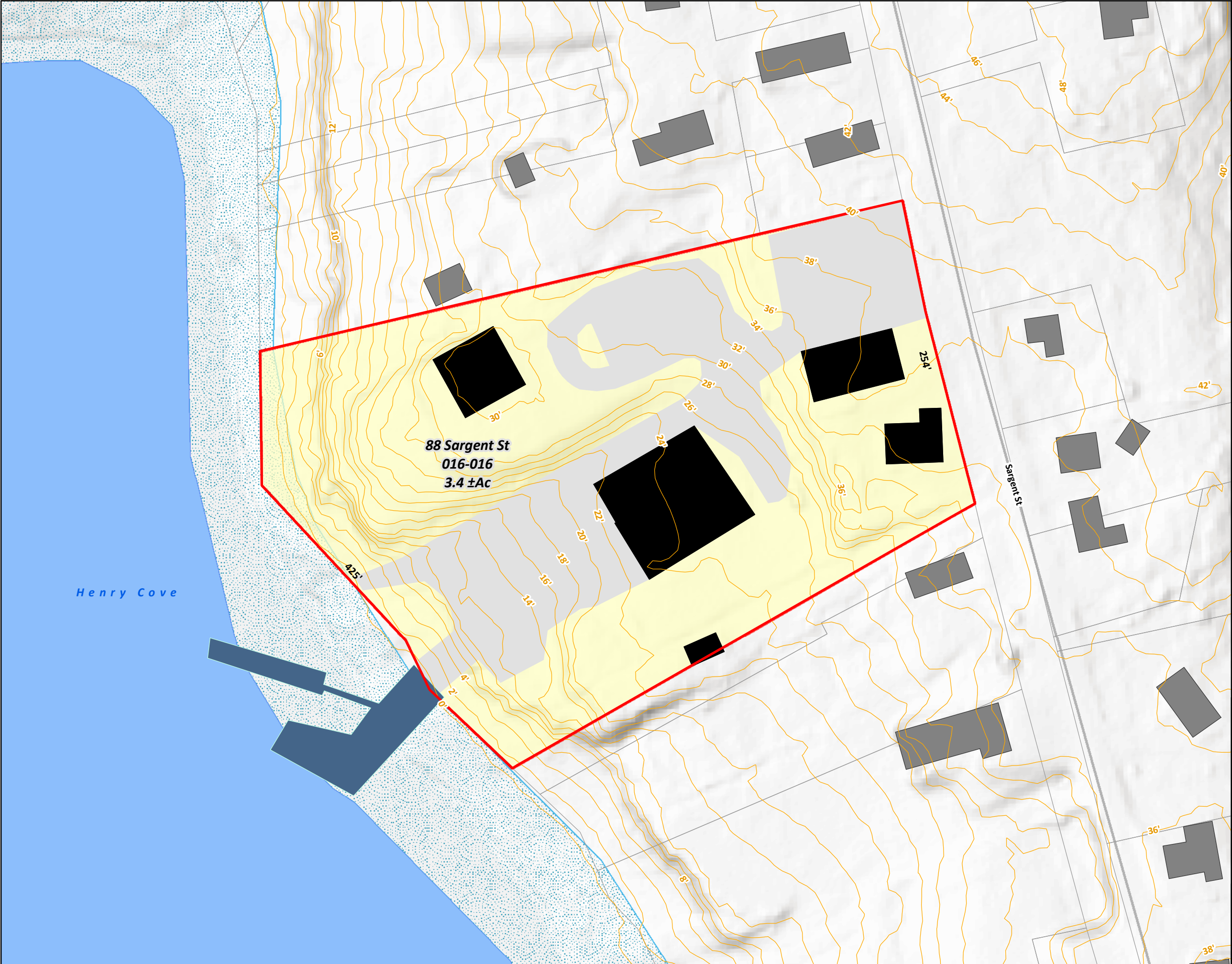


Scale: 1" = 75'



This plan is conceptual only and is not
represented as an engineered plan.

