Jordan Bay Retreat on Sebago Lake

12 Bayview Drive | Raymond, Maine



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JORDAN BAY RETREAT ON SEBAGO LAKE
12 Bayview Drive, Raymond

PROPERTY PROFILE

FIRST LEVEL

Great Room (17'4" x 25' plus 3'7" x 8'6")
Wide pine floors
Tray ceiling (11'7" high)
Two custom chandeliers
Accent lighting
Fireplace (propane) with stone surround and hearth
Samsung 80" wall mounted TV with Sonos soundbar
Two built-in book/display shelves
Entrance door from the covered porch

Hallway/Landing (5'7" x 11')
Wide pine floors
Staircase to second level

Half Bath (4'3" x 5'5")
Herringbone tile floor
Custom vanity with marble counter
Beaded board walls
Custom crown moldings

Dining Room (17'3" x 19'9")
Wide pine floors
Ceilings (8'8" high)
Custom lighting
Fireplace (propane) with marble surround and hearth
Sliding glass door to waterside screened porch
Glass French door to family room

Family Room (15'2" x 24'5")
Plank flooring (composite)
Vaulted ceiling (13'3" high) with fan
Sliding glass door to poolside deck
Insignia 40" wall mounted TV

Kitchen (14' x 19'6" plus 5' x 5'8")
Tile floor
Custom lighting
Glass front cabinets
Granite counters/backsplash with double sinks and disposal

Large center island (40" x 12'8") with quartzite and wood counters, prep sink, breakfast bar seating for 4, and ample storage/drawers/shelving below
Sub-Zero built-in refrigerator
Sub-Zero built-in freezer
Bosch dishwasher
Miele dishwasher
Sharp microwave
La Cornue stove (propane) with 5 burners, double ovens, custom venting and stove water faucet

Pantry/Bar (3'8" x 5'6")
Tile floor
Stone counter with marble backsplash
Glass front cabinets
Edgestar icemaker
Frigidaire beverage cooler
Door to basement

Pantry (4'3" x 7'6")
Tile floor
Ample shelf storage

Mudroom/Service Entrance (5'7" x 12' plus 18" x 4'2")
Tile floor
Built-in seating bench and storage
Utility closet with shelving
Door to waterside deck
Door to garage
Door to first level bedroom suite

First Level Guest Bedroom Suite
Bedroom (14'7" x 15'9")
Wide pine floors
Fireplace (wood) with marble hearth
Walk-in closet (4'4" x 6'4") with custom closet/storage system

Bathroom (9'5" x 6'8" plus 3" x 4'4")
Tile floor
Custom vanity with marble counter and two sinks
Large glass/tile shower with bench seat, custom faucet system, and Therma Sol steam system with touch screen
Heated towel rack
Built-in shelves

SECOND LEVEL

Hallway (7'6" x 14'9" plus 3'7" x 6'7")
Wide pine floors

Two linen/storage closets
Laundry area/closet (2'7" x 5'3") with LG washer and dryer, and shelf storage

Primary Bedroom Suite
Bedroom (19'9" x 17'2")
Wide pine floors
Custom wall sconces
Sliding glass door to upper waterside deck with spiral staircase to lower deck

Bathroom (9'8" x 17'2")
Tile floor
Two separate vanities with marble counters
Large glass/marble/tile shower with rain shower head
Deep soaking tub with marble surround
Heated towel rack
Private water closet
Custom lighting

Walk-in Closet (7' x 14'8")
Wide pine floors
Ample hanging/shelf/drawer storage

Bedroom (11' x 13'6")
Hardwood floors
Double closet

Bedroom (11'6" x 13'8")
Hardwood floors
Double closet

Bathroom (7'7" x 9'8" plus 2'3" x 3')
Tile floor
Tub/shower with tile surround
Vanity with granite counter and two sinks

Guest Suite
Bedroom (9'7" x 14' plus 3'4" x 10'9 plus 1'9" x 5'6")
Pine floor
Open hanging storage and shelves

Bath (4'7" x 10' plus 2'4" x 4'8")
Tile floor
Large glass/tile shower with custom shower system
Vanity with soapstone counter and two sinks

Game Room (17'8" x 25'4" plus 3'7" x 10')
Wide pine floors

Fireplace (wood) with stone hearth
Wainscoting
Built-in bar (‘8 x 3’4”) with granite counter and seating for four
Second 8’ bar counter with sink and storage below
Beer Meister: built-in beer tap/kegerator
Frigidaire dishwasher
Maxx ice maker
New Air beverage cooler
Toshiba 49” wall mounted TV

THIRD LEVEL

Hallway (7’ x 3’4” plus 2’8” x 15’4” plus 2’9” x 2’9”)
Hardwood floors
Linen closet (3’8” x 6’3”) provides ample storage
Closet

Bedroom (11’8” x 10’7” plus 3’ x 3’ plus 4’4” x 7’)
Hardwood floor
Closet
Built-in bench

