

CWA & Lake St.

Real Estate

Property Information Package

207-794-2460

cwa@ctalakestreet.com
<http://www.ctalakestreet.com>

NOTICE TO POTENTIAL BUYERS AND BROKERS

This information contained in this property information package is subject to errors, omissions, prior sales, changes or withdrawals without notice.

If you intend to use this information in conjunction with an offer to purchase, it is your responsibility to check with the listing agent to insure that you have the most up-to-date and accurate information available. Thank you.



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 interests 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 for 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 price 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 _____
Company/Agency

MLS #: 1572844
Status: Active
Directions: GPS Friendly

County: Penobscot
Property Type: Residential

Public Detail Report
Seasonal: No

List Price: \$175,000
Original List Price: \$285,000



11 Lake Street
Lincoln, ME 04457-1420

List Price: \$175,000
MLS#: 1572844



General Information

Sub-Type: Single Family Residence Year Built: 999 Rooms: 11 Sqft Fin Abv Grd+/-: 1,738
Style: New Englander Fireplaces Total: 0 Beds: 4 Sqft Fin Blw Grd+/-: 0
Color: Gray Baths: 1/1 Sqft Fin Total+/-: 1,738
Source of Sqft: Public Records

Land Information

Leased Land: No Waterfront: Yes Waterfront Amount: 101 Road Frontage +/-: 95
Lot Size Acres +/-: 0.27 Srce of: Other; Waterfront Other Waterfront Owned: 101 Source of Rd Front: Public Records
Source of Acreage: Public Records Wtrfrt: Source: Mortgage Loan +/-: Zoning: SD1
Surveyed: Unknown Wtrfront Oth: Mortgage Loan Waterfront: 0 Zoning Overlay: Yes
SrcH: Inspection Sketch Shared +/-: Bank Owned REO: No
Water Views: Yes Water Body: Mattanawcook Lake
Water Body Type: Lake

Interior Information

Full Baths Bsmnt: 0 Half Baths Bsmnt: 0 VA Certification:
Full Baths Lvl 1: 1 Half Baths Lvl 1: 0
Full Baths Lvl 2: 0 Half Baths Lvl 2: 1
Full Baths Lvl 3: 0 Half Baths Lvl 3: 0
Full Baths Upper: 0 Half Baths Upper: 0

Appliances: Electric Range; Refrigerator

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Kitchen	11	17	First		Mud Room	4	12	First	
Dining Room	9	11	First	Built-Ins	Other Room	7	21	First	
Living Room	11	18	First		Other Room 2	4	6	First	
Bedroom 1	11	17	First	Closet					
Bedroom 2	11	17	Second	Closet					
Bedroom 3	9	10	First						
Bedroom 4	9	11	Second						
Family Room	11	17	Second						

Property Features

Site: Level; Open; Sidewalks 2 Dtchd Houses on 1 Lot: No
Driveway: Paved Construction: Wood Frame
Parking: 1 - 4 Spaces Basement Info: Bulkhead; Full; Unfinished
Location: Business District; Intown; Near Golf Course; Near Public Beach; Near Shopping Foundation Materials: Block; Poured Concrete
Roads: Paved; Public Exterior: Asbestos
Electric: Circuit Breakers Roof: Shingle
Gas: No Gas Heat System: Baseboard; Hot Water
Sewer: Public Sewer Heat Fuel: Oil
Water: Public Water Heater: Off Heating System
Equipment: Cable; Internet Access Available Cooling: None
Basement Entry: Bulkhead; Interior Floors: Carpet; Laminate; Vinyl; Wood
Veh. Storage: 2 Car; Detached
Garage: Yes
Garage Spaces: 2
Amenities: 1st Floor Bedroom
Patio and Porch Features: Glassed-in Porch

Tax/Deed Information

Book/Page/Deed: 11410/36/All Full Tax Amt/Yr: \$3,444/ 2024 Map/Block/Lot: 137/1133/134
Deed/Conveyance Type Offered: Warranty School District: RSU 67 Tax ID: LNCN-000137-000000-000134

Remarks

Remarks: This large lakeside home has an oversized garage, lawn to the lake and a paved driveway. Zoning and location make this a perfect placed for your home based business. on the lake Many mechanical updates completed leaving cosmetics up to you to put your own stamp on it. Come take a look today.

