

**Single Family AGENT SYNOPSIS**



MLS#: 939283      Status: Current      Kickout: No  
 145 Camp Benson Road, Newport, ME 04953      List Price: ↓ \$ 119,000

Directions: RT 7 N take right onto Camp Benson Road , 2nd driveway after ITS trail

Neigh'd/Assoc:      Assoc. Fee /Mo:

**General/Land Information**

Style: Bungalow, Cottage      #Rooms: 5      #Bedrooms: 2      #Baths: F = 1 3/4 = 0 1/2 = 0

Foundation Sz +/-:      SqFt Fin. Above Grade +/-: 1,224      SqFt Fin. Below Grade +/-: 0      SqFt Finished Total +/-: 1,224

Source of Square Footage: Public Record

Year Built +/-: 1950      Color: Yellow      Lot Size (Acr) +/-: 0.270      Road Frontage +/-:

Surveyed: Yes      Seasonal: No      Zone: Shoreland

Water Body: Sebasticook, Lake

WtrFrt: Yes      Amt Wtr Frntge +/-: 61      WF Shared +/-: 0      WF Owned +/-: 61

**Interior Information**

KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
1	1			1	1				1

Size:

Cathedral Ceil: No      Skylight: No      Fireplace: 0      Wood Stove: Yes      Wood Stove HU: No

Appliances: Dryer, Range-Electric, Refrigerator, Washer

**Remarks**

Affordable 2 bedroom waterfront cottage w/attached 2 car garage sits on the shore of Sebasticook Lake. Needs some work, but offers a great opportunity for the handy person. Own your own piece of waterfront off a paved road, close to town yet private

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

Site: Level, Open, Wooded, Scenic View	Construction: Wood Frame
Driveway: Gravel	Basement Info: Slab, Partial, No Basement
Parking:	Foundation Mtrls: Poured Concrete, Pier/Column/Posts
Location: Rural	Exterior: Clapboard
Uses: Residential, Recreational	Roof: Shingle
Restrictions:	Heat System: Stove, Hot Air
Rec. Water: Deeded, Waterfront Deep	Heat Fuel: Oil, Wood
Roads: Right Of Way	Water Heater: Electric
Transportation: Major Road Access	Cooling: No Cooling      Equipment:
Electric: 110 Volts, 220 Volts, Circuit Breakers	Floors: Partially Carpeted, Vinyl
Gas: Bottled	Veh. Storage: Attached, 2 Cars
Sewer: Private, Septic Needed On Site	Amenities: 1ST Floor Bedroom, Laundry-1st Floor, Storage
Water: Private, Well Needed On Site	Access. Amenities:

**Tax/Deed/Community Information**

Book/Page/Partial: 5590/137/No      Map/Block/Lot: 24/75      Tax Amount/Yr: \$ 1,153 / (2008)

Tax Reduction: Yes      School: SAD 48

**Off Market Information**

**Listing Contact Information**

List Office: Maine Choice Realty 1906	Office: 207-368-4333
List Agent: Lea Worster 006338	LAgt Ph: 207-270-0211
CoList Agt:	LAgt Cell: 207-270-0211
CoList Email:	CoL Cell:
Show Intr: Call Listing Broker, Electronic Lockbox	

**Virtual Tour:**

Internal Rmks  
/Contingency:

Information Printed by: Maine Choice Realty 600070 SN

Printed: 09/17/09



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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: 145 Camp Benson Rd, Newport,

## 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: N/A 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? N/A

*No test but  
know it gets  
muddy*

• IF PRIVATE:  
INSTALLATION: Location: under wishing well  
Installed BY: unk known DATE of Installation: unk known  
What is the source of your information: seller  
USE: Number of Persons currently using system? 0  
Does system supply water for more than one household? .....  Yes  No  Unknown

COMMENTS: Will need a new well on Property if buyers wants own water supply

## 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: unk known - none just rock lined  
Tank Type:  Concrete  Metal  Unknown  Other: rocks  
Location: In front of fireplace OR  Unknown Date of Installation: unk known  
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: N/A Only 1 person lived at property during this ownership

LEACH FIELD: .....  Yes  No  Unknown  
IF YES: Location: Only rock lined cess pool bed  
Date of installation of leach field: unk known Installed By: unk known  
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:  
Cesspool w/ only one person living at property during this ownership  
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? N/A

SOURCE OF INFORMATION: Seller  
COMMENTS: Information provided to the best of the seller's knowledge

IS SYSTEM LOCATED IN A SHORELAND ZONE?: .....  Yes  No  Unknown  
2008 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials S.B.

