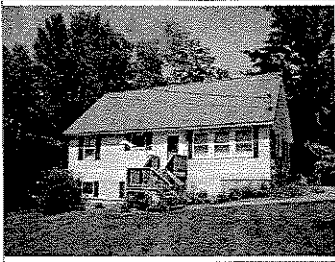


Single Family PUBLIC SYNOPSIS



MLS#: 980832

734 Airport Road, Dexter, ME 04930

Status: Current

Kickout: No

List Price: \$ 129,900

Directions: From Jennings Hill Rd. go east on Airport Rd. 2.6 miles. Approx. 1.1 miles beyond airport. Property is on left.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Ranch
#Rooms: 4 **#Bedrooms:** 2 **#Baths:** F = 1 3/4 = 1 1/2 = 0
Foundation Sz /-: 26X40 **Year Built /-:** 2003
SqFt Fin. Above Grade+/-: 1040 **SqFt Fin. Below Grade+/-:** 0 **SqFt Fin. Total+/-:** 1040
Source of Square Footage: Seller

Color: Tan **Lot Size (Acr) /-:** 2.000 **Road Frontage /-:** 300
Surveyed: Yes **Seasonal:** No **Zone:** Rural

WtrFrnt: No **Water Body:** **Amt Wtr Frntge /-:** **WF Shared /-:** **WF Owned /-:**

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1		1		1	1				
Size:										
Cathedral Ceil:	No		Skylight: No		Fireplace: 0		Wood Stove: No		Wood Stove HU: No	
Appliances:	Range-Gas, Dishwasher, Refrigerator, Washer, Dryer									

Remarks

Beautifully maintained home in nice country location. 2BR, 1.75 baths with lots of room in the daylight walkout basement for expansion. Nicely landscaped with perennial gardens. No work needed in this one, move in ready.

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

Site: Rolling/Sloping	Basement Info: Full, Daylight, Walk-Out
Driveway: Gravel	Foundation Mtrls: Poured Concrete
Parking: 1-10Spaces	Exterior: Vinyl Siding
Location: Rural	Roof: Pitched, Metal
Uses: Residential	Heat System: Baseboard, Hot Water
Restrictions:	Heat Fuel: Oil
Recreational Water:	Water Heater: Off Heating System
Roads: Public, Gravel/Dirt Road	Cooling: A/C Units
Transportation:	Floors: Other Flooring, Vinyl
Electric: 220 Volts, Circuit Breakers	Vehicle Storage: No Vehicle Storage
Gas: Bottled	Amenities: 1ST Floor Bedroom, Laundry-1st Floor, Laundry-Hookup, Master Bedroom
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: 8884/68/No **Map/Block/Lot:** 1/2-1 **Tax Amount/Yr:** \$ 1,125 / (2009)
Tax Reduction: Yes **School:**

Off Market Information

Information Provided by: Sanger Davis 007975 SID



Office: Maine Choice Realty 1906

Agent Phone: 207-341-0140

Email: SANGER@MAINECHOICEREALTY. Virtual Tour:

LAgini: SID

List Office: Maine Choice Realty

Office: 207-368-4333

Agent Cell: 207-341-0140



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Printed: 06/21/10



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: _____

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: 2003 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: Right (east side) of home
Installed BY: Flemming Well drilling DATE of Installation: _____
What is the source of your information: owner
USE: Number of Persons currently using system? 2
Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: None

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: West side of home OR Unknown Date of Installation: 2003
Date of Last Servicing: N/A Name of Company Servicing Tank: N/A
Date Last Pumped: N/A Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: Beyond tank
Date of installation of leach field: 2003 Installed by: Charles Craig - Parkman
Date of Last Servicing: N/A Name of Service Company: N/A
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? YES

SOURCE OF INFORMATION: owner

COMMENTS: None

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 dc MB

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB	Propane heater		
Age of system(s)/source(s)	2003	2004		
Name of company that services system(s)/source(s)	AE Robinson	N/A	Basement	
Date of most recent service call	Sept. 2009	N/A		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	650 Gals.	only used occasionally		
Malfunction per system(s)/source(s) within past 2 years	None	None		
Other pertinent information	None	None		

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 2003 Sleeved: Yes No
 Last Cleaned: N/A
 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: _____
 COMMENTS: No Chimney - Power vent

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: None

PROPERTY LOCATED AT _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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: Homestead (10K) Veterans (6K)

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

Year Built: 2003 What year did Seller purchase property? 2003

Roof: Year Built - Structure: 2003 Year Metal Shingles Installed: 2003

Moisture or leakage: None

Comments: None

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

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: None Known

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.