LO: CWA & Lake Street Real Estate

Listing provided courtesy of:

CWA & Lake Street Real Estate
CWA & Lake Street Real Estate

5 Lake Street
Lincoln, ME 04457
207-794-2460
207-794-2460
cwa@cwakestreet.com
<http://cwakestreet.com/>

Prepared by CWA & Lake Street Real Estate on Tuesday, September 10, 2024 1:30 PM.

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Kneeland

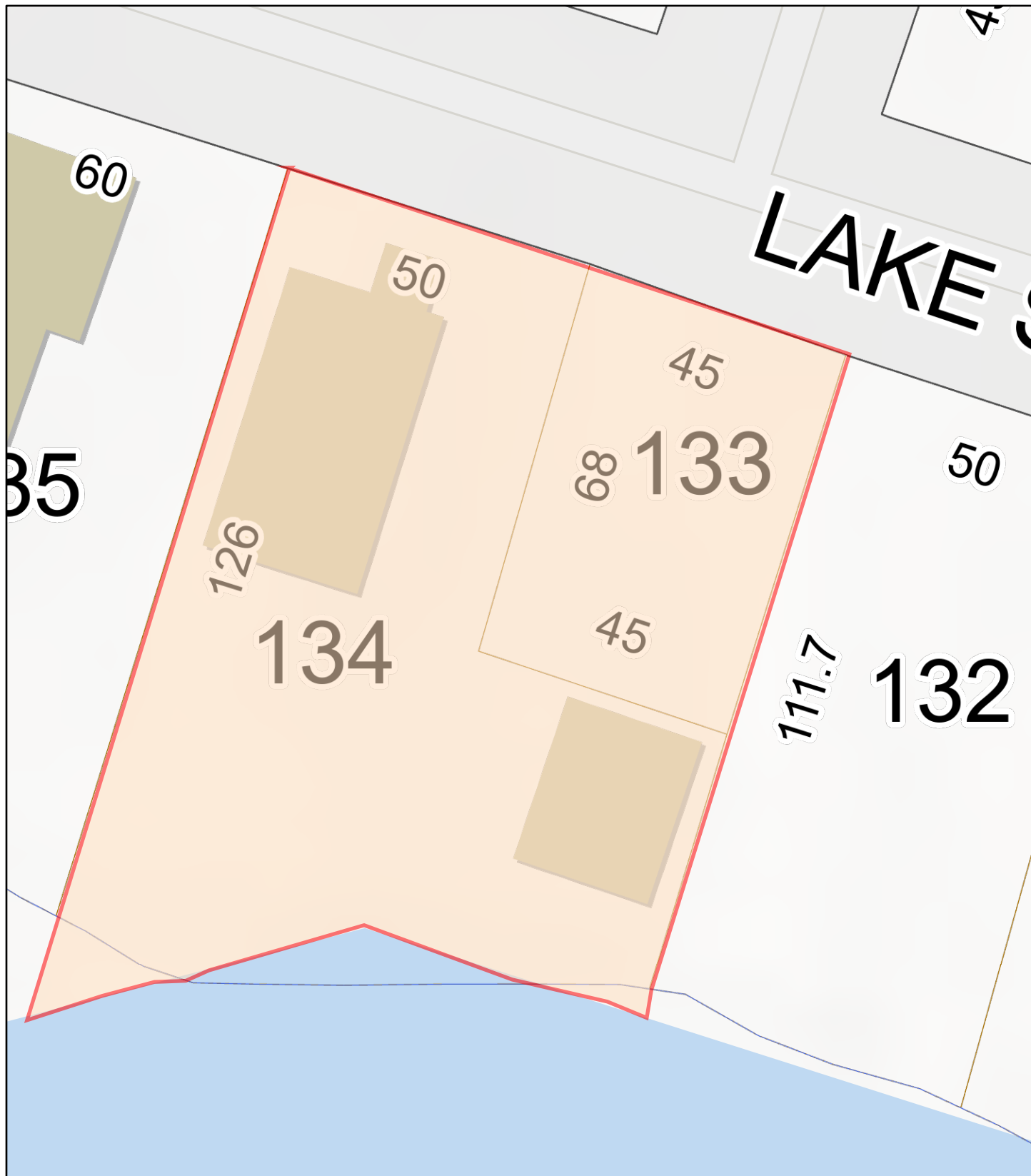
Town of Lincoln, ME

1 inch = 23 Feet



www.cai-tech.com

August 31, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

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: 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

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

~~INSTALLATION: Location: _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

~~USE: Number of persons currently using system: _____~~

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

Comments: None

Source of Section I information: Owner, Occupant, previous disclosure (copy in file), observation.

