



DOWNEAST PROPERTIES

Specializing in Fine Maine Coastal Properties

Stately Federal on Quarry Point
Blue Hill



MLS# 1477553

Price: \$2,999,000

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DOWNEAST PROPERTIES
Blue Hill
www.downeastproperties.com



Acreage: 13.10 acres
Year Built: House- 1940, Garage- 2000
Basement: Full, unfinished
Rooms: 10
Bedrooms: 3
Bathrooms: 2 full, 1-1/2
Square Footage: 2,960
Electric: Circuit breakers
Taxes: \$29,230
Vehicle Storage: 2 car garage and 4+ car , 2 story, 40' x 50', radiant heat-propane, Milwaukee hoist

Waterfront: 1,090' Granite pier & dock
Surveyed: Yes
Heat System: Williamson, Hot air furnace
Heat Fuel: Oil
Water: Well existing on site
Sewer: Private sewer
Floors: Wood
Map/Lot: 22/3
Book/Page/Deed: 2826/511 & 522

219 E Blue Hill Road
Blue Hill

A rare and extraordinary offering set on over 13 pristine and private acres with a commanding view of Blue Hill Harbor. A seaside, two story granite building that harkens back to the quarry days offers a myriad of possibilities with its rugged construction and immense indoor granite fireplace. As one might imagine, granite is incorporated extensively throughout the property. Granite steps lead to trails through the woody countryside where an arboreous landscape meets the groomed and lavish seaside gardens. Ever changing ocean views can be seen from the terrace and nearly every window of the stately Federal style home where you can warm yourself by one of the 5 working fireplaces! Slip out the door and into the heated seaside pool or take a cool dip from the nearly 1,100' of saltwater frontage. Truly one of the finest offerings on the coast of Maine! Protected deep water anchorage of Blue Hill Harbor coupled with your private granite pier make this estate attractive to yachtsmen or those who seek to capture the spectacular scenery and serenity of Blue Hill Harbor.



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Views from Every Room- from Kitchen to Living Room!



Lovely and Full of Light, the Sunroom is a Spacious Oasis!



Family Room large enough for a Pool Table

Cozy Den with Fireplace on the First Floor



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Second floor master bedroom suite is spacious and comfortable with a working fireplace



The master bedroom suite is connected to the second story terrace for taking in spectacular views



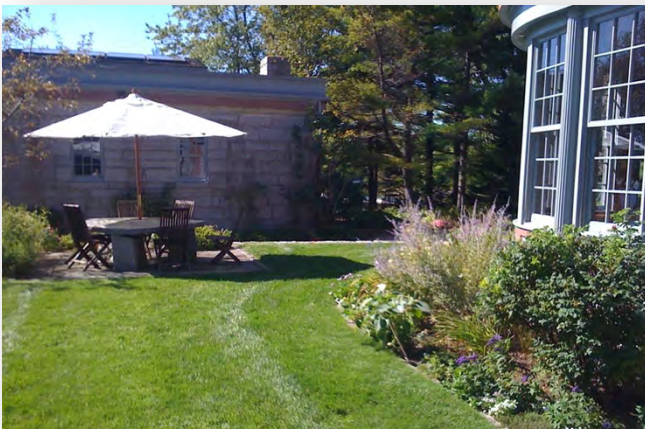
Two addition bedrooms and an office space are also on the second floor



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Blue Hill
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Navigating along the northern edge of Blue Hill Harbor, sailors take note of the rugged granite coastline that was carved out by glaciers 34 million years ago. In the early part of the 19th century, several quarries were active along the East Blue Hill Road where granite was mined and transported by ship to major cities. Remnants of one such quarry known as the White Granite Company can be found at the enchanting estate at Quarry Point.



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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 **Downeast Properties**
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.

PROPERTY LOCATED AT: 219 E Blue Hill Rd, Blue Hill, ME

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: 12/22/2020 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? Low PH level.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front of House at the upper edge of the turnaround garden.
Installed by: Unknown
Date of Installation: _____

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: 2014/2015 New well pump, water line to house, Pressure tank and filter.