Bedroom (10’9” x 12’5” plus 2’5” x 4’)
Hardwood floors
Closet
Insignia 32” wall mounted TV

Bedroom (8’3” x 11’8” plus 3’8” x 8’4”)
Hardwood floors
Closet

Bathroom (5’7” x 5’6” plus 2’4” x 4’2” plus 3’2” x 2’8”)
Tile floor
Vanity with marble counter
Stall shower

Office (11’ x 19’9” plus 3’5” x 3’ plus 3’ x 6’)
Hardwood floors
Toshiba 49” wall mounted TV with Sonos sound bar

Attic/Storage Room (5’7” x 17’4”)

Basement
Full/unfinished with ¾ standing headroom
Ample storage
Wash sink
Sump pump

Interior stairs and exterior bulkhead access

Garage (23'3" x 25'4")
Two car bays with electric openers
Ceiling height of 10'7"
Electric car charging station
Special garage floor coating

SYSTEMS/UTILITIES
Heat: Forced hot air (Coleman), propane fired and electric radiant floor heat for most tile floors except first level half bathroom
Heat/Air Conditioning: Heat pump (Mitsubishi) for first level family room
Central Air Condition: Goodman (three units)
Hot Water: IBC propane hot water unit with two hot water holding tanks (Bradford White and Glow Care)
Electrical Service: 200 AMPS
Steam Shower: Therma Sol
Drilled Well: with water radon mitigation system and separate water filtration system
Septic System
Internet/TV: via cable
Security System
Generator: Kohler CH10000, propane fired
Swimming Pool Furnace: Hayward

Other Property Features
- Covered entrance porch (6'8" x 31'2" plus 7' x 10) with 10' wide steps and porch swing
- Waterside screened porch (11'5" x 16'9") off dining room, pine ceiling with fan, door to lawn/garden, door to open deck
- First level waterside deck (11'10" x 23' plus 9'6" x 18') off screened porch
- Second level waterside deck (12' x 17'9") off primary bedroom suite
- Upper pool deck (13' x 38') off family room
- Swimming pool (20' x 40') heated
- Docking system (96+/-' long) provides ample storage for boats and other crafts/toys
- Firepit area
- Beautifully landscaped grounds
- Expansive grass lawns
- Stone walkways
- Large private/association 390' sand beach

Information from the Cumberland County Registry of Deeds
- Book 34843 Page 249 (deed)
- Book 8946 Page 118 (association easement deed)
- Book 8946 Page 115 (release deed for septic system)
- Book 8946 Page 116 (easement deed for septic system)

- Plan Book 70 Page 19 (survey, shown as Lot 3 and Lot4)

Information from the Town of Raymond

- Map 54 Lot 46
- Map 54 Lot 37 (association's 1.25+/- acre sandy beach parcel)
- Acreage: 1.03 acres
- Waterfrontage: 690 feet, 300+/- feet owned (on a 100' wide canal) and association's 390+/- feet of shared beach with boat launch/ramp
- Taxes: $17,781 (2026)

Price: $3,500,000

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PROPERTY LOCATED AT: **12 Bayview Drive, Raymond, ME 04071**

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 **N/A** ☐ Unknown
☒ Drilled ☐ Dug ☐ Other **N/A**

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: **2x a year** 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? **See below**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **approximately 2' off the wasterside of the garage**

Installed by: **Brunswick Artisian Wells**

Date of Installation: **1997**

USE: Number of persons currently using system: **4 plus**

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

Comments: **Whole house filtration system, water radon migation system, kitchen sink/stove faucet/ice makers water treatment system**

Source of Section I information: **Sellers and previous owner property disclosure**

Buyer Initials _____ _____ _____ _____ Seller Initials DS Initial _____ _____ _____

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public **N/A** ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

~~Have you had the sewer line inspected?~~ ☐ Yes ☐ No

~~If Yes, what results:~~

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

~~What steps were taken to remedy the problem?~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: **N/A**

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: **1,000 and 1,500 gallon tanks**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: **N/A**

Location: **Between the road and swimming pool** OR ☐ Unknown

Date installed: **1998** Date last pumped: **2025** Name of pumping company: **Jim Rogers**

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: **The septic tank float alarm and wiring needs repacement**

Date of last servicing of tank: **2018** Name of company servicing tank: **Arkie**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Northwest side of Bayview Drive, see easement described in Book 8946 Page 115**

Date of installation of leach field: **1987** Installed by: **Unknown**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

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: **Septic pump replaced in 2018**

Source of Section II information: **Sellers and previous owner property disclosure**