LandVest



Winter Harbor Marine Center
Winter Harbor, ME

Base Plan

LEGEND

- Subject Property - 3.4 ±Ac
- Dock
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Contours (2 ft)

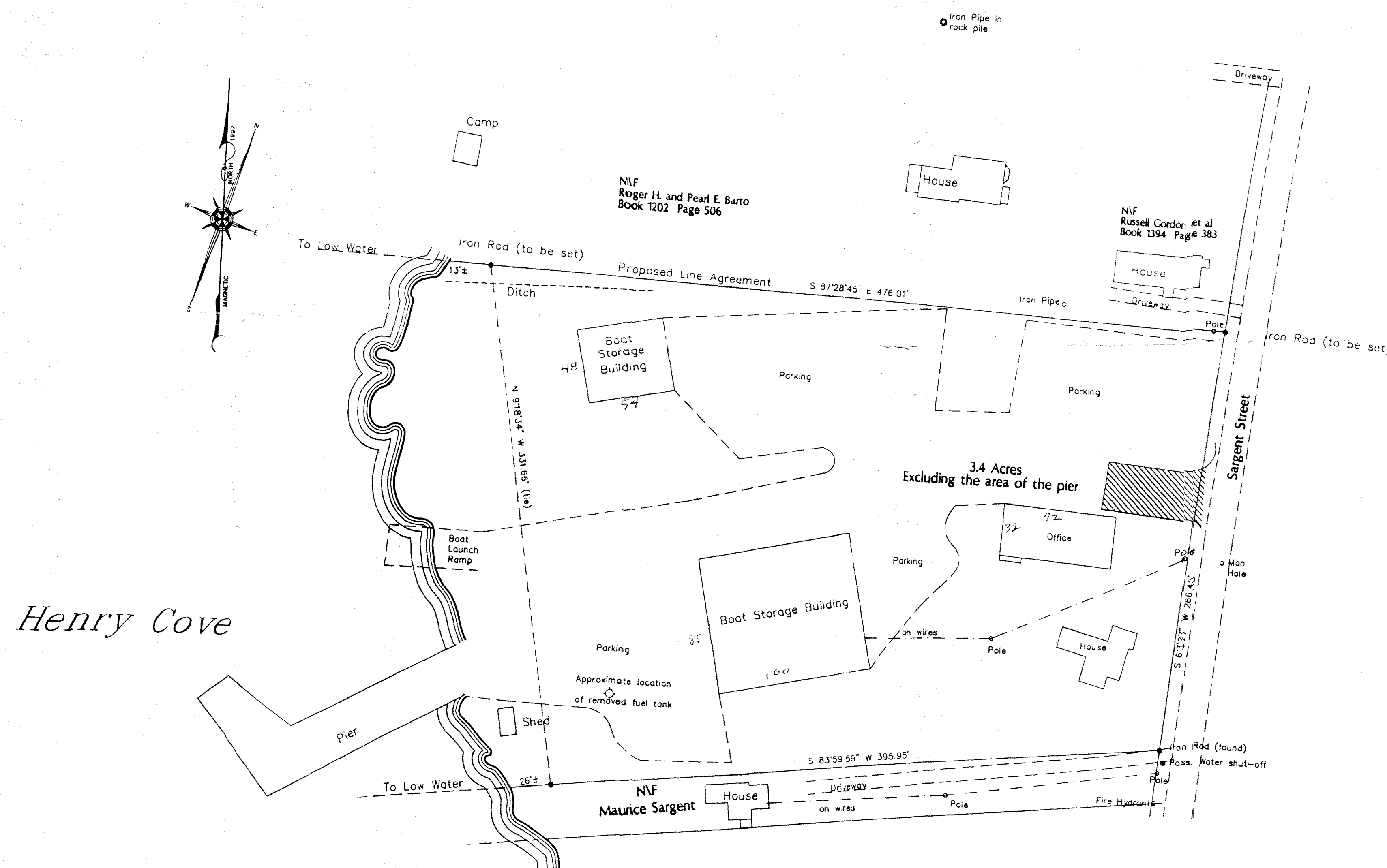
Notes:
Credits: Background from
ESRI 'Terrain Base' map
service

Date: 05/06/25
Project Number: ME2793

Scale: 1" = 75'

This plan is conceptual only and is not
represented as an engineered plan.