Buyer Initials _____ Page 1 of 7 Seller Initials ak JWk

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

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: N/A

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

What steps were taken to remedy the problem? N/A

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: None

Source of Section II information: Owner, Occupant, previous disclosure (copy in file), observation.

Buyer Initials _____

Seller Initials ^{DS} ak

^{DS} JWk

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

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

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

Comments: None

Source of information: Owner, previous disclosure, and observation.

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: N/A Yes No Unknown

Comments: None

Source of information: Owner, previous disclosure, and observation.

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: None

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: None

Source of information: Owner, previous disclosure, and observation.

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: None

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: None

Source of information: Owner, previous disclosure, and observation.

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Owner, occupant and observation.

Buyer Initials _____

Seller Initials ak

JWk

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

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: N/A

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

If Yes, describe: N/A

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

Comments: 1. See Lead Paint addendum. 2. See cracking, peeling and flaking onsite.

Source of information: Owner, observation, previous disclosure, and tax records for age.

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: N/A

Source of information: Owner, previous disclosure, and observation.

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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: The property is occupied by a tenant. Notice will be required for a closing.


Source of information: Owner, Deed, Municipal records, observation.


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? N/A

Road Association Name (if known): N/A

Buyer Initials _____

Seller Initials 



PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

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: N/A

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

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

Year Principal Structure Built: Unknown

What year did Seller acquire property? 2008

Roof: Year Shingles/Other Installed: 2018 +/-

Water, moisture or leakage: None Known

Comments: None

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: The basement will get standing water during thaws or extreme rains.

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

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: The are separate services for the house and garage.

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: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: The garage is in need of substantial repair or replacement.

Comments: None

Source of Section V information: Owner and observation.

Buyer Initials _____

Seller Initials ak

JWk

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

SECTION VI – ADDITIONAL INFORMATION

1. FEMA flood mapping and the Mortgage Loan Inspection Sketch show some flood plain on the lot. Actual elevations have not been checked. 2. Available survey previously mentioned is actually a mortgage loan inspection sketch. 3. The Sellers will require a minimum of 45 days notice for a closing or 30 days after a final loan commitment.

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:
James W Kneeland
SELLER 10/27/2021 10:59:44... DATE
James W. Kneeland

DocuSigned by:
Andrea Kneeland
SELLER 10/27/2021 10:59:44... DATE
Andrea Kneeland

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

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN James W. Kneeland, Andrea Kneeland (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 11 Lake Street, Lincoln, ME 04457

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	<small>DocuSigned by:</small> <i>James W. Kneeland</i> Seller James W. Kneeland	Date
Buyer	Date	<small>DocuSigned by:</small> <i>Andrea Kneeland</i> Seller Andrea Kneeland	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<small>DocuSigned by:</small> <i>Edmund E. Aylward</i> Agent Edmund Aylward	Date

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MATTANAWCOOK POND
Lincoln Twp., Penobscot Co.
U. S. G. S. Winn, Me.

Fishes

Brook trout (squaretail)	Hornpout (bullhead)
Smallmouth bass	Eel
White perch	White sucker
Yellow perch	Pumpkinseed sunfish
Chain pickerel	Redbreast sunfish

Physical Characteristics

Area - 832 acres

Temperatures

Surface - 69° F.

Maximum depth - 20 feet

20 feet - 60° F.

Mattanawcook Pond is one of a chain of four lakes and ponds that drain into the Penobscot River at Lincoln. The lake could properly be called a "lake in a city", for it extends right into the city limits of Lincoln.

The pond is well suited for warmwater game fish and smallmouth bass. White perch and chain pickerel are also present. According to reports, an occasional trout is taken, but the warm, shallow waters are not suited to support populations of coldwater game fish. We took no trout in this pond during our survey.

