



# **DOWNEAST PROPERTIES**

*Specializing in Fine Maine Coastal Properties*

***560 Feet of Oceanfront  
Brooklin***



**MLS# 1588557**

**Price: \$685,000**

Jeff & Parker Allen  
Real Estate Broker  
Office: (207) 374-2321  
Cell: (207) 266-9242 / 266-3276  
Email: [parkerallen@downeastproperties.com](mailto:parkerallen@downeastproperties.com)

**DOWNEAST PROPERTIES**  
Blue Hill

**[www.downeastproperties.com](http://www.downeastproperties.com)**



Acreage: 11 acres  
Amount of Waterfront: 560 feet  
Water Body Type: Allen Cove  
Site: Level; Wooded  
Location: Near Town  
Zone: None  
Taxes: \$2651(2023)

Surveyed: Yes  
Water: None  
Sewer: None  
Roads: Public  
Electric: No Electric  
Map/Lot: 008//068  
Book Page: 1421/57

## Bay Rd ~ Map 68 Lot 008 Brooklin

Oceanfront lot on Allen Cove located near the charming town of Brooklin, renowned for its rich maritime history, vibrant arts community, and laid-back coastal charm, this waterfront parcel offers the perfect blend of tranquility and convenience. This 11-acre waterfront parcel boasting 540 feet of mixed shoreline, where the beauty of nature meets the promise of endless possibilities. Whether you're seeking a private retreat, a recreational haven, or the perfect canvas for your dream home look no further! Great location from which to take day trips to Acadia National Park!



**DOWNEAST PROPERTIES**  
Blue Hill  
[www.downeastproperties.com](http://www.downeastproperties.com)



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:

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 Downeast Properties, Inc  
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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.

PROPERTY LOCATED AT: Map: 08 Lot: 068, Brooklin,

### 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? See Note  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? N/A

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: See Note

Source of information: Seller

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: See Note

Source of information: Seller

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

Buyer Initials \_\_\_\_\_ Page 1 of 3 Seller Initials \_\_\_\_\_

**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: \_\_\_\_\_

Source of information: \_\_\_\_\_

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** \_\_\_\_\_

Additional Information: \_\_\_\_\_

PROPERTY LOCATED AT: Map: 08 Lot: 068, Brooklin,

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.

\_\_\_\_\_  
SELLER DATE  
**David D Clark**

\_\_\_\_\_  
SELLER DATE  
**Susan B Clark**

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

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

Supplemental note: Property disclosure for land on Rt 175, North Brooklin, tax map 8/68. The property has been held in my family since 1952, and since that time there has been no development of the property by the owners, or any related activity such as underground storage or dumping of material by the owners. There was a rough road to the shore that was kept open until around 1985, after which it fell into disuse. The previous owner, Charles Henderson, asserted that for the 10 or 15 years prior to our purchase, the land (then mostly clear) was used as sheep pasture. There was some narrative that perhaps 100 years ago there was a small building by the shore (a clam or lobster shack), which was moved up from the shore to the road. We have never found any evidence of where this building might have been. While it is unlikely that there are events from the past that might be material to a buyer, I cannot speak with absolute authority about events prior to 1952, or events that might have happened without our knowledge. Thus I have marked certain answers as "unknown".  
David Clark