Source of Section I information: Seller. Seller does not know when the well was drilled.

Buyer Initials _____ Page 1 of 7 Seller Initials BAF JB

PROPERTY LOCATED AT: 219 E Blue Hill Rd, Blue Hill, ME

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: _____~~

~~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: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: see septic report.

Tank Type: Concrete Metal Unknown Other: _____

Location: Side of house, front of the garage. OR Unknown

Date installed: _____ Date last pumped: 20201222 Name of pumping company: R.L. Gray P & H

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: I believe it is under lawn near tank.

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: See 12/22/2020 Septic report from Perkins Home Inspections.

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: _____

Source of Section II information: See septic report

Buyer Initials _____

Seller Initials KAF JB

PROPERTY LOCATED AT: 219 E Blue Hill Rd, Blue Hill, ME

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Forced H/A Oil	Boiler Propane		
Age of system(s) or source(s)	17 years	6 Years		
Name of company that services system(s) or source(s)		Dead River		
Date of most recent service call	06/14/2018	06/14/2018		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years	None	None		
Other pertinent information				

- 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: _____
- Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: We verified all fireplaces worked on purchase. Never used since

Source of Section III information: Seller

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: I do not believe there are any underground tanks

Buyer Initials _____

Seller Initials WLF JB

PROPERTY LOCATED AT: 219 E Blue Hill Rd, Blue Hill, ME

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

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

Comments: _____

Source of information: Seller

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: _____ Yes No Unknown

Comments: None visible

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: December 22, 2020 By: Perkins Home Services, LLC

Results: Level below recommended remediation levels. 2.9 pCi/L

If applicable, what remedial steps were taken? None

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Perkins Home Services.

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: December 22, 2020 By: Perkins Home Services

Results: Level above recommended treatment levels.

If applicable, what remedial steps were taken? None

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

Are test results available? Yes No

Results/Comments: See Water test results

Source of information: Perkins Home Services.

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: Seller

Buyer Initials _____

Seller Initials blf

JB

PROPERTY LOCATED AT: 219 E Blue Hill Rd, Blue Hill, ME

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: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

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: _____

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? Seller/Owner

Road Association Name (if known): N/A

Buyer Initials _____

Seller Initials BAF JB

PROPERTY LOCATED AT: 219 E Blue Hill Rd, Blue Hill, ME

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: _____

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: _____

Year Principal Structure Built: 1940

What year did Seller acquire property? 1989

Roof: Year Shingles/Other Installed: 2015/2016

Water, moisture or leakage: None

Comments: House Architectural, Barn Cedar shingles 1998, Granite building 2004(Membrane)

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: Basement had runoff water from a recent heavy rainfall. Basement drain in place.

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

If Yes, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Has 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 MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None Known

Source of Section V information: Seller

Buyer Initials _____

Seller Initials LF

JB

PROPERTY LOCATED AT: 219 E Blue Hill Rd, Blue Hill, ME

SECTION VI – ADDITIONAL INFORMATION

1. The recent basement water infiltration was caused by downed trees blocking a nearby stream which overflowed its banks during a recent heavy rain storm. The water drained out through the floor drain. No damaged occurred. Steps were taken to prevent future issues.

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: *Kenneth A. Fox*
CONFIDENTIAL 1/8/2021
DATE