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**FHA**	**FHA- heat pump**	**Radiant- under tile floors**	**Four fireplaces**
Age of system(s) or source(s)	**2019**	**2019**	**1987**	**propane inserts 2019**
TYPE(S) of Fuel	**propane**	**electric**	**electric**	**2-propane/2-wood**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**1497.7+/- gallons**	**3500 KWH+/-**	**usage is part of total yearly KWH**	**usage is part of total yearly propane**
Name of company that services system(s) or source(s)	**It has varied**	**N/A**	**N/A**	**N/A**
Date of most recent service call	**2026**	**Fall 2025**	**N/A**	**annually**
Malfunctions per system(s) or source(s) within past 2 years	**Circulation pump replaced**	**N/A**	**N/A**	**N/A**
Other pertinent information	**Some rewire repairs from a power surge**	**Heat pump for first floor family room**	**N/A**	**N/A**

Are there fuel supply lines? ..... ☐ Yes ☒ No ☐ Unknown

Are any buried? ..... ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ..... ☐ Yes ☒ No ☐ Unknown

Chimney(s): ..... ☒ Yes ☐ No

If Yes, are they lined: ..... ☐ Yes ☐ No ☒ Unknown

Is more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ..... ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: **2018**

Date chimney(s) last cleaned: **Annually**

Direct and/or Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, date: **N/A**

Comments: **No electric radiant floor heat in half bathroom, 3 A/C units also provide heat**

Source of Section III information: **Sellers and previous owner property disclosure**

SECTION IV - 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 the 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:~~ _____

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

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

Comments: **Sellers have no knowledge of any underground storage tanks**

Source of information: **Sellers and previous owner property disclosure**

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: **None**	☐ Yes	☒ No	☐ Unknown

Comments: **None**

Source of information: **Sellers**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **2018** By: **Unknown**

Results: **Acceptable**

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: **Current electric air radon testing in place**

Source of information: **Sellers**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **2018** By: **Unknown**

Results: **Unknown**

If applicable, what remedial steps were taken? **Water mitgagtion installed in 2019**

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

Are test results available? ☒ Yes ☐ No

Results/Comments: **Acceptable**

Source of information: **Sellers**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Sellers**

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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: **None**

Source of information: **Sellers**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **None known**

Source of information: **Sellers**

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

SECTION V - ACCESS TO THE PROPERTY

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: **Leach field easement and Bayview Estate Improvement Association (HOA)**

Source of information: **Sellers, deed and 1998 septic design**

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? **Neighbor maintains this private road**

Road Association Name (if known): **Bayview Estate Improvement Association (HOA), $700/year for road/beach**

Source of information: **Sellers and deed**

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Have any flood events affected a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Has any flood-related damage to a structure occurred on the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Has there been any flood insurance claims filed for a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: **N/A**

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? …… ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: **N/A**

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? …….. ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

N/A

Relevant Panel Number: **23005C0263F** Year: **2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **Sellers and FEMA**

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SECTION VII - GENERAL 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, 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 the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

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

Year Principal Structure Built: **1987** What year did Seller acquire property? **2018**

Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **None known**

Comments: **Roof shingles inspected in 2021, in good condition**

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: **2 sump pumps, basement perimeter drain system install in 2023**

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

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: **House had a frozen pipe issue in 2017, Octagon did any required mold mitigation**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **N/A** ☐ Unknown

Comments: **None**

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: **Pest control company twice a year**

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PROPERTY LOCATED AT: **12 Bayview Drive, Raymond, ME 04071**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Septic tank float alarm and wiring needs replacement**

Comments:

Source of Section VII information: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

See property deed, septic easement, septic design, HOA information/easements, town information and LandVest property addendum. Excluded fixtures include the hot tub, first floor "smart" toilet which will be replaced by a new toilet prior to closing and sellers' "pub" sign in the second floor game room. House was painted in 2025 and house insulation was improved in 2020. A closing cannot take place until after 8/21/2026.

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: 5/7/2026

SELLER D4387E7292C34BF... DATE
Heidi K. Haydock

Signed by: 5/7/2026

SELLER 2E5A440B9D7D4DA... DATE
Paul S. Haydock

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

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1001840027343

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

Jeffrey A. Foley of Napa, Napa County, California, for consideration paid, grant(s) to Heidi K. Haydock and Paul S. Haydock of Columbus, Franklin County, Ohio (whose mailing address is 1070 Pennsylvania Avenue, Columbus, OH 43201) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Alan R. Tevanian and Regina L. Tevanian to the grantor(s) herein, dated May 9, 2014, recorded in Cumberland Registry of Deeds, Volume Book 31508, Page 168.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 11 day of May, 2018.

WITNESS:

_____

_____
Jeffrey A. Foley

_____

STATE OF MAINE
Cumberland, ss

May 11, 2018

Then personally appeared the above named Jeffrey A. Foley and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2018-1229

Brittany M. Newman
Notary Public, State of Maine
My Commission Expires 3/4/2025

File No: 2018-1229

"Exhibit A"

Two (2) certain lots or parcels of land, together with any buildings thereon, situated in the Town of Raymond, County of Cumberland and State of Maine, and being Lot #3 and Lot #4, as shown on a plan titled "Plan of Bayview Estates" made for Capitol Development Company, by Edward C. Jordan Company, dated August 1965 and recorded in the Cumberland County Registry of Deeds in Plan Book 70, Page 19, which plan reference may be made for a more particular description. Together with a right of way in common with owners of other lots as shown on said "Plan of Bayview Estate", over ways as shown on said Plan and the right to use beach area on said Plan in common with other lot owners.