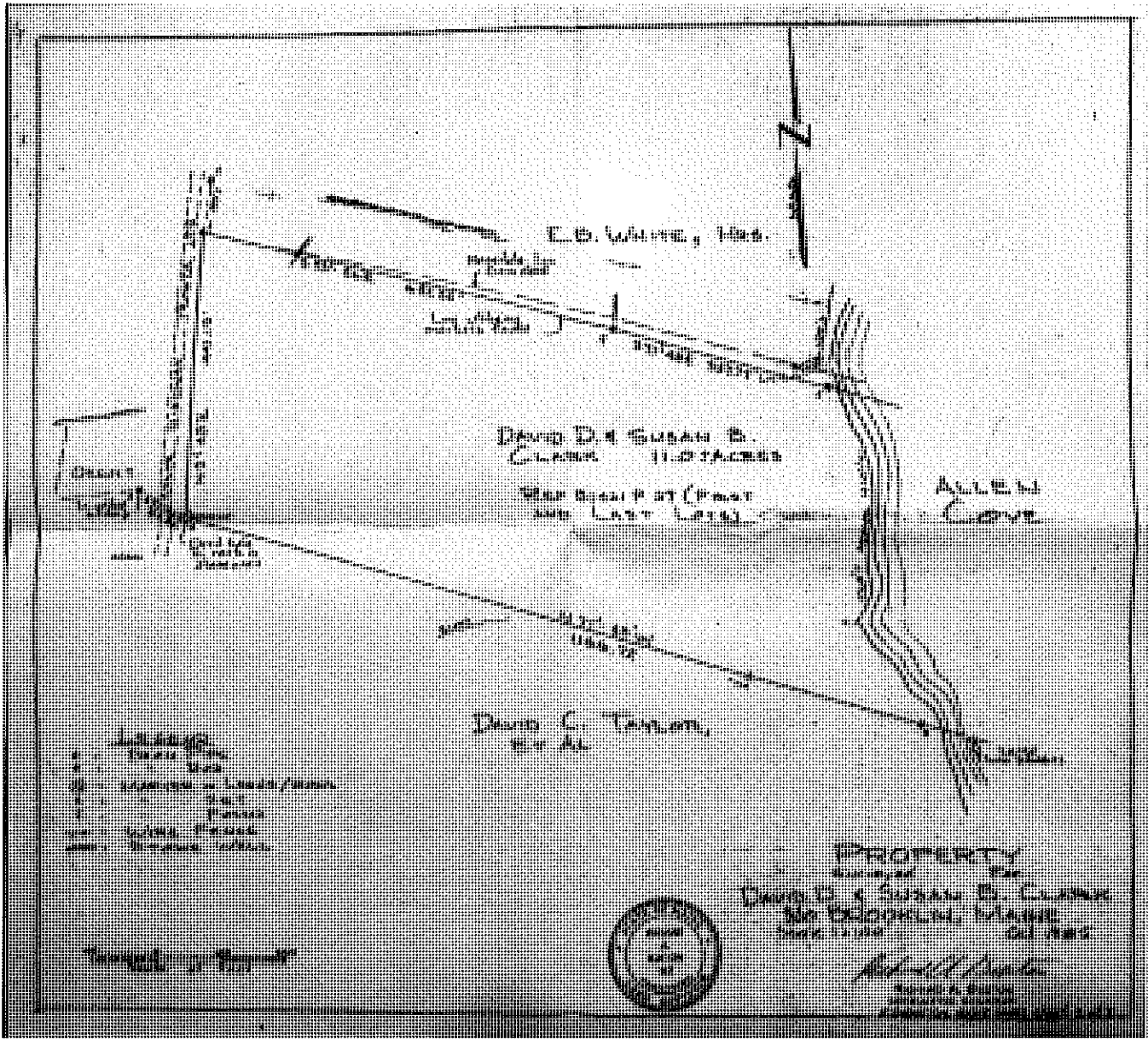


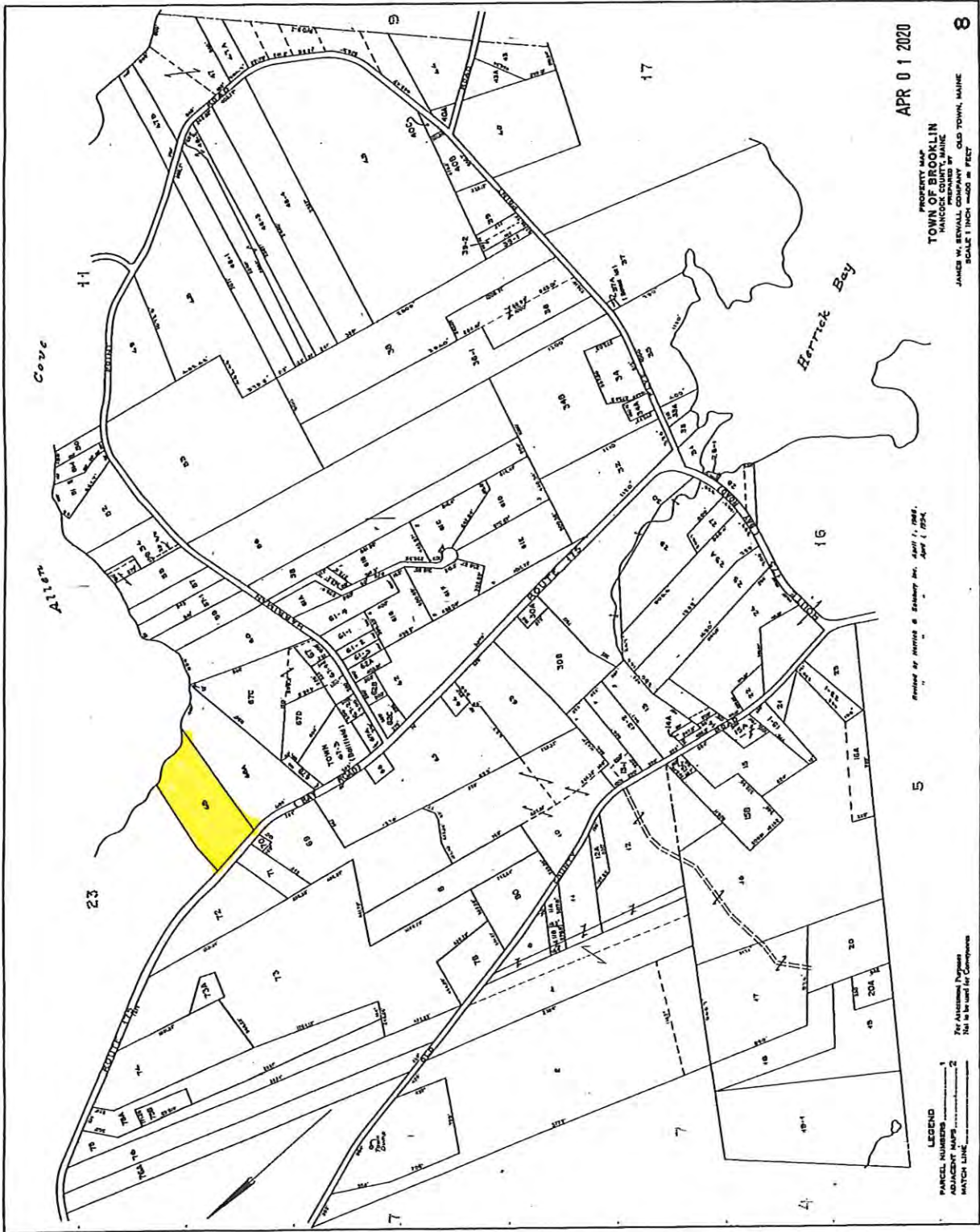
Maine Association of REALTORS®/Copyright © 2024.  
All Rights Reserved. Revised September 2019.



# Survey 1985

68 Map: 008, Lot:068-Bay Road, Brooklin, ME 04614  
This listing is Active Listed for \$740,000 MLS # 1588557





APR 01 2020

PROPERTY MAP  
 TOWN OF BROOKLIN  
 MAINE  
 PREPARED BY  
 JAMES W. BERNALL COMPANY  
 OLD TOWN, MAINE  
 SCALE 1 INCH = 200 FEET

Printed by Herriet & Company Inc. April 1, 2020.

LEGEND  
 PARCEL NUMBER 1  
 ADJACENT MAPS 2  
 MATCH LINE