CERTIFICATION
 This survey conforms to standards set forth by the
 State Board of Registration for Land Surveyors
 Category: I
 Condition: III
 Exceptions:
 All corners not marked with surveyor's registration number
 Description of lot not prepared at time of survey
 Report of findings and opinions not prepared



Plan
 Showing Property
 For
The Estate Of Cameron Bradley
 At
 Winter Harbor
 Hancock County, Maine

July 1997 Scale: 1"=50'
 By: Edward B. Jackson
 PLS #1091
 Bar Harbor, Maine

Deed reference: Ruth F. Myrick to Cameron Bradley Book 1315 Page 118 and Trustees of Saint Mark's School to Cameron Bradley Book 1315 Page 119

Public Synopsis

88 Sargent Street, Winter Harbor, ME 04693

List Number: 1626035

Status: Active

County: Hancock

Property Type: Commercial

List Price: \$4,950,000

Original List Price: \$4,950,000



General Information

Primary Use: General Commercial

Surveyed: Yes

Road Frontage +/-: 266

Water Information

Water Frontage: Yes

Water Frontage Amt+/-: 322

Waterfront Owned+/-: 322

Waterfront Shared+/-: 0

Water Body: Henry Cove

Water View: Yes

Water Body Type: Cove; Ocean

SqFt Finished Total +/-: 14,851

Leased Land: No

Lot Size Acres +/-: 3.4

Zoning: com/res

Tax/Deed/Community Information

Book/Page/Deed: 6479/ 323-325/ All

Map/Block/Lot: 16/ / 16

Full Tax Amount/Year: \$12,103/ 2025

Tax ID: 77

Property Features

Parking: 21+ Spaces; Gravel; On Site; Paved

Location: Bus Line; Deep Water Access; Public Transport Access; Water View; Waterfront

Electric: Circuit Breakers; On Site; Three Phase; Underground

Gas: Bottled

Sewer: Public Sewer

Water: Private

Construction: Steel Frame; Wood Frame

Basement Info: Slab

Foundation Materials: Slab

Exterior: Other Exterior; Vinyl Siding

Roof: Other; Shingle

Heat System: Baseboard; Heat Pump; Hot Water

Heat Fuel: Oil; Propane

Cooling: Heat Pump

Remarks

Remarks: This deepwater property with its grand granite pier offers impressive, elevated ocean, island and harbor views. Once a boat yard, this property is now becoming a destination site for summer visitors looking for relief from the big crowds of Bar Harbor and seeking more of the quintessential coastal Maine experience that Winter Harbor offers. Additionally, the Schoodic division of Acadia National Park provides a relief from its overcrowded cousin on MDI. Land and marine modes of transportation to and from the marine center are in place with the Island Explorer making daily, hourly stops on their route, as well as the Bar Harbor Ferry providing multiple runs of its ferry service between the marine center and Bar Harbor. A potential expansion of these services could meet any increased demand. This Winter Harbor Marine Center offers 322 feet of waterfront with a large granite deep water pier, boat ramp, fueling services, 13 registered moorings and additional granite cribwork in place for potentially another deep-water dock, providing plenty of space for boat traffic to the site. A spacious 3.4± acres with 266± feet of road frontage and paved parking spaces provides a tremendous commercially zoned footprint for the development of restaurants and other retail businesses. There is a small three-bedroom home on the property along with two storage buildings and a retail office space, but most likely a developer would prefer to start over with a blank canvas to create their own vision.

LO: LandVest, Inc.

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 88 Sargent Street (retail/office), Winter Harbor, ME 04693

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- ☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.
- ☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility ☐ has ☐ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

None that the owners of the property are aware of.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

Apparent numerous roof leaks has resulted in a significant amount of damage to the interior of the building. Building would need significant renovations.