The above described premises are hereby conveyed subject to all rights of way existing thereover and all other easements and rights existing thereon.

Also, a certain lot or parcel of land situated in Raymond, County of Cumberland and State of Maine being that portion of Shore Drive, as shown on a plan titled "Bayview Estates", recorded in the Cumberland County Registry of Deeds in Plan Book 70, Page 19, which plan reference may be made for a more particular description, more specifically bounded and described as:

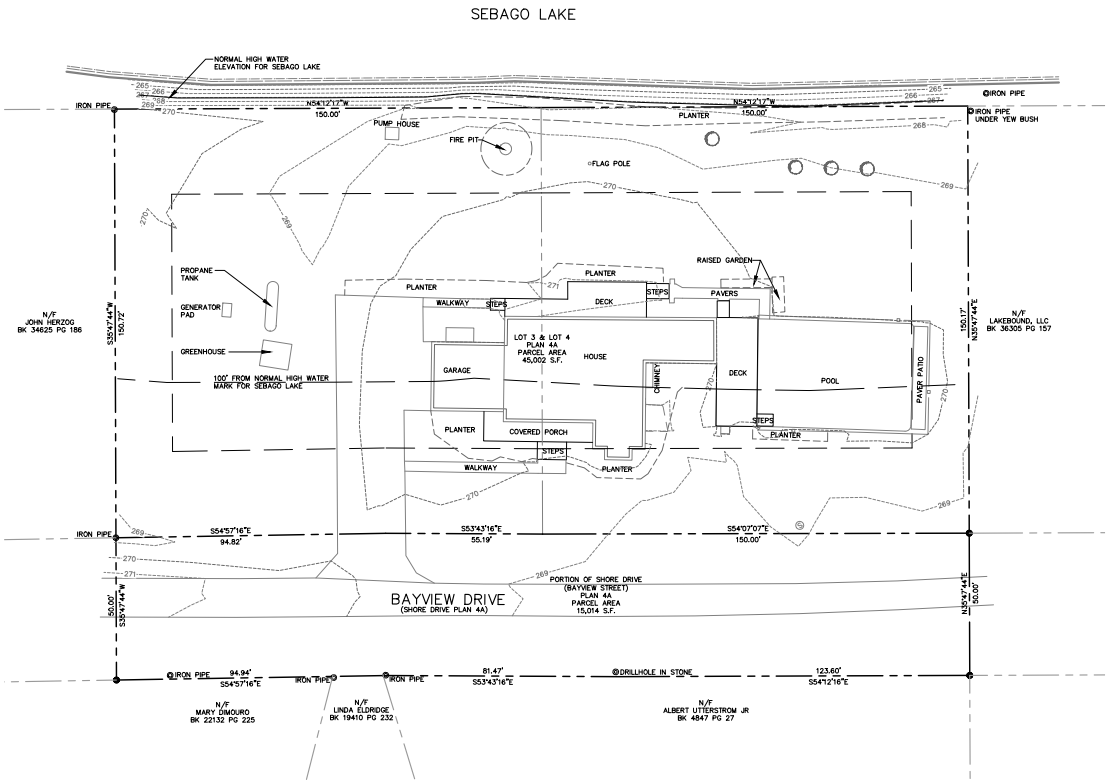
Beginning at the northwesterly corner of Lot #3 as shown on said Plan and running South 37° 06.5' Easterly a distance of one hundred and twenty-three and thirty-nine one hundredths feet (123.39) to a point; thence continuing a distance of eighty-one and eight hundredths feet (81.80) to a point; thence South 38° 20.5' East a distance of ninety-four and eighty-two hundredths feet (94.82) to the Northeasterly corner of Lot #4 of said Plan; thence North 52° 24.5' East a distance of fifty (50) feet across said Shore Drive to a point; thence Westerly along Shore Drive a distance of three hundred and one hundredths feet (300.01) to a point; thence South 52° 24.5' West a distance of fifty (50) across said Shore Drive to the point of beginning. Forever reserving to Jay T. Sparrow and Sharon L. Sparrow, their heirs and assigns a perpetual easement for ingress and egress across the above described property.

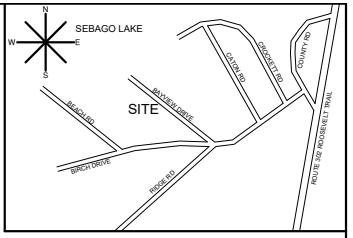
Also conveyed are grantors' common rights in an easement for sewerage disposal purposes as set forth in deed dated October 4, 1989 and recorded in said Registry of Deeds in Book 8946, Page 115, excepting therefrom that portion thereof conveyed to Aurel J. Gagne, Jr. and Roberta L. Gagne by deed of Anthony M. Jacobsky, Jr., et al. dated July 20, 1998 and to be recorded in said Registry of Deeds.