PROPERTY LOCATED AT 145 Camp Benson Rd, Newport

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>OHA</u>	<u>Wood Stove</u>	<u>Propane Unit</u>	
Age of system(s)/source(s)	<u>unk known</u>	<u>20+ years</u>	<u>30+ years</u>	
Name of company that services system(s)/source(s)	<u>Staples-Webber Oil</u>	<u>N/A</u>	<u>disconnected-</u>	
Date of most recent service call	<u>3+ years</u>	<u>N/A</u>	<u>only used</u>	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<u>400+ gals</u>	<u>2+ cords of wood</u>	<u>when hot tub was used</u>	
Malfunction per system(s)/source(s) within past 2 years	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Other pertinent information	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined:  Yes  No  Unknown Age: 15 years Last Cleaned: 6 years  
 Is more than one heat source vented through one flue?  Yes  No  Unknown No chimney fires  
 COMMENTS: Information provided to the best of the seller's knowledge

**SECTION IV. HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Current or previously existing:  Yes  No  Unknown

Are there now, or have there ever been, any underground storage tanks on your property?

IF YES: Are tanks in current use?  Yes  No

IF NO above: How long have tank(s) been out of service? N/A

What materials are, or were, stored in the tank(s)? N/A

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

Have you experienced any problems such as leakage? N/A

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: Information provided to the best of the seller's knowledge

B. ASBESTOS - Current or previously existing:  Yes  No  Unknown

- 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: Seller

COMMENTS: Information provided to the best of the seller's knowledge

C. RADON/AIR - Current or previously existing:  Yes  No  Unknown

Has the property been tested?  Yes  No  Unknown

IF YES: Date: N/A By: N/A

Results: N/A If applicable, What remedial steps were taken? N/A

Has the property been tested since remedial steps?  Yes  No  Unknown

Are test results available?  Yes  No Results & Comments: N/A

D. RADON/WATER - Current or previously existing:  Yes  No  Unknown

Has the property been tested?  Yes  No  Unknown

IF YES: Date: N/A By: N/A

Results: N/A If applicable, What remedial steps were taken? N/A

Has the property been tested since remedial steps?  Yes  No  Unknown

Are test results available?  Yes  No Results & Comments: N/A

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: N/A

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?  Yes  No

IF YES, describe: N/A

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

COMMENTS: Information provided to the best of the seller's knowledge

PROPERTY LOCATED AT 145 Camp Benson Rd, Newport

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: Road to property is R.O.W

What is your source of information: Seller

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 Exemption

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

Age: Age of House: 1950 How long has Seller owned it: 1994

Roof: Age - Structure: 1950 Age - Shingles: unknown

Moisture or leakage: yes - lots of leakage -

Comments: Information provided to the best of the seller's knowledge

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: Slab

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: Yes, property needs work - new roof and water damage present and needs new well and septic plus interior. Buyer should have inspections

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.

Suzanne Bridger  
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



**Residential Real Property Disclosure Statement**

**MAINE WARNING: LEAD-BASED PAINT HAZARDS**

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

**Acknowledgement of State Disclosure Statement.**

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

**Seller or potential seller**

Suzanne Bridges                      6/24/09  
Signature                                      Date

Suzanne Bridges  
Name printed

\_\_\_\_\_  
Signature                                      Date

\_\_\_\_\_  
Name printed

**Purchaser or potential purchaser**

\_\_\_\_\_  
Signature                                      Date

\_\_\_\_\_  
Name printed

\_\_\_\_\_  
Signature                                      Date

\_\_\_\_\_  
Name printed

**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) X<sup>S.B</sup> 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) X<sup>S.B</sup> 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) SW 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.

