

FOR SALE • MULTI-UNIT

91 Merrill Road • Gray, ME



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3,147± SF CAPE DUPLEX

- One three-bedroom unit and one one-bedroom plus sleeping loft unit with a detached two-car garage
- 2.57± AC rural acres adjoining Pineland Farms
- Convenient location only 30± minutes to Portland

SALES PRICE \$835,000



PROPERTY SUMMARY

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Cape Duplex

The Merrill Road two-family property was formerly part of Pineland Farms and served as its guest house until it was purchased by the current owner in 2021. The property was extensively upgraded during the Pineland Farms ownership and features a charming historic residence with wide pumpkin pine floors, exposed beams, and a beautiful fireplace as well as a gas heating unit. The current owner also improved the property most notably with a new roof and interior lighting.

The larger historic unit contains three bedrooms, kitchen, living room and 1 ½ bathrooms. The second unit offers a more contemporary feel with two bedrooms, kitchen living room and one bathroom. There is a laundry area between the units which can be shared or shared on a prescribed schedule. The property's configuration makes it ideal for an owner-occupant who wishes to live in one unit while generating income from the other or for accommodating other family members.

A covered porch provides a relaxing place to enjoy scenic views of surrounding woods and fields. The front of the property features attractive stonework, brick walkways, and thoughtfully designed landscaping that enhances the home's welcoming character.

Gray is located approximately 30 minutes from Portland offering convenient access to the city's historic Old Port District, retail centers, the University of Southern Maine, Maine College of Art & Design, Maine Medical Center, Mercy Hospital, and the Casco Bay region with its many islands and boating opportunities.

The property directly adjoins Pineland Farms, which offers miles of trails for hiking and cross-country skiing, along with year-round outdoor recreation and community activities. A daycare center is located a short distance away (ages six weeks to school age).



PHOTOS

91 Merrill Road • Gray, ME



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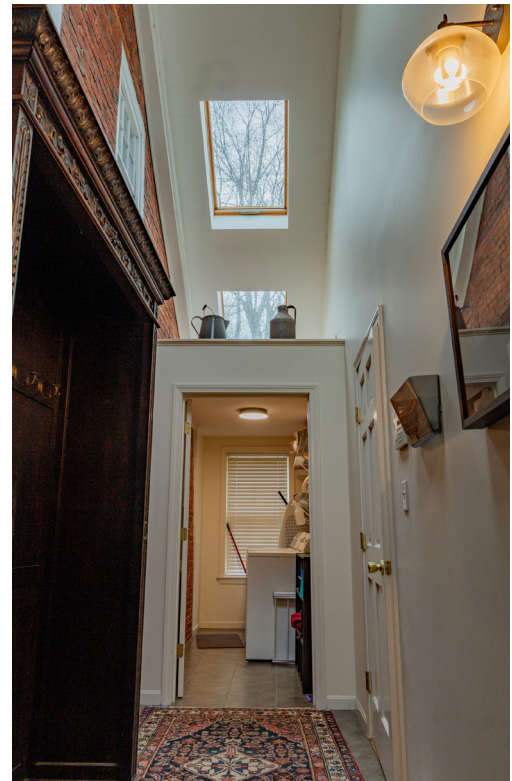


Site

| | |
|-----------------|---|
| OWNER: | RJL Realty LLC |
| DEED: | Book 38145 Page 109 |
| ASSESSOR: | 029-034-002-002 |
| LOT SIZE: | 2.57± AC (town) |
| PARKING: | Two car detached garage and gravel driveway, 10+ spaces |
| LOCATION: | Adjoining Pineland Farms |
| FRONTAGE: | 300'± |
| ZONING: | Rural Residential and Agricultural Stream Protection |
| FEMA: | Not in a flood zone (6/20/24) FEMA Map Ref 23005C0293F |
| PROPERTY TAXES: | \$6,529.16 (2025/26) |
| ASSESSMENT: | \$129,400 Land (Maine assessed values are often lower than market values) <u>\$545,100 Building</u> \$674,500 Total |

Building

| | |
|-----------------|---|
| BUILDING SIZE: | 3,147± SF Cape Duplex (town) |
| YEAR BUILT: | Circa 1790 for original section |
| CONSTRUCTION: | 1.5 story, wood-frame Two staircases |
| ROOF: | Asphalt shingles (August 2023) |
| SIDING: | Brick and clapboard |
| FOUNDATION: | Brick, stone and concrete full |
| FLOORING: | Wood carpet and tile |
| CEILING HEIGHT: | 6' - 9' ± |
| WINDOWS: | Double pane |
| LIGHTING: | Spot |



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Systems

| | |
|---------------------|---|
| HEAT: | Three bedroom unit: Lowboy oil-fired warm air furnace system, separately metered One bedroom unit: Propane fired hot water boiler base-board system separately metered with above ground propane tank (both serviced in the last three months) |
| ELECTRICITY: | 200 amp main panel with 100 amp subpanels, circuit breakers |
| UTILITIES: | Drilled well and septic system 1,000 gallons with 30 chambers (per Jim Rogers Septic Tank Service) |
| HOT WATER: | Three bedroom unit: 40± gallon electric hot water heater One bedroom unit: Hot water from the boiler system |
| GENERATOR: | Yes (serviced in the last three months) |
| FIREPLACES: | One wood burning and one gas insert, neither used by current owner |