X May Bonitz
SELLER

6-18-2010
DATE

X Danna C. Gravelly
SELLER

6-18-2010
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



The following personal property is to stay or remain on the premises upon sale.

ITEMS	STAYS	GOES	NEGOTIABLE
TELEVISION ANTENNA			
CARPETING			
RANGE - Gas	X		
REFRIGERATOR	X		
HOOD	X		
DISHWASHER	X		
WASHING MACHINE	X		
DRYER	X		
TRASH COMPACTOR			
LIGHT FIXTURES	X		
TREES & SHRUBBERY	X		
POOL & ACCESSORIES			
AIR CONDITIONER - 2 units	X		
FIREPLACE ITEMS			
WOODSTOVE			
FREEZER			
OTHER 1)			
2)			
3)			
4)			
5)			
6)			

_____ sellers signature date

_____ buyers signature date

Danna C. Crawley 18 June 2010
 sellers signature date

Max Bonitz 18 June 2010
 buyers signature date

PERSONAL PROPERTY LISTED ABOVE IS "AS IS" AND NOT GUARANTEED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, MAX BONITZ of Dexter, County of Penobscot, State of Maine, for consideration paid, GRANT to MAX BONITZ and DONNA C. GRAVELY, husband and wife, both of Dexter, County of Penobscot, State of Maine, as JOINT TENANTS with rights of survivorship, with WARRANTY COVENANTS, the real estate located partially in Garland, County of Penobscot, State of Maine, and partially in Exeter, County of Penobscot, State of Maine, and further bounded and described as follows:

A certain lot or parcel of land, situated on the northerly side of the Nicholas Road, so-called, partly in Garland and partly in Exeter, in the County of Penobscot, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the southeasterly corner of land formerly of E. Pullen on the northerly line of said Nicholas Road; thence N 8° E three hundred feet (300'), more or less, to a wooden stake; thence S 69° E three hundred feet (300'), more or less, to a wooden stake; thence S 8° W three hundred feet (300'), more or less, to a wooden stake set in the northerly line of said Nicholas Road; thence westerly along the northerly line of said Road three hundred feet (300'), more or less, to the point of beginning. Containing two (2) acres, more or less.

Meaning and intending to convey a portion of the premises described as "Parcel One" in the deed given by Max Bonitz and Charlotte E. Bonitz to Max Bonitz and Denise E. Zacherl, dated January 21, 2003 and recorded in Penobscot County Registry of Deeds in Book 8566, Page 42. Further reference is made to a deed from Max Bonitz and Denise E. Zacherl to Max Bonitz, of even date herewith and to be recorded prior hereto or simultaneously herewith.

The purpose of this deed is to create a joint tenancy in the above-described premises between my said wife, Donna C. Gravely, and myself, the said Max Bonitz, under the provisions of Title 33, Section 159, M.R.S.A.

GRANTEES' ADDRESS: 752 Airport Road, Dexter, ME 04930

Donna C. Gravely, wife of Max Bonitz, joins herein and releases all of her right, title and interest in the above described premises.

WITNESS our hands and seals this 8 day of July, 2003.

Signed, Sealed & Delivered
in presence of

[Signature]
Witness
[Signature]
Witness

[Signature]
Max Bonitz
[Signature]
Donna C. Gravely

STATE OF MAINE
PENOBSCOT, ss.

July 8, 2003

Then personally appeared the above-named MAX BONITZ and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Notary Public/Attorney-at-Law
JAMES L. PEAKES
Typed or Printed Name

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE
[Signature]
Register of Deeds