Subject to easement conveyed to Jay T. Sparrow, et al., by deed dated October 4, 1989 and recorded in said Registry of Deeds in Book 8946, Page 116.

DOC :22015 BK:34843 PG:251
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
05/16/2018, 01:35:33P
Register of Deeds Nancy A. Lane E-RECORDED

Also conveyed are grantors' rights in an easement from Bayview Estates Improvement Association, Inc. dated October 4, 1989 and recorded in said Registry of Deeds in Book 8946, Page 118.





LOCATION MAP N.T.S.

GENERAL NOTES

1) THE RECORD OWNERS ARE HEIDI HAYDOCK AND PAUL HAYDOCK AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 34843 PAGE 249.

2) THE PROPERTY IS LOCATED ON THE TOWN OF RAYMOND TAX MAP 54 BEING SHOWN A LOT 46.

3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 MAINE WEST ZONE. CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988.

4) PLAN REFERENCES:

A) BAYVIEW ESTATES MADE FOR CAPITAL DEVELOPMENT CO. RAYMOND, MAINE DATED AUGUST 1965 BY H.I. & E.C. JORDAN LAND SURVEYORS AND RECORDED IN PLAN BOOK 70 PAGE 19.

5) THE PROPERTY SHOWN HEREON IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. REFERENCE IS MADE TO THE FOLLOWING REFERENCED IN A DEED RECORDED IN BOOK 34843 PAGE 249.

A) EASEMENT FOR SEWERAGE DISPOSAL AS DESCRIBED IN A DEED RECORDED IN BOOK 8946 PAGE 1147.

B) EASEMENT CONVEYED TO JAY T. SPARROW, ET AL AS DESCRIBED IN A DEED RECORDED IN BOOK 8946 PAGE 116.

C) EASEMENT FROM BAYVIEW ESTATES IMPROVEMENT ASSOCIATION, INC RECORDED IN BOOK 8946 PAGE 118.

5) THE PROPERTY IS LOCATED ON THE TOWN OF RAYMOND LIMITED RESIDENTIAL/RECREATIONAL II (LRRII) ZONING DISTRICT. THE MINIMUM LOT SIZE REQUIREMENTS FOR THE LRRII ZONING DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	3 ACRES
MINIMUM STREET FRONTAGE:	225 FEET
MINIMUM FRONT YARD SETBACK:	30 FEET
MINIMUM SIDE YARD SETBACK:	20 FEET
MINIMUM REAR YARD SETBACK:	30 FEET
MINIMUM SETBACK THE NORMAL HIGH WATER LINE	30 FEET

SEE TOWN OF RAYMOND ZONING ORDINANCE FOR MORE DETAILED INFORMATION

6) NORMAL HIGH WATER FOR SEBAGO LAKE IS ELEVATION 266.5' NGVD 1929 VERTICAL DATUM. THIS ELEVATION EQUATES TO ELEVATION 267.11' NAVD 88 VERTICAL DATUM. THE LIMITS OF THE 100 FROM THE NORMAL HIGH WATER FOR SEBAGO LAKE HAS BEEN MEASURED FROM CONTOUR 267.11'

7) LOT AREA CALCULATIONS:

PARCEL AREA (LOT 3 & LOT 4, PLAN 4A)	45,002 S.F.
PARCEL AREA (SHORE DRIVE, PLAN 4A)	15,012 S.F.
TOTAL PARCEL AREA:	60,014 S.F.
IMPERVIOUS SURFACE (LOT 3 & LOT 4):	9,780 S.F.
IMPERVIOUS SURFACE (SHORE DRIVE):	3,982 S.F.
TOTAL IMPERVIOUS SURFACE:	13,777 S.F.

IMPERVIOUS SURFACE SQUARE FOOTAGE CALCULATION (LOT 3 & LOT 4, PLAN 4A)

STRUCTURE	SQUARE FOOTAGE
DWELLING	2,460 S.F.
GARAGE	624 S.F.
FRONT PORCH & STEPS	351 S.F.
REAR DECK & STEPS	542 S.F.
POOL DECK & STEPS	599 S.F.
WALKWAY/PAVERS	638 S.F.
CONCRETE	2,105 S.F.
PAVED DRIVEWAY	2,330 S.F.
PUMPHOUSE/GREENHOUSE	113 S.F.
BRICK CHIMNEY	22 S.F.
TOTAL	9,780 S.F.

8) THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED AND NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	IRON PIPE/ROD	●
	DRILLHOLE	
	BUILDING	
	EDGE PAVEMENT	
	EDGE OF GRAVEL	
	EDGE WATER	
--122--	CONTOURS --120--	
30.20	SPOT GRADE	
	TREE	
Ⓒ	CONCRETE COVER	

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF MAINE DAVID C. ST. CLAIR, IP 2317 PROFESSIONAL LAND SURVEYOR

REV:	BY:	DATE:	STATUS:
A	DCS	04-08-2022	FOR CLIENT USE

ANY ALTERATIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST.CLAIR ASSOCIATES

ST.CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland Center, ME 04021
Tel (207) 829-5568

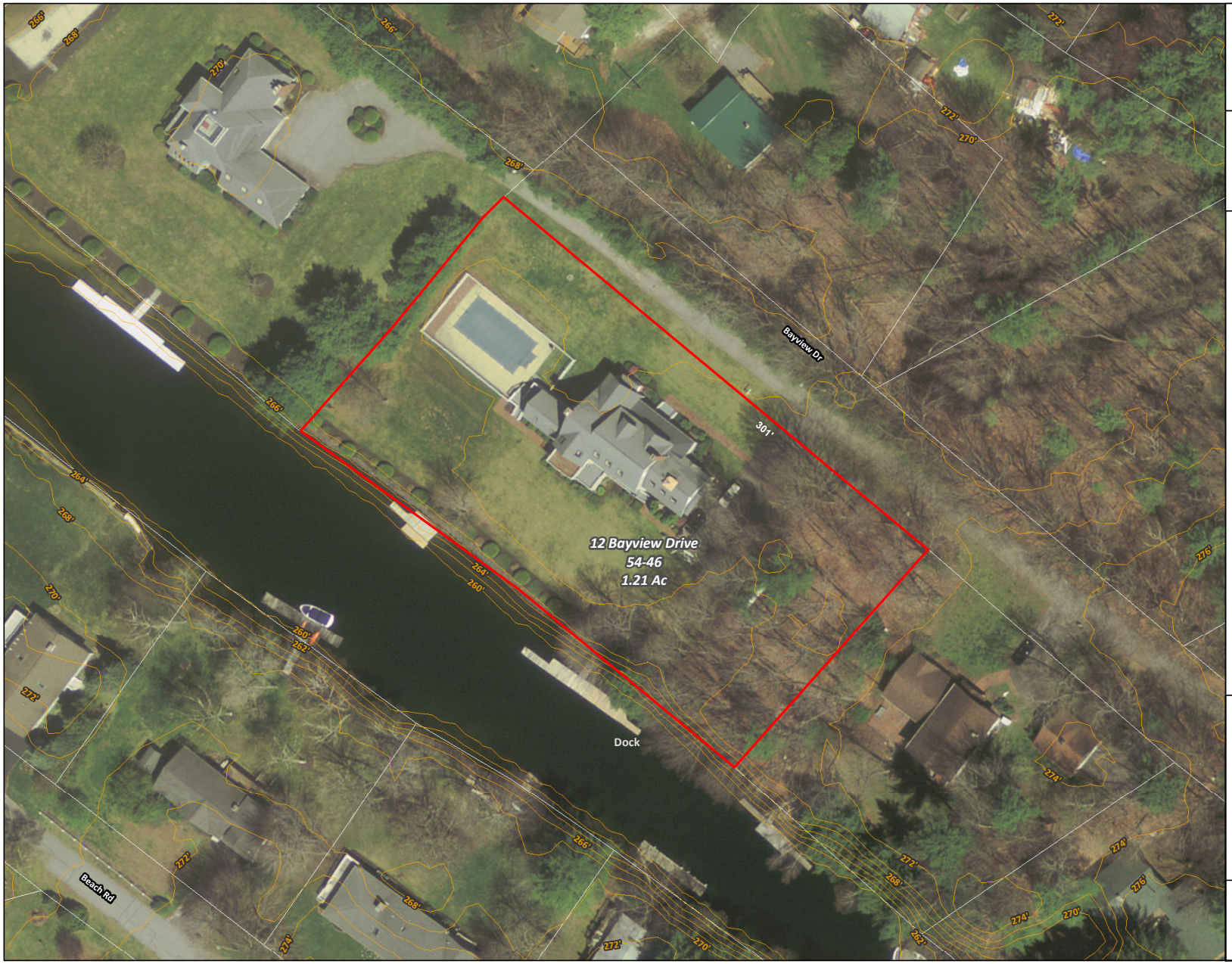
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
22022	-	DCS	DCS	DCS

BOUNDARY & TOPOGRAPHIC SURVEY
OF:
BAYVIEW DRIVE PROPERTY
12 BAYVIEW DRIVE
RAYMOND, MAINE
FOR:
HEIDI & PAUL HAYDOCK
12 BAYVIEW DRIVE
RAYMOND, ME 04071

DATE	SCALE
04-07-2022	1"=20'

SHEET 1

22022SC TAB 22022.ECI



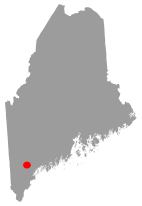
12 Bayview Drive

Raymond, ME

Base Plan Orthophotograph

LEGEND

- Subject Property - 1.21 ±Ac
- Adjacent Properties
- Contours (2 ft)



Notes:
Credits: 2024 imagery from ESRI 'World Imagery' map service.

