

SOPHIE'S WAY LOT 3

3 Sophie's Way

Tremont

\$199,000



*Distinctive properties.
Legendary service.*

NEW LISTING!



Wooded building lot in the village of Bass Harbor

- Wooded 1.39+/- acre lot
- Walking access to the waterfront
- Quiet location
- Surveyed
- Soil tested and Septic Design

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662

207.276.3322

info@KnowlesCo.com

www.KnowlesCo.com

The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.

Public Detail Report

MLS #: 1544398

County: Hancock

Seasonal: No

List Price: \$199,000

Status: Active

Property Type: Land

Original List Price: \$199,000

Directions: On route 102A head towards Bass Harbor Light. Sophie's way is the third right after the Bass Harbor Post Office.



**Lot 3 Sophie's Way Lot 3
Tremont, ME 04653**

**List Price: \$199,000
MLS#: 1544398**



Land Information

Surveyed: Yes	Waterfront: Yes	Waterfront Amount +: 6	Zoning: Residential
Lot Size Acres +/-: 1.39	Src of Wtrfrt: Public Records; Survey	Water Frontage Owned: 0	Zoning Overlay: No
Source of Acreage: Survey	Water Views: No	Waterfront Shared +/-: 6	
Mobile Homes Allowed: No		Water Body: Bass Harbor, Atlantic Ocean	
		Water Body Type: Harbor; Ocean	

Property Features

Driveway: No Driveway	Electric: No Electric; Underground	Roads: Dead End; Gravel/Dirt; Private; Right of Way
Parking: No Parking	Gas: No Gas	Site: Level; Open; Wooded
Location: Near Town; Rural; Subdivision	Water: None; Well Needed on Site	
Recreational: Nearby; Oceanfront; Public;	Sewer: Septic Design Available; Septic Needed;	
Water: ROW to Water	Soil Test Available	
View: Trees/Woods		

Tax/Deed Information

Book/Page 6724/147	Full Tax Amt/Yr: \$950/ 2023	Map/Block/Lot: 3/14-3
		Tax ID: Lot3SophiesWayTremont04653

Remarks

Remarks: LOT 3 - Build your home on the Quietside of Mount Desert Island on a wooded, one-acre lot in the village of Bass Harbor. Enjoy the relaxed, less-touristed pace of one of Maine's most authentic working harbors, while knowing the spectacular natural features and rugged trails of Acadia National Park are a short drive away. Closer to home are ANP's iconic western mountains, Bass Harbor Light, and the shore-hugging Ship Harbor and Wonderland Trails. The cleared lot, which comes with walking access to the harbor, is surveyed, soil-tested and town-approved, complete with septic plans and below-ground utility and internet conduits.

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company
One Summit Road
Northeast Harbor, ME 04662
207-276-3322

info@knowlesco.com

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2022 and FBS.



PROPERTY LOCATED AT: Sophie's Way Lot 3, Tremont,

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: _____~~

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

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

Comments: No known underground storage tanks.

Source of information: Seller, Broker, public record

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: No known hazardous materials

Source of information: Seller

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

Buyer Initials _____

Seller Initials BMPHREAT HA PAP

PROPERTY LOCATED AT: Sophie's Way Lot 3, Tremont,

SECTION II – 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: Right of Ways, Covenants

Source of information: Seller, Deed, Broker

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): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of 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, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

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

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

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller, Broker, Deed Covenants

Additional Information: Septic Design Available, Underground electricity at road.

Buyer Initials _____

Seller Initials

^{DS} ^{DS} ^{DS} ^{DS}
BMFHREPL HA PAP

PROPERTY LOCATED AT: Sophie's Way Lot 3, Tremont,

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

DocuSigned by:
Hiram Adelman 9/15/2022
SELLER 06618CB34B75483... DATE
Hiram Adelman for H&B Real Estat Holdings LLC

DocuSigned by:
Brook Merrow for H&B Real Estate Holdings 9/14/2022
SELLER 664C9CF0513F45B... DATE
Brook Merrow for H&B Real Estate Holdings LLC

DocuSigned by:
George T. Pray 9/22/2022
SELLER 2BA7872BC928457... DATE
George T. Pray

DocuSigned by:
Patricia A. Pray 9/22/2022
SELLER 1B7C83CBC928457... DATE
Patricia A. Pray

I/We have read and received a copy of this disclosure 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

Magnetic 2001



Walking right of way to the water

- RESTRICTIVE COVENANTS**
- Restrictive covenants for Lots 1-4 of Sophie's Way Subdivision, Bass Harbor, Maine.
1. Lots are for residential use only.
 2. No mobile homes allowed.
 3. Home occupations are allowed with the exception that they be fully contained within the boundaries of the lot and not unduly increase the traffic.
 4. No storage of fishing, trapping or outdoor hunting gear for commercial fishing.
 5. No farm animals.
 6. All houses shall be completed on the construction within 18 months of the start of construction.

NOTES

The subdivision shown on this map was prepared by Richard E. & Jean B. Quant, Inc. (Richard E. & Jean B. Quant, Inc. is a subsidiary of T.W. Brennan, Land Surveyors, Inc.) and recorded at the Hancock County Registry at deeds in 88-011, Pt. 237, and 88-012, Pt. 237.

The subdivision shown on this map was prepared by Richard E. & Jean B. Quant, Inc. (Richard E. & Jean B. Quant, Inc. is a subsidiary of T.W. Brennan, Land Surveyors, Inc.) and recorded at the Hancock County Registry at deeds in 88-011, Pt. 237, and 88-012, Pt. 237.

Owner/Developer: Richard E. & Jean B. Quant, 105 Springvale Rd., Princeton, NJ 08540

Surveyor: Thomas W. Brennan, PLS #2282

The subdivision shown herein consists of 2 lots and contains 12.4 acres, more or less.

