



DOWNEAST PROPERTIES

Specializing in Fine Maine Coastal Properties

*Exquisite Oceanfront Estate
Southwest Harbor*



MLS# 1590574

Price: \$1,995,000

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DOWNEAST PROPERTIES
Blue Hill
www.downeastproperties.com

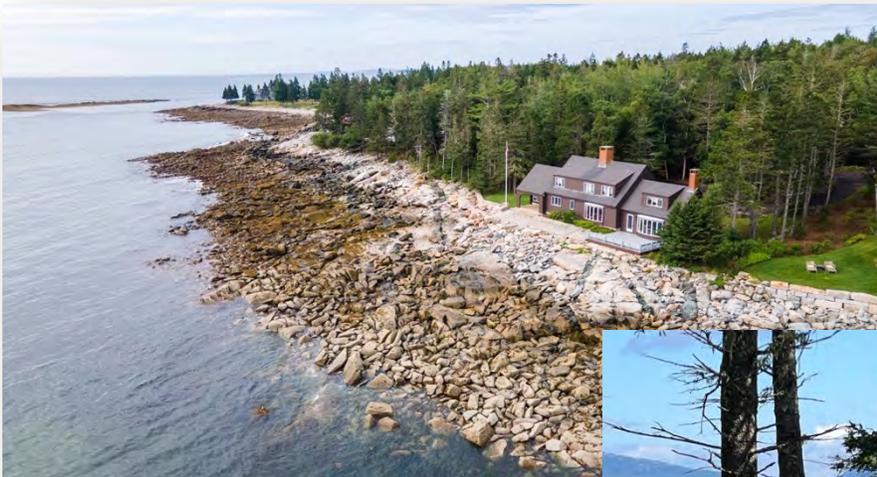


Acreage: 1.73 acres
Year Built: 1979
Basement:
Rooms: 11
Bedrooms: 4
Bathrooms: 3
Square Footage: 3,750
Electric: Circuit breakers
Map/Lot: 19//47

Book/Page/Deed: 1834/356/All
Surveyed: Unknown
Heat System: Baseboard
Heat Fuel: Electric
Water: Private; Well existing on site
Sewer: Septic existing on site
Floors: Carpet; Tile; Wood
Vehicle Storage: 2 car; detached car port
Taxes: \$18,182 (2022)

481 Seawall Road Southwest Harbor

'Riven Rock' is a beloved family estate at water's edge near the Seawall loop of Acadia National Park, and the charming island village of Southwest Harbor. Enjoy stunning oceanfront sunrises overlooking the Western Water with Great Cranberry Island as a backdrop. The Estate boasts 3 Bedroom, 3 bath, with 212' of deep water frontage. The detached 2 car garage with 4 bedroom and 2 bath bunk house above provides ample room for all your guests. Seals and porpoises can be seen daily along with minks and otters laying out on the rocks in front of the house, perfect setting to watch sailing regattas and ever changing ocean activity.





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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:

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. Inactive licensees may not practice real estate brokerage.

PROPERTY LOCATED AT: 481 Seawall Road, Southwest Harbor, ME 04679

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: Unknown 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Behind garage-Old well between garage and house

Installed by: Unkown

Date of Installation: Unknown (10-15 years ago)

USE: Number of persons currently using system: 2-4 seasonally

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

Comments: _____

Source of Section I information: _____

Buyer Initials _____ Page 1 of 7 Seller Initials _____

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: treatment tanks from original septic

Tank Size: 500 Gallon 1000 Gallon Unknown Other: system still in use

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR Unknown

Date installed: 2003 Date last pumped: Unknown Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: behind garage

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: unknown Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Elec. Baseboard	Fireplace-Wood		
Age of system(s) or source(s)	Original to house	Original to house		
Name of company that services system(s) or source(s)	H.G. REED	none		
Date of most recent service call	2021(about)	none		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown		
Malfunction per system(s) or source(s) within past 2 years	One thermostat replaced	None		
Other pertinent information	Original			

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: Chimneys-rarely used

 Date chimney(s) last cleaned: 1991-1992

Direct/Power Vent(s): Yes No Unknown

 Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: _____

Source of Section III information: _____

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: _____

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: _____

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: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

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

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials _____

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: Unlikely due to age

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: A small amount in upstairs bedroom

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: Driveway is right of way

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): _____

PROPERTY LOCATED AT: 481 Seawall Road, Southwest Harbor, ME 04679

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: _____

What year did Seller acquire property? 1990

Roof: Year Shingles/Other Installed: recently (less than 10 years)

Water, moisture or leakage: A bit in npstairs bedroom- Clapboards fixed

Comments: A small amount in breakfast room (leak fixed)

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: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: _____