Date: 06/27/25

Project Number: ME2840

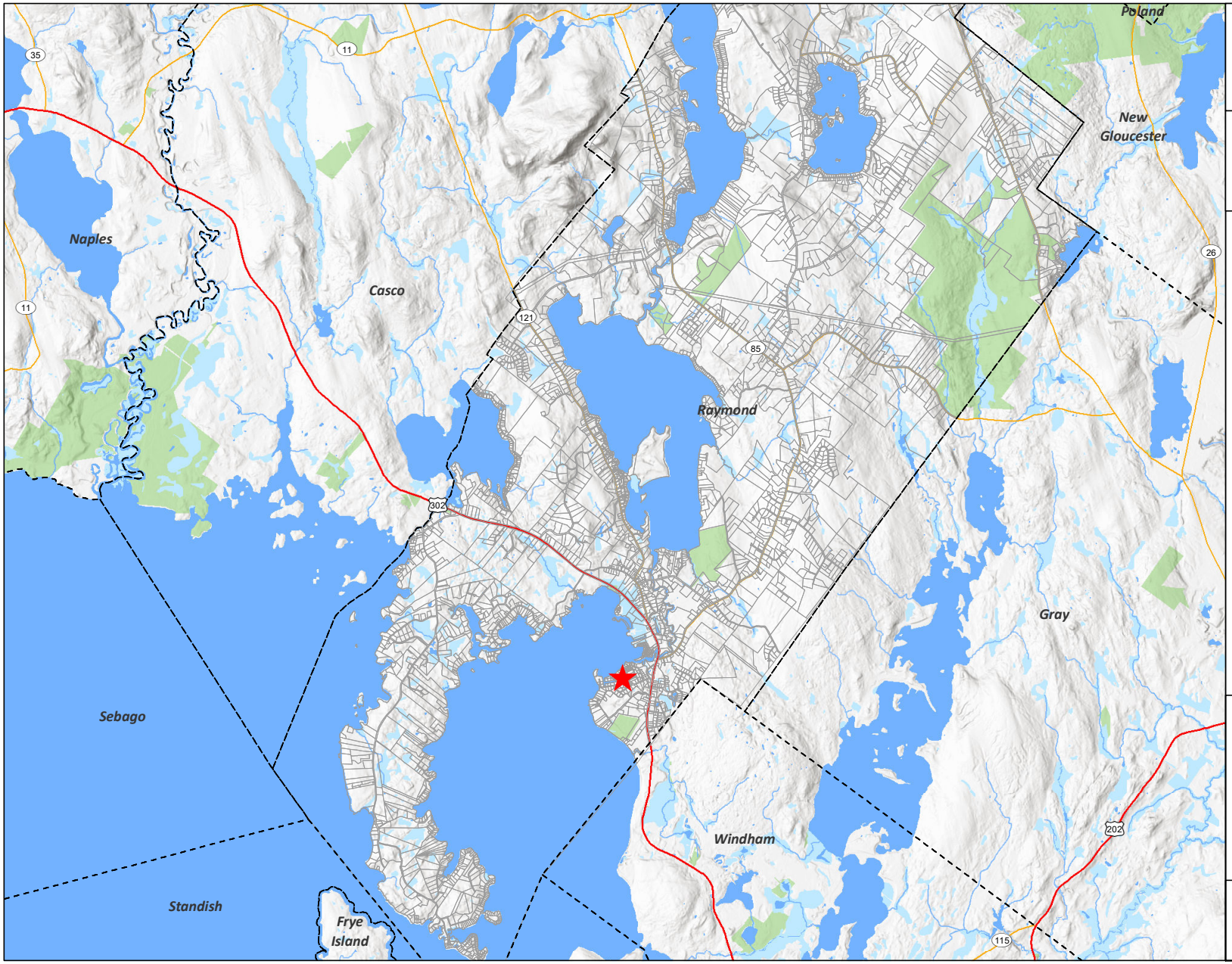
0 25 50 100 Feet

Scale: 1 " = 50 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: ME2840 ortho



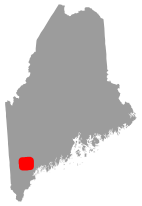
12 Bayview Drive

Raymond, ME

Town Locus

LEGEND

- Subject Property - 1.21 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 06/27/25