Suzanne Bueys                      6/24/09  
Seller                                      Date                      Seller                                      Date

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

Spa Warner                      6/24/09  
Agent                                      Date                      Agent                                      Date

This form is provided in connection with the PROPERTY LOCATED AT

\_\_\_\_\_

WARRANTY DEED

Charles F. Titcomb and Annabelle S. Titcomb, of Brewer, County of Penobscot, and State of Maine, for consideration paid, grant to Suzanne S. Bridges, of Hampden, County of Penobscot, and State of Maine, with Warranty Covenants, the land in Newport, County of Penobscot, and State of Maine, described as follows, to wit:

A certain lot of land on the shore of Lake Sebasticook, in Newport, County of Penobscot, and State of Maine, bounded and described as follows:

Beginning at an iron pin set into the ground at the high water mark on the northerly shore of Sebasticook Lake, said pin lying North seventy-one degrees twenty-one minutes eleven seconds West (N 71° 21' 11" W) a distance of sixty-one and seventy-two hundredths (61.72) feet from the southwesterly corner of a lot of land now or formerly of Avis Dyer; thence North zero degrees eleven minutes thirty-one seconds East (N 00° 11' 31" E) one hundred sixty-four and five hundredths (164.05) feet, more or less, to an iron pin set into the ground; thence North eighty-seven degrees fifty-six minutes five seconds East (N 87° 56' 05" E) seventy-one (71) feet, more or less, to an iron pin set into the ground in the westerly boundary of said Avis Dyer lot; thence South four degrees West (S 04° W) one hundred eighty-six and eighty-one hundredths (186.81) feet to the southwesterly corner of said Avis Dyer lot, but always by and along the westerly boundary of said Avis Dyer lot; thence continuing the same course South four degrees West (S 04° W) to the waters of Sebasticook Lake; thence northwesterly by and along the waters of Sebasticook Lake to a point South zero degrees eleven minutes thirty-one seconds West (S 00° 11' 31" W) from the point of beginning; thence North zero degrees eleven minutes thirty-one seconds East (N 00° 11' 31" E) to the point of beginning.

The first and second courses in the above-referenced description are established in Boundary Agreement between Donald Shaw and Inez M. Shaw and Charles F. Titcomb and Annabelle S. Titcomb, dated September 13, 1988, and recorded in the Penobscot County Registry of Deeds in Book 4310, Page 279.

Also is hereby conveyed a right of way, to Grantee, her heirs and assigns forever, in common with others, between Camp Benson Road, so-called, and the premises hereby conveyed subject to the placement and terms and conditions of said right of way contained in the above-referenced Boundary Agreement.

For source of Grantors' title reference may be had to deed from Eleanor K. Hall to Charles F. Titcomb and Annabelle S. Titcomb, dated May 17, 1980, and recorded in the Penobscot County Registry of Deeds at Book 3084, Page 191, and the above-referenced Boundary Agreement.

Witness our hands and seals this 25th day of March, 1994.

*Stephen C. Parkes*

*Charles F. Titcomb*  
Charles F. Titcomb

*L. bath*

*Annabelle S. Titcomb*  
Annabelle S. Titcomb

STATE OF MAINE  
PENOBSCOT, ss.

March 25, 1994

Personally appeared the above-named Charles F. Titcomb and acknowledged this instrument to be his free act and deed.

*Sandra J. Ware*  
Notary Public

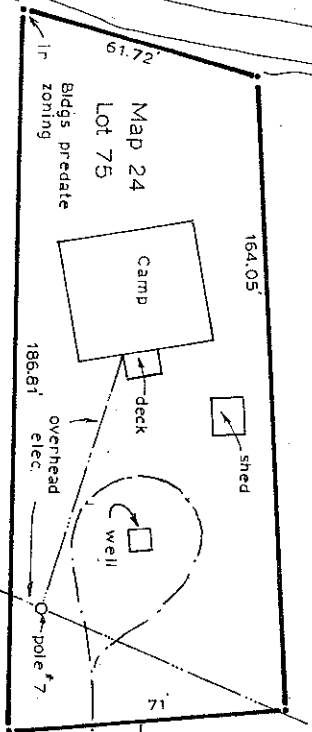
*Sandra J. Ware*  
Notary: print or type name



**SANDRA J. WARE**  
Notary Public, State of Maine  
My Commission Expires June, 4, 2000

M-26

Shaw Lot 76



stone wall

5'

ROW

285'±

10' driveway

Dyer lot Lot 74

Camp Benson Rd.



**SUBJECT** →

Seba