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

LandVest, Inc., 4A Tracy Road Northeast Harbor ME 04662
Scott McFarland

Seller Initials

Initial
AP

DS
JP

Initial
WP

(207)276-3843

(207)276-3837

Pettogrow

PROPERTY LOCATED AT: 88 Sargent Street (retail/office), Winter Harbor, ME 04693

SECTION IV. ACCESS TO THE PROPERTY

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ Unknown

~~If No, who is responsible for maintenance?~~ _____

~~Road Association Name (if known):~~ _____

Source of information: sellers

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

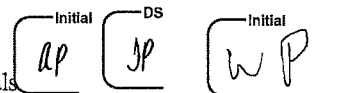
~~If Yes, indicate the dates of each claim:~~ _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

~~If Yes, indicate the date of each payment:~~ _____

Page 2 of 3 Buyer Initials _____

Seller Initials

Initial DS Initial


PROPERTY LOCATED AT: 88 Sargent Street (retail/office), Winter Harbor, ME 04693

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

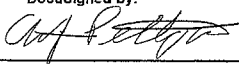
Zone VE EL 15

Relevant Panel Number: 23009C1039D Year: 2016 (Attach a copy)

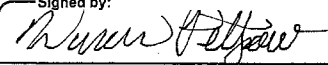
Comments: The office/retail space is located high above any flood zone


Source of Section V information: FEMA, sellers

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

DocuSigned by:
 5/28/2025
Seller Date

Pettegrow Properties and or assigns

Signed by:
 5/28/2025
Seller Date

DocuSigned by:
 5/28/2025
Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date





PROPERTY LOCATED AT: 88 Sargent Street (house), Winter Harbor, ME 04693

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

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 (if any): ☐ N/A ☐ Yes ☐ No ☒ Unknown
 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: (Strike Section if Not Applicable):

INSTALLATION: Location: along the side of the retail/office building

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 0

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: supplies the entire property

Source of Section I information: sellers

Buyer Initials _____

Page 1 of 8

Seller Initials

Initial DS Initial
AP JP WP

PROPERTY LOCATED AT: 88 Sargent Street (house), Winter Harbor, ME 04693

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☒ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

~~What steps were taken to remedy the problem?~~ _____

~~IF PRIVATE (Strike Section if Not Applicable):~~

~~Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____~~

~~Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____~~

~~Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____~~

~~Location: _____ OR ☐ Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem: _____~~

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? ☐ Yes ☐ No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No~~

~~If Yes, are they available? ☐ Yes ☐ No~~

~~Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown~~

Comments: _____

Source of Section II information: sellers

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 88 Sargent Street (house), Winter Harbor, ME 04693**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Heat Pump			
Age of system(s) or source(s)	within last three years			
TYPE(S) of Fuel	propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☐ No ☒ UnknownAre any buried? ☐ Yes ☐ No ☒ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☒ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~

Comments: _____

Source of Section III information: seller**SECTION IV - HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown~~If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown~~~~If no longer in use, how long have they been out of service? _____~~~~If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown~~~~Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown~~~~Age of tank(s): _____ Size of tank(s): _____~~~~Location: _____~~

Buyer Initials _____

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Seller Initials

Initial AP	DS JP	Initial WP
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PROPERTY LOCATED AT: 88 Sargent Street (house), Winter Harbor, ME 04693

~~What materials are, or were, stored in the tank(s)?~~ _____

~~Have you experienced any problems such as leakage:~~ _____ ☐ Yes ☐ No ☐ Unknown

~~Comments:~~ _____

Source of information: sellers

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

In the ceilings? ☐ 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

~~Comments:~~ _____

Source of information: sellers

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:~~ _____

~~Source of information:~~ _____

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:~~ _____

Source of information: sellers

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

~~Comments:~~ _____

Source of information: sellers

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 88 Sargent Street (house), Winter Harbor, ME 04693

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If ~~Yes~~, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ No