Comments: _____

Source of Section V information: _____

Buyer Initials _____ Page 6 of 7 Seller Initials _____

PROPERTY LOCATED AT: 481 Seawall Road, Southwest Harbor, ME 04679

SECTION VI — ADDITIONAL INFORMATION

Minimal storm damage from 3 major storms in winter 2024 that caused major damage in many shoretont properties on the coast of Maine and on MDI, The stone planter and stone steps washed away, part of a 40+ year old stone wall needed to be replaced. All outside repairs have used materials that are stronger than the original. The planter, steps to stone porch and portions of the seawall on south side of the house have been rebuilt. Loosened shingles have been repaired. 2024 improvements include most of the interior painted, new granite kitchen counters, new range, new microwave, new fridge. New bathroom lighting upstairs. Newly refinished teak floor.

Exterior of house painted 2023
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.

SELLER _____ DATE _____
Brian Dent, Trustee, Eugene G. Bushmann

SELLER _____ DATE _____
& Janice L. Bushmann Trust

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 _____



January 10, 2024 was the only day this property sustained any damage from any of the storms that hit the area during the fall and winter 23/24. That day the wind and tide all coincided to bring the surge directly at the SE corner of the house and seawall. These photos are from that afternoon. We don't live in the house but live nearby and came to the house when the storm let up.



The far section of the seawall was damaged and the rocks were swept into the yard. The builder of the house (Jarvis Newman) had not planned to put in a seawall but a massive storm the winter of either '78 or '79 caused him to change his mind when waves washed up in the yard (like this year). That seawall held until this year's storm. It was built with stones set in mortar. We have had the wall rebuilt with much more durable materials than the original structure.

The original porch steps and planter have also been rebuilt with much more durable materials.

These images are of the damage to the original stone steps and planter.



(Photo from Jan. 12)

All planter/patio/seawall repairs were done by L.E. Norwood and Sons in Bar Harbor.

We have never had damage to the house in any storm in 30 years except roof shingles blowing off during high winds. This year a window in the teak room was broken. We believe the wind broke the window. There was no seawater in the room (only rain water) and no evidence of any structure having hit the window. We had forgotten to put the storms on these windows this winter! There were hurricane force winds that day which seems a good explanation for the window breakage. These photos are of the broken window and the wet room. The floor has been refinished and a new window installed.