DocuSigned by: *Janelle Burke*
CONFIDENTIAL 1/8/2021
DATE

SELLER _____ DATE _____

SELLER _____ DATE _____

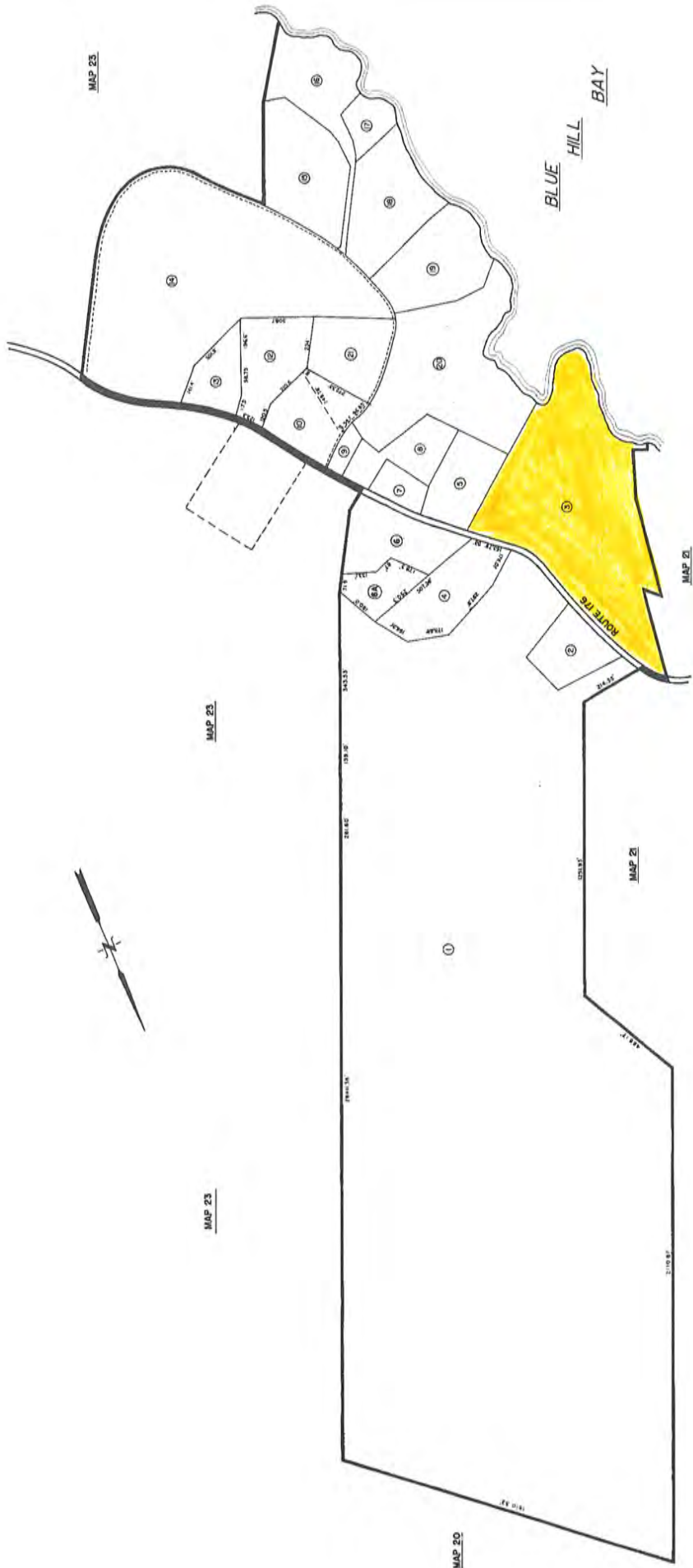
I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



BLUE HILL ASSESSORS MAP 22

NOTE: THIS MAP IS FOR TAX PURPOSES ONLY, NOT FOR CONVEYING.