Comments: some ceilings

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: sellers

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☐ No ☒ Unknown

If ~~Yes~~, explain: _____

Source of information: sellers

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

~~Road Association Name (if known):~~ _____

Source of information: sellers

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 88 Sargent Street (house), Winter Harbor, ME 04693

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

~~If Yes, indicate the dates of each claim:~~ _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

~~If Yes, indicate the date of each payment:~~ _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Zone VE EL 15

Relevant Panel Number: 23009C1039D Year: 2016 (Attach a copy)

Comments: None of the buildings are located in the flood zone, granite pier has withstood any storm conditions

Source of Section VI information: FEMA , sellers

Buyer Initials _____

Page 6 of 8

Seller Initials _____

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PROPERTY LOCATED AT: 88 Sargent Street (house), Winter Harbor, ME 04693

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions 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: _____

Is a Forest Management and Harvest Plan available?.....

☐ Yes ☐ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: propane tank

Year Principal Structure Built: unknown What year did Seller acquire property? 2015

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: some ceiling staining which do not appear to be current leaks

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☐ No ☒ Unknown

Water, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ☒ Yes ☐ No ☐ Unknown

Comments: stone foundation with first floor shows consistent wetness

Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☐ No ☒ Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: House has had improvements in the last 10 years

Comments: _____

Source of Section VII information: sellers

Buyer Initials _____

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Seller Initials

Initial DS Initial
ap jp WP

PROPERTY LOCATED AT: 88 Sargent Street (office/house), Winter Harbor, ME 04693

SECTION VIII - ADDITIONAL INFORMATION

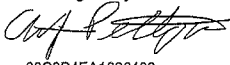
Note: Property consists of a 1) 3 BR/1 bath house, 2) 2300 sq ft. retail/office space, 3) 8500 sq ft pole barn storage building with 3 phase power, partial concrete slab, 4) 2592 sq ft pole barn storage building with power, concrete floor. Storage buildings show evidence of some roof/wall leaks. Retail/office building shows significant roof leaks that has created a significant amount on interior damage.

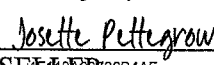
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

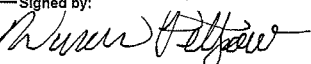
Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

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.

DocuSigned by:

5/28/2025
SELLER DATE

DocuSigned by:

5/28/2025
SELLER DATE

Pettegrow Properties and or assigns

Signed By:

5/28/2025
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

BUYER DATE

BUYER DATE



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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Pettegrow Properties and or assigns (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 88 Sargent Street (house&Retail), Winter Harbor, ME 04693

Said contract is further subject to the following terms:

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 one below):

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

☒ 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 one below):

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

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

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

_____ 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

_____ 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 Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) 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.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by:

Chaf Pettegrow

5/28/2025

Signed by:

Joseph Pettegrow

5/28/2025

Signed by:

Walter Pettegrow

5/28/2025

Signed by:

Walter Pettegrow

5/28/2025

Agent **Scott McFarland**

Date



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REALTOR®

LandVest, Inc., 4A Tracy Road Northeast Harbor ME 04662
 Scott McFarland

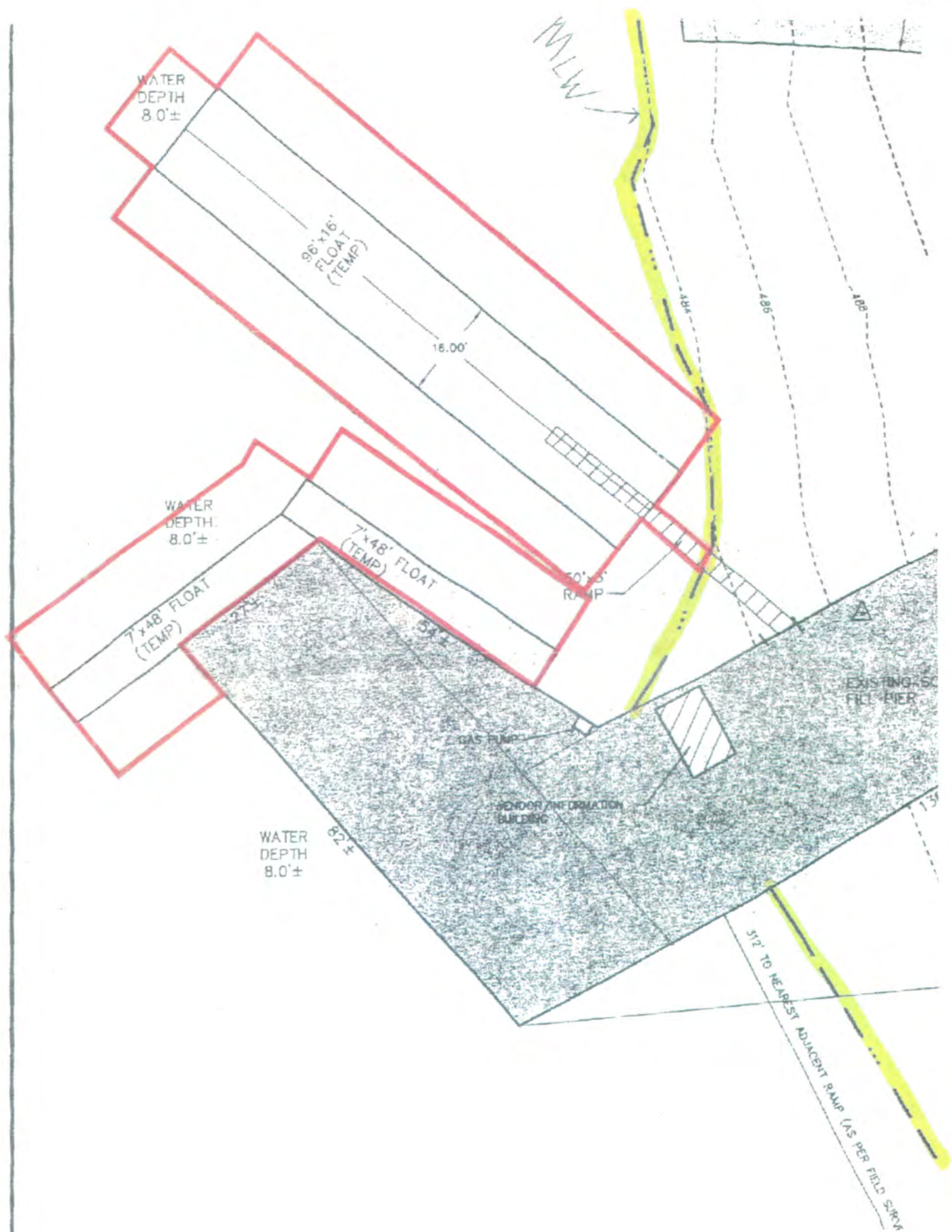


EQUAL HOUSING
 OPPORTUNITY

Pettegrow

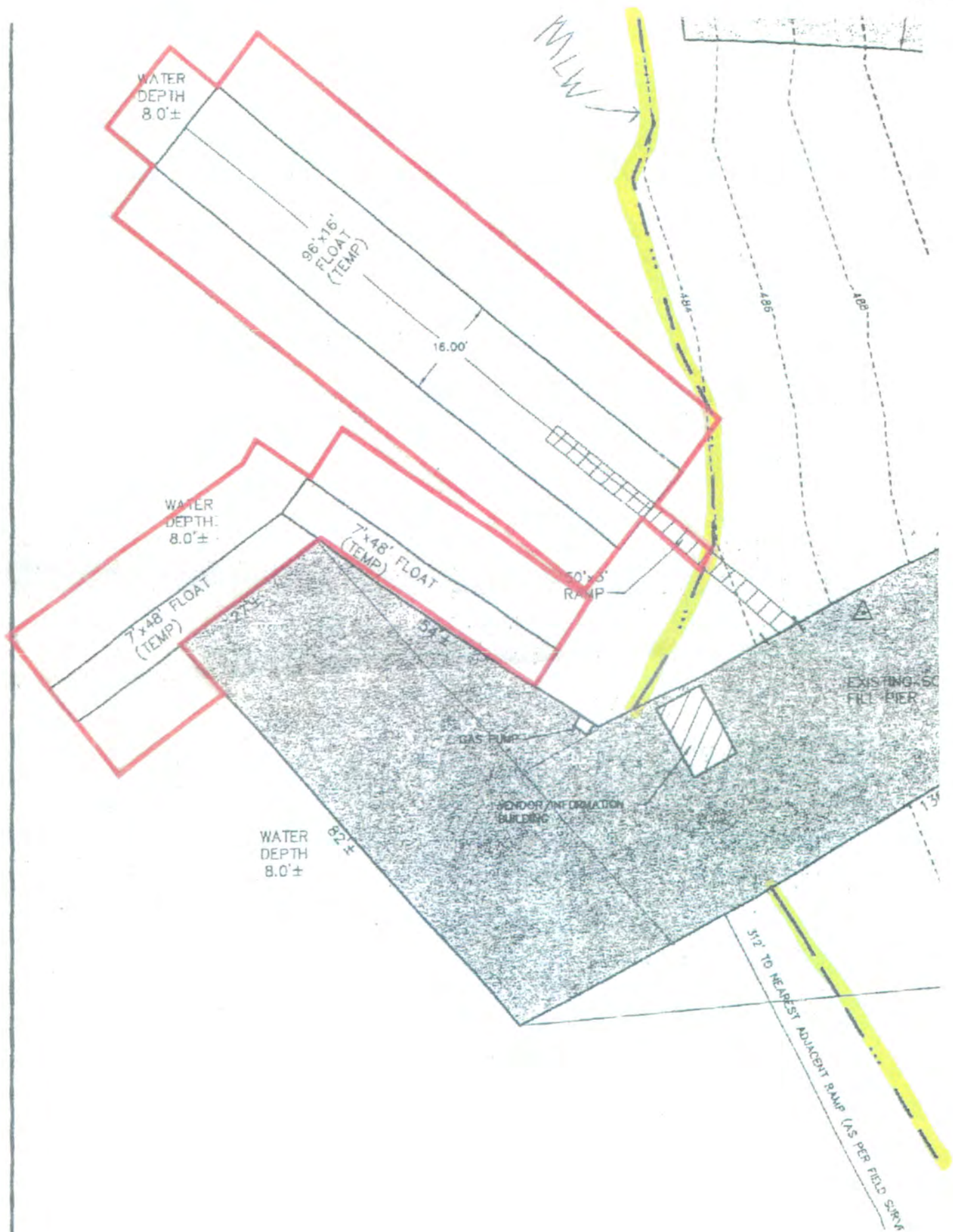
(207)276-3843

(207)276-3837



ATTACHMENT B

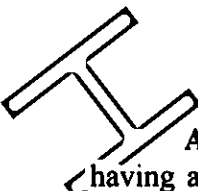
1"=20'



ATTACHMENT B

1"=20'

RELEASE DEED

 **ANTHONY PETTEGROW and JOSETTE PETTEGROW**, both Maine residents having a mailing address of 1237 Bar Harbor Road, Trenton, Maine 04605, for consideration paid, releases to **PETTEGROW PROPERTIES, LLC**, a Maine limited liability company with a place of business at 1237 Bar Harbor Road, Trenton, Maine 04605, all rights, title and interest in and to certain real property situated in the Town of Winter Harbor, Hancock County, State of Maine, being more particularly bounded and described as follows:

A certain lot or parcel of land, together with all structures, pier, ramp and other improvements thereon, situated in the Town of Winter Harbor, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at an iron rod driven into the ground on the westerly sideline of Sargent Street at the northeasterly corner of land now or formerly owned by Maurice Sargent; thence South eighty-three degrees fifty-nine minutes fifty-nine seconds West (S. 83° 59' 59" W.), but always following the northerly side line of the said land now or formerly owned by Maurice Sargent, three hundred ninety-five and ninety-five hundredths (395.95) feet to a #5 rebar set into the ground; thence continuing on the last mentioned course (S. 83° 59' 59" W.), but always following the northerly side line of the said land now or formerly owned by Maurice Sargent, twenty-six (26) feet, more or less, to low water mark at Henry Cove; thence in a general northerly direction, but always following low water mark to the southwest corner of land now or formerly owned by Roger H. Barto et al; thence South eighty-seven degrees twenty-eight minutes forty-five seconds East (S. 87° 28' 45" E.), but always following the southerly side line of the said land now or formerly owned by Roger H. Barto et al, twenty-eight (28) feet, more or less, to a #5 rebar set into the ground; thence continuing on the last mentioned course (S. 87° 28' 45" E.), but always following the southerly side line of the aforesaid land now or formerly owned by Roger H. Barto et al and thence the southerly side line of land now or formerly owned by Russell Gordon et al, four hundred seventy-six and one hundredth (476.01) feet to a #5 rebar set into the ground on the westerly side line of Sargent Street; thence South sixty-three degrees twenty-seven minutes West (S. 63° 27' W.), but always following the westerly side line of Sargent Street, two hundred sixty-six and forty-five hundredths (266.45) feet to the herein first mentioned iron rod set into the ground being the point of beginning. Containing 3.4 acres.

The foregoing courses and distances were derived from a survey ("Plan Showing Property For The Estate of Cameron Bradley At Winter Harbor Hancock County Maine...") prepared in July, 1997 (revised on October 1, 1997 and in October, 1998) by Edward B. Jackson, PLS #1091, Bar Harbor, Maine.

Together with all of the herein Grantors' right, title and interest in and to the land situated between an extension westerly of the northerly and southerly side lines of

the above described parcel of land, on their respective courses, to low water mark of Henry Cove.

Together with all of the herein Grantors' right, title and interest in and to the land situated between an extension easterly of the northerly and southerly side lines of the aforesaid 3.4 acre parcel of land, on their respective courses, to the center line of Sargent Street.

Subject to taxes and municipal assessments for the current fiscal year, to be prorated between the parties as of the date of delivery of this instrument.

Subject to the mortgage from Grantors to Bar Harbor Bank & Trust, recorded in Book 2942, Page 114.

For the Grantor's source of title reference, title to the estate or interest in the land is vested in:

ANTHONY PETTEGROW and JOSETTE PETTEGROW, as joint tenants, by virtue of the following deeds: (a) quitclaim deed dated July 27, 2000, recorded in the Hancock County, Maine, Registry of Deeds in Book 2942, Page 81 from Sheila B. Daley and Nathaniel C. Bradley; (b) quitclaim deed dated July 27, 2000, recorded in Book 2942, Page 85 from Helen C. Uhlman; and (c) quitclaim deed dated July 27, 2000, recorded in Book 2942, Page 88 from Edith B. Perkins.

IN WITNESS WHEREOF, Anthony Pettegrow and Josette Pettegrow have caused this instrument to be signed and duly authorized, this 30th day of October, 2015.

WITNESS:

Mark Berry

Mark Berry

Anthony Pettegrow
Anthony Pettegrow

Josette Pettegrow
Josette Pettegrow

STATE OF MAINE

Hancock County

October 30, 2015

Personally appeared the above-named Anthony Pettegrow, and acknowledged before me the foregoing instrument to be his free act and deed.

Before me,

Jennifer S. Baroletti
Notary Public

Printed Name:

Jennifer S. Baroletti

Commission Expires:

Notary Public, State of Maine

My Commission Expires March 5, 2022

SEAL

STATE OF MAINE

Hancock County

October 30, 2015

Personally appeared the above-named Josette Pettegrow, and acknowledged before me the foregoing instrument to be his free act and deed.

Before me,

Jennifer S. Baroletti
Notary Public

Printed Name:

Jennifer S. Baroletti

Commission Expires:

Notary Public, State of Maine

My Commission Expires March 5, 2022

SEAL



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called **"single agency"**);
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called **"appointed agency"**);
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
LandVest, Inc.
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.