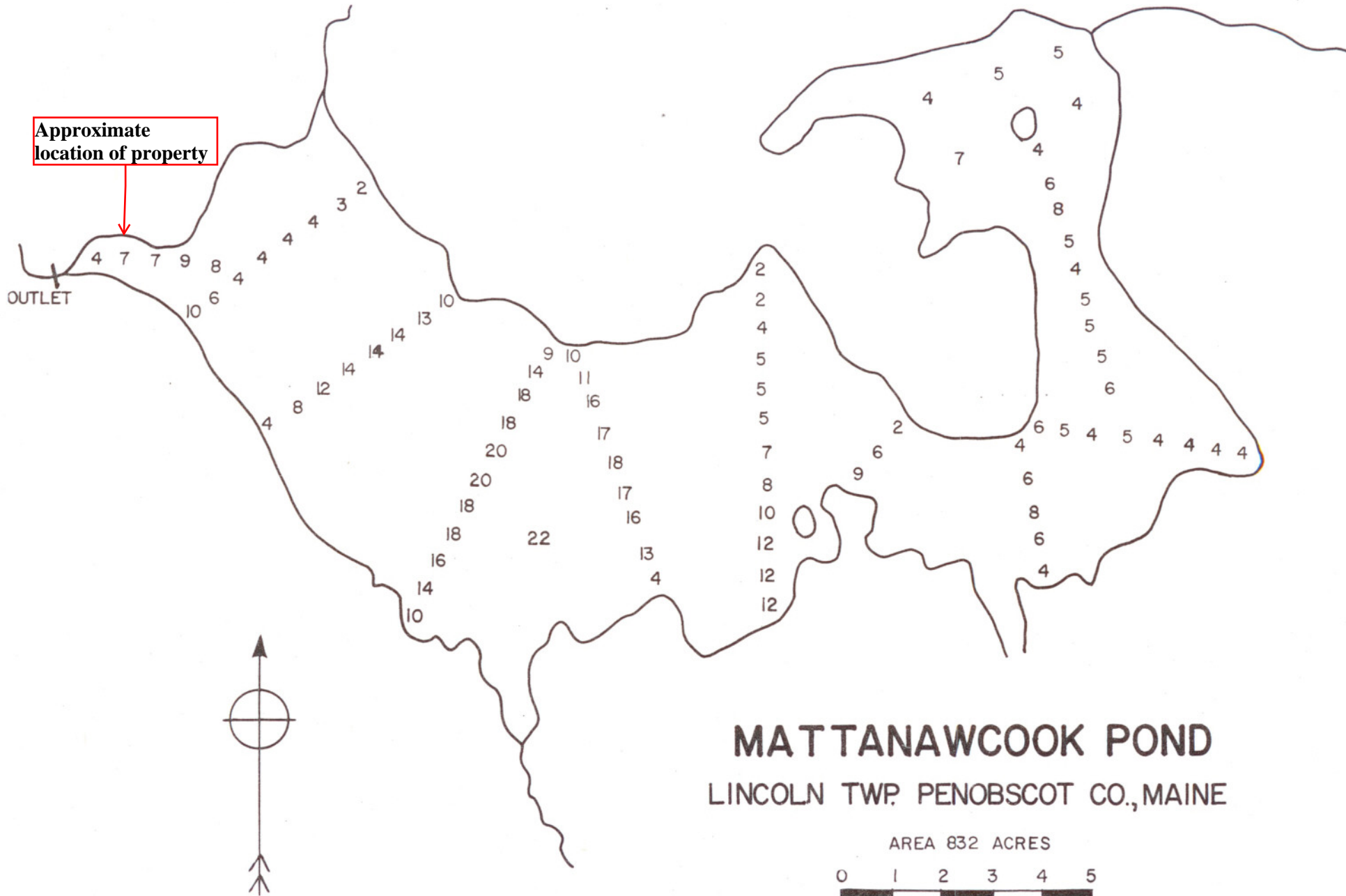
No stocking is recommended.



Surveyed - July 1963

Maine Department of Inland Fisheries and Game

Published under Appropriation No. 7750



Approximate location of property

OUTLET

MATTANAWCOOK POND

LINCOLN TWP. PENOBSCOT CO., MAINE

AREA 832 ACRES



TENTHS OF MILE