Configuration

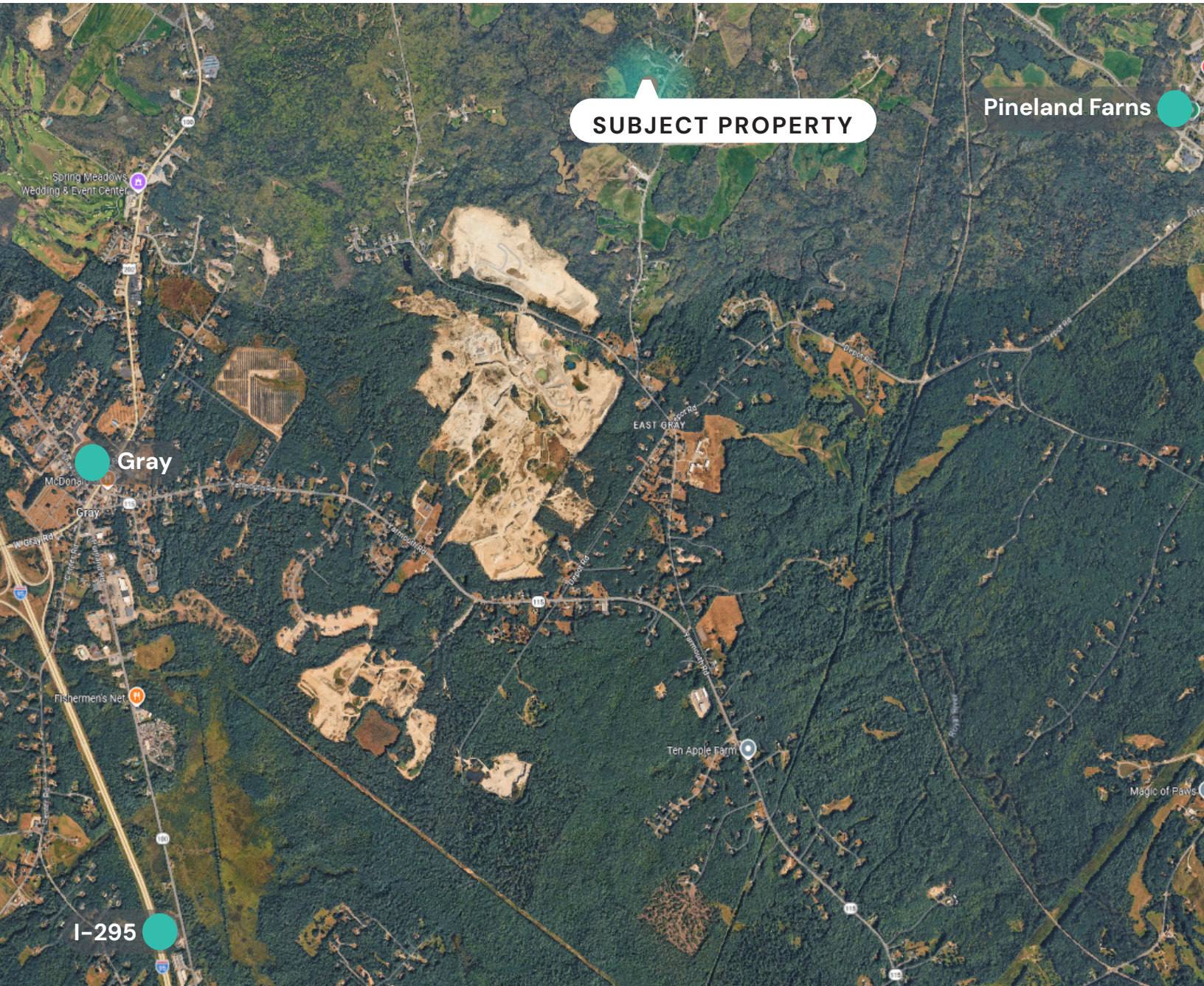
| | |
|---------------------------|---|
| UNIT 1: | Five rooms including three bedrooms and 1.5 bathrooms (second floor bedrooms use portable electric baseboard heaters) |
| UNIT 2: | Four rooms including one bedroom, one loft area and one bathroom |
| PERSONAL PROPERTY: | Two stoves Two refrigerators Two dishwashers One washer/dryer All conveying upon sale |



| | |
|-------------------|--|
| EXEMPTION: | Rose and raspberry bushes, which came from the family's homestead, will be removed |
|-------------------|--|

LOCATION MAP

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BROKER RELATIONSHIPS FORM

91 Merrill Road • Gray, ME



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:

- ✓ 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.

| | |
|--|--|
| <i>To Be Completed By Licensee</i> | |
| This form was presented on | |
| To _____ | Name of Buyer(s) or Seller(s) |
| By _____ | <u>John Doyon, CCIM</u> Licensee's Name |
| on behalf of <u>Malone Commercial Brokers</u> (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.