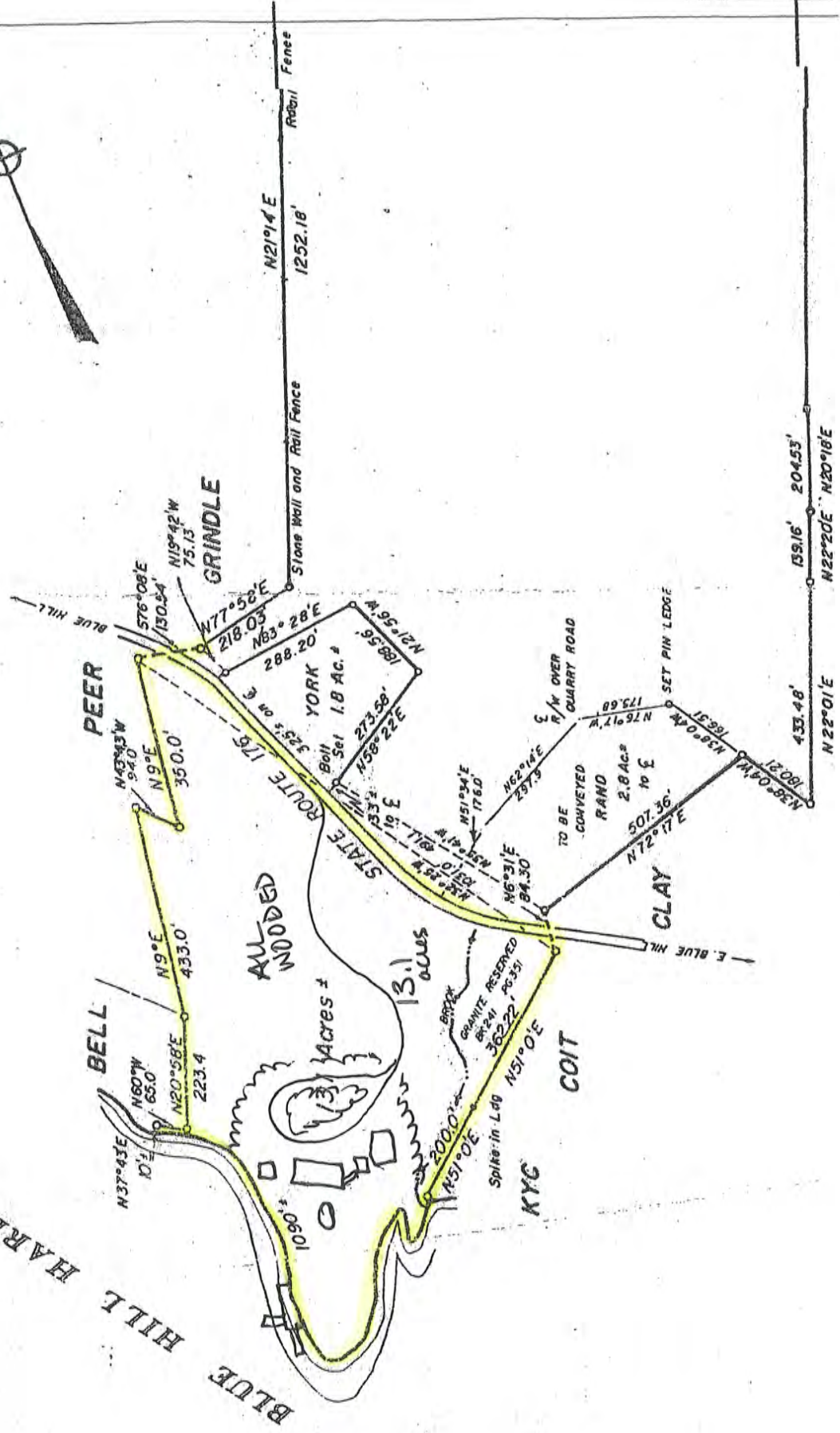


DRAWN BY SAGE COLLINS R.L.S.