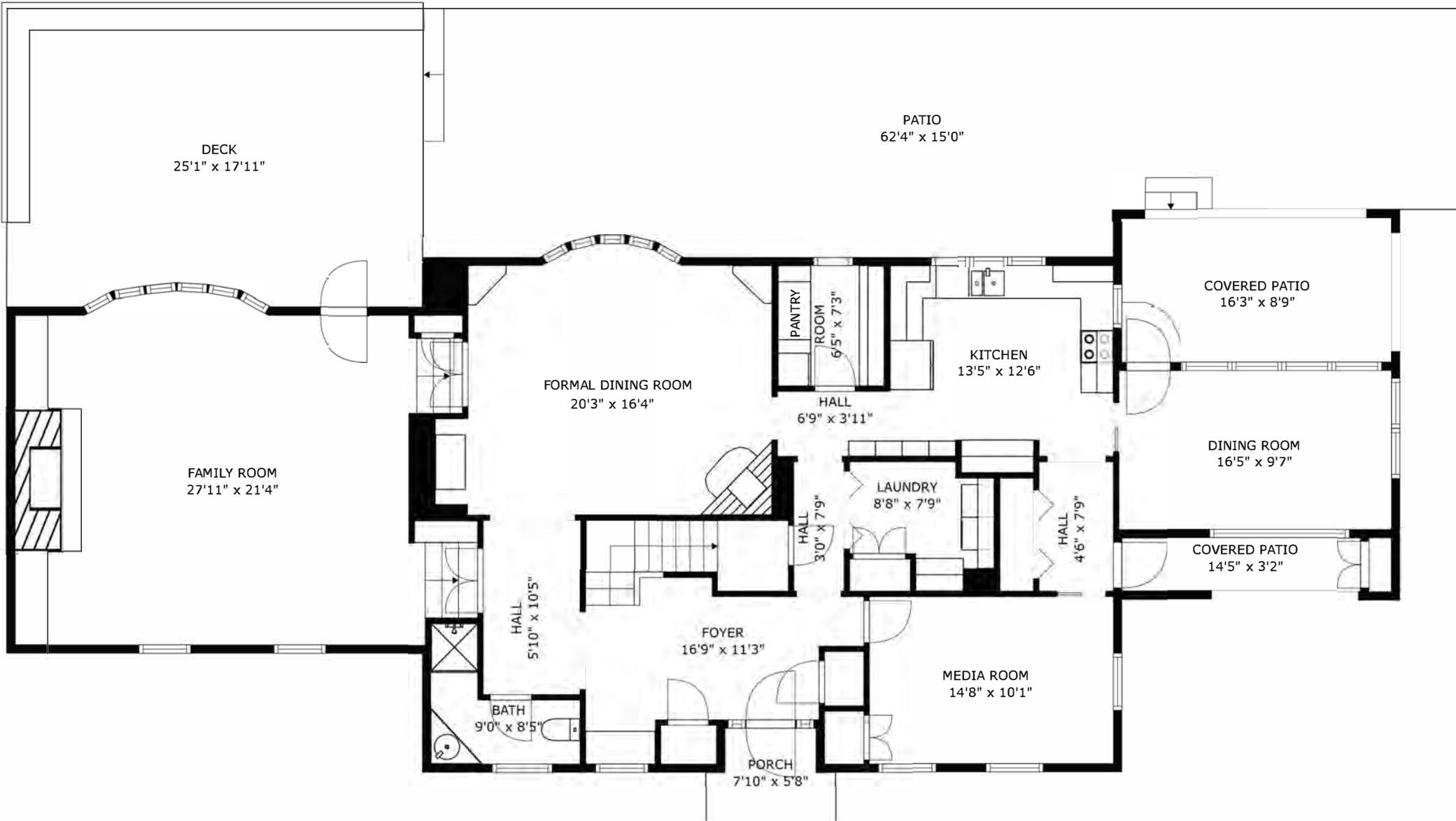


The exterior of the house suffered some damage as well. There were loosened roof shingles and three patches of damage to the clapboards. All has been repaired. A big rock did some damage to the wood deck as well.



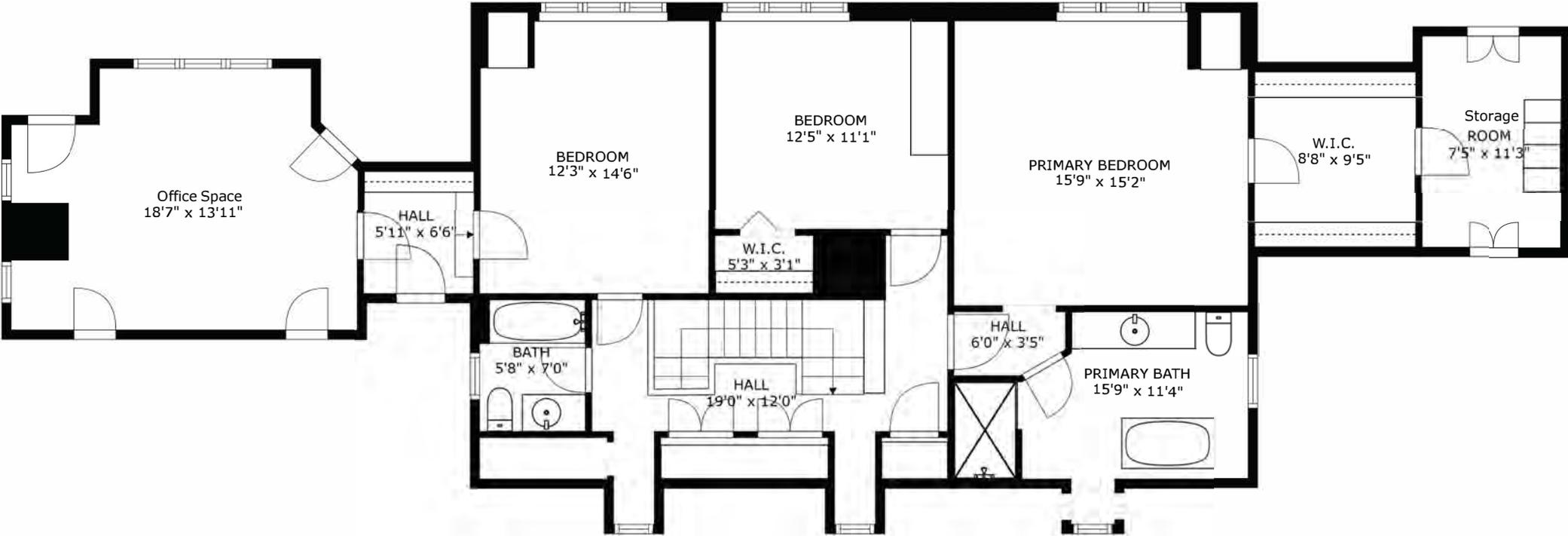
In summary, there was minimal damage to the house and more significant damage to the stone structures. The stone work is the weak spot to this house, but we have had a rock revetment put in place that greatly protects the patio/wall/porch structure.