Records delineated and issued by Maine Environmental Services.

Soil test pits dug and tested by Maine Environmental Services.

Wells will be installed by individual wells.

Corner from stone from 13253 Topographic Map "Bass Harbor Quadrangle" and 13254 Topographic Map "Bass Harbor Quadrangle" used as the basis for this subdivision.

All future buildings to be located 100' from the "Special Flood Hazard Line" and 100' from the "Special Flood Hazard Line".

No water or septic area was observed within 100' of the subdivision.

All lots are wooded.

Any building within the Flood Hazard Zone must be 1' above Base Flood Elevation.

Location Map (Not to Scale)

Topographic Map "Bass Harbor Quadrangle"

Special Flood Hazard Line

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We the members of the SUBDIVISION PLANNING BOARD, hereby certify that the criteria set forth in Section 403-B of the Maine Revised Statutes, Title 30-A, have been met and that we approve this subdivision and the plan of the subdivision.

Richard E. Quant Chairman

Jean B. Quant

Thomas W. Brennan

W. Wayne Spradell

Date: 11/1/05

The survey shown herein conforms to the Board of Land Surveyors Standards of Practice with the following exceptions:

All private records have not been identified or reviewed.

All public records are used to the best of our knowledge.

No report or description was prepared.

Thomas W. Brennan, PLS #2282
 T.W. Brennan, Land Surveyors, Inc.
 210, Box 408 Road
 Southport Harbor, Maine 04879
 (207)-244-7820



M.E.S. LEGEND

TP D3 - M.E.S. SOIL TEST PIT

A - SUITABLE SOILS FOR SEPTIC

FRESHWATER WETLAND

LIMIT OF INVESTIGATION

LEGEND

These standard symbols will be found in the drawing.

- Resear & Cap attempted PLS#2282
- Resear & Cap attempted PLS#2282 to be set
- Shores Found
- Shores Bound Found
- Iron Pipe Found
- Utility Line
- E—E— The Line

Scale 1" = 50'

October 21, 2005



Owner/Developer
 Richard E. & Jean B. Quant
 162 Springvale Rd.
 Princeton, NJ 08540

STATE OF MAINE
 REGISTRY OF DEEDS
 13253 TOPOGRAPHIC MAP
 13254 TOPOGRAPHIC MAP

Map Sheet
 16537/350

Admendment #1
 Sophie's Way
 Route 102A
 Tremont, Maine

Map Sheet
 16537/350

Map Sheet
 16537/350

Map Sheet
 16537/350

Map Sheet
 16537/350

Map Sheet
 16537/350

[2] Height:

Forty foot (40') maximum. Whenever physically possible, buildings taller than twenty five feet (25') should be positioned so as to minimize visual impact and protect residential views.

[3] Lot Coverage:

Twenty- five per cent (25%) maximum

[4] Building Size

Non-maritime related uses not to exceed five thousand square feet (5,000 Sq. Ft.).

(d) Conversion Standards

[1] Structures that existed on May 9, 1994 in their current form may convert to any use permitted by this section without regard to lot line setback requirements provided the buffering standards are met.

[2] Structures built or rebuilt after May 9, 1994 may convert to any use permitted in this zone provided that the structure complies with all the standards for the new use.

C. RESIDENTIAL ZONE

(1) Land Use Standards

The following uses are allowed subject to Lot, Structure and Performance Standards:

- (a) Single-family residential use and its accessory uses.
- (b) All multi-unit residential use and its accessory uses.
- (c) Home Occupations as an accessory use.
- (d) Governmental and institutional use.

No commercial or industrial activity is allowed.

(2) Lot Standards

(a) Minimum Lot Area per Principal Structure

Forty thousand square feet (40,000 Sq. Ft.) per residential dwelling unit or institutional or governmental principal structure.

(b) Minimum Lot Area per Multi-unit Residential Dwelling Unit:

[1] Forty thousand square feet (40,000 Sq. Ft.) minimum for first unit

[2] Twenty thousand square feet (20,000 Sq. Ft.) minimum for each additional unit

(3) Structure Standards

(a) Setbacks

Fifteen foot (15') minimum from lot lines and fifteen feet (15') from edge of right of way if lot has frontage on road.

(b) Height

Forty foot (40') maximum outside of the Shoreland setback

(c) Lot Coverage

Twenty per cent (20%) maximum

D. HARBOR SHORELAND ZONE

(1) Land Use Standards

The following uses are allowed subject to Lot, Structure and Performance Standards.

(a) Single-family residential use and its accessory uses (no multi-unit residential use is permitted);

(b) All maritime commercial uses;

(c) Non-maritime commercial uses (excluding transient accommodations) up to a total of three thousand square feet (3,000 Sq. Ft.) in total building area;

(d) Marinas with up to five hundred fifty linear feet (550') of slip/dock space.

One residential unit is allowed as an accessory use to a principal maritime commercial use. The applicant must demonstrate with clear and convincing evidence that the State subsurface wastewater laws will be satisfied.

(2) Lot Standards

(a) Minimum Lot Area per Residential Dwelling Unit or Principal Non-Residential Structure

Minimum forty thousand square feet (40,000 Sq. Ft.) per lot and per residential dwelling unit or principal non-residential structure.

[1] Exception: No minimum for maritime commercial uses.

(b) Shore Frontage

Minimum Shore Frontage of one hundred fifty feet (150') per lot and per residential dwelling unit or principal non-residential structure located within seventy- five feet (75') of the shoreline of a stream or two hundred fifty feet (250') of the shoreline of any wetland.

[1] Exception: No minimum for maritime commercial uses.



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.

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 **THE KNOWLES COMPANY**
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.