Project Number: ME2840

0 2,500 5,000 10,000 Feet

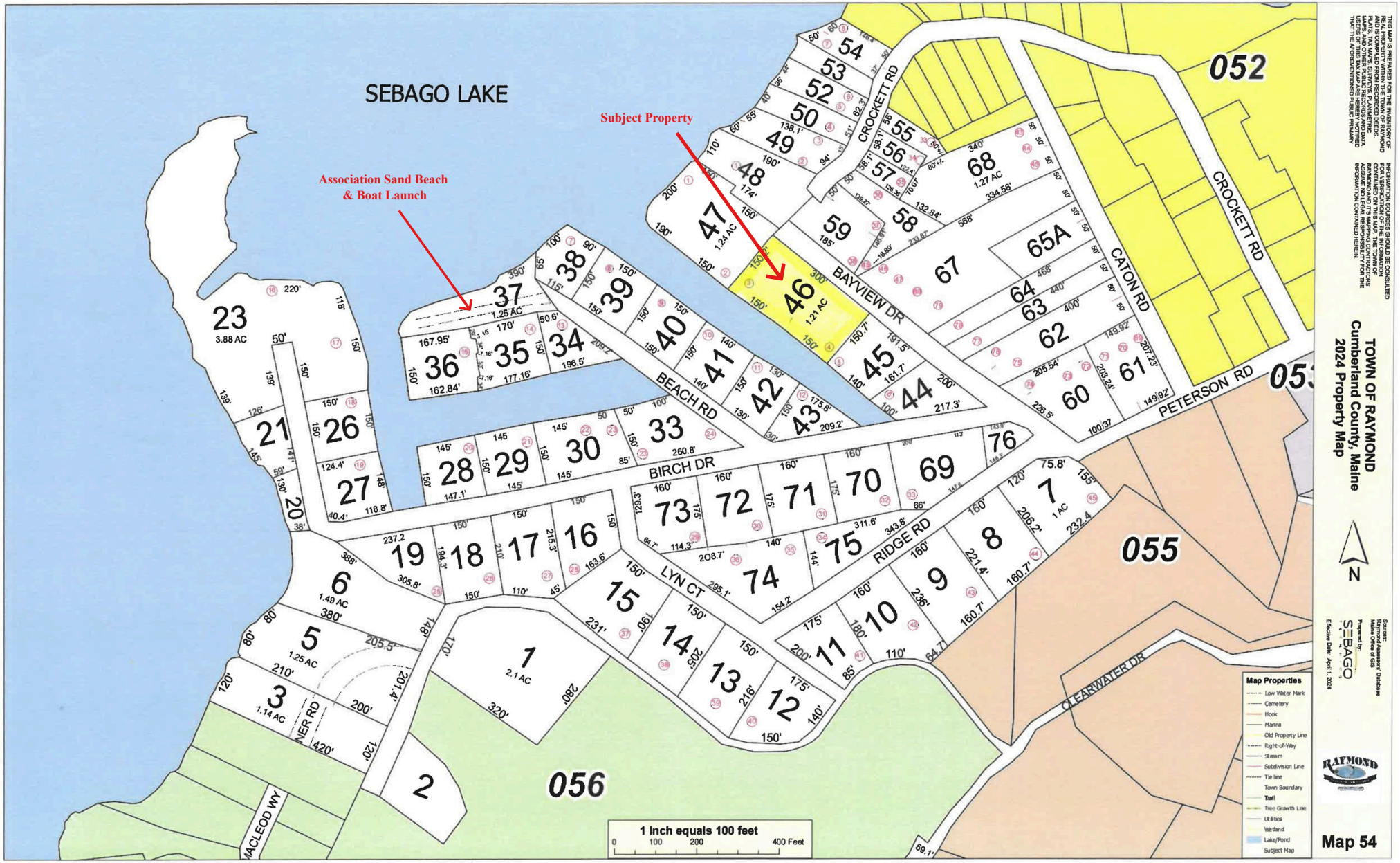
Scale: 1 " = 5,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: ME2840 town locus


South Naples
SEBAGO LAKE STATE PARK
Thomas Pond
South Casco
Raymond
Subject
Jordan Bay
RAYMOND NECK
SEBAGO
Dingley Islands
Bettys Neck
Dollys Island
Brown Hill 522 ft
Freeman Hill 490 ft
Raymond Cape
Frye's Leap
Pennesseewassee Island
Pennesseewassee Pond
Kettle Cove
Whites Brook
Panther River
North Shore Campground
Naples Beach
Thompson Point
Witch Cove Beach
SWIM AREA
HAZARD
121
302
35
85



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF RAYMOND AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANIMETRIC MAPS AND OTHER PUBLIC RECORDS. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

TOWN OF RAYMOND
Cumberland County, Maine
2024 Property Map

N

Source: Raymond Assessors' Database, Maine Office of GIS

Prepared by: SEBAGO TECHNICS

Effective Date: April 1, 2024

RAYMOND

Map 54

National Flood Hazard Layer FIRMette

FEMA

70°28'35"W 43°53'24"N



70°27'57"W 43°52'59"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/6/2026 at 6:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.