This house was built by a boatbuilder from an old Manset family on the site of an old Inn. He understood the weather in this area and built the house accordingly. Years ago we were talking with one of the carpenters who worked on the crew that built the house and he said something like "Jarvis knew what he was doing. That house isn't going anywhere."



First Floor

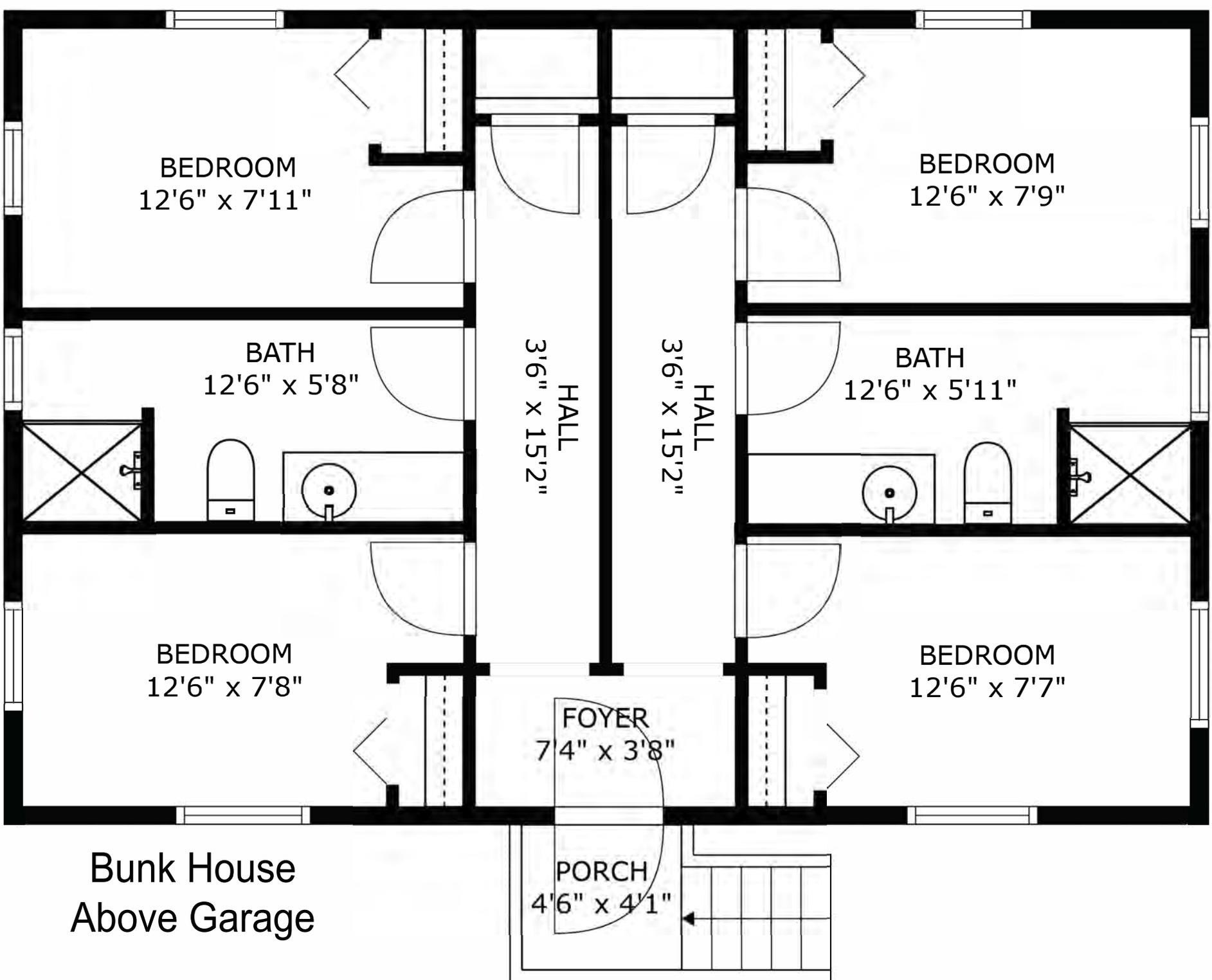
This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.



Second Floor

This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.

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**Bunk House
Above Garage**



TOWN OF
SOUTHWEST
HARBOR
HANCOCK COUNTY
MAINE



LEGEND

- Property Line
- Right of Way
- Original Parcel
- Water
- 100 Lot Number
- 100 Street Number
- ⊕ Cemetery
- ⊙ Town-Owned Lot
- ⊞ Subdivision Lot
- Common Owner

Map 19 and Map 20 are subject to the same rules and regulations as all other maps in the town of Southwest Harbor.



Map 19
Parcel 11112
Parcel 11122