APR 01 2018

REVISED APRIL 1 2001 RJD
 REVISION DATE: MAY 1992
 JUNE 1990

BLUE HILL HARBOR



Formerly J.W. GRINDLE

I Hereby Certify That This Survey Was Made Upon The Ground

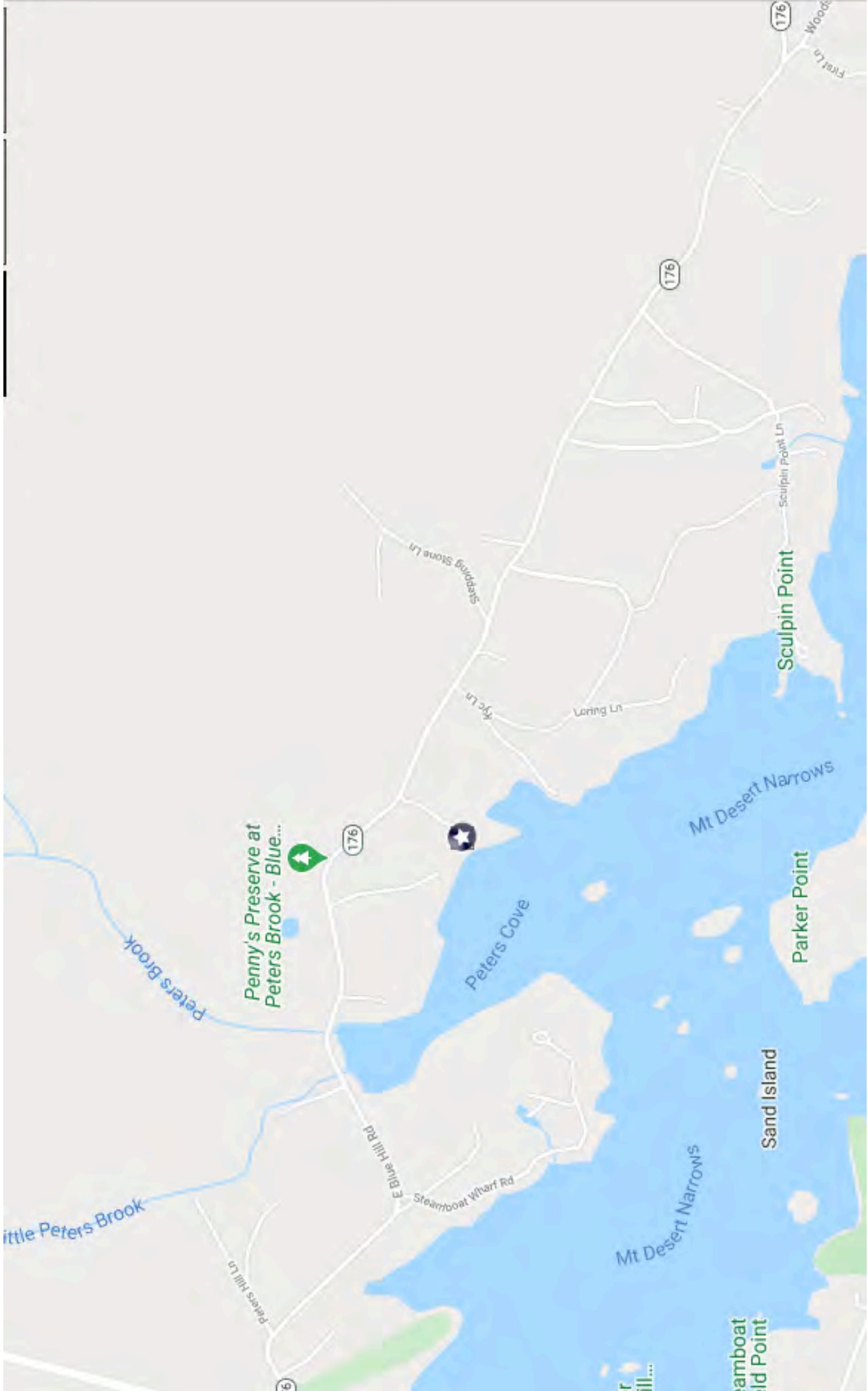
In Accordance With A Plan Filed In Plan Book 2, Page 28

Of The Hancock County Registry Of Deeds, And That I

Found No Encroachments.

HERRICK and SALSBUURY INC.
SURVEYORS and ENGINEERS
BLUE HILL BRIDGE

o Denotes 1/2 B. of Four



Penny's Preserve at
Peters Brook - Blue...

Peters Cove

Mt Desert Narrows

Parker Point

Sand Island

Mt Desert Narrows

Steamboat
Point

Sculpin Point

176

176

176

176

6

Peters Brook

Little Peters Brook

Blue Hill Rd

Steamboat Wharf Rd

Loring Ln

Sculpin Point Ln

Wood
Krat Ln

Street Map for MLS # 1477553

219 E East Blue Hill Road, Blue Hill, ME 04614

\$2,999,000

