



DOWNEAST PROPERTIES

Specializing in Fine Maine Coastal Properties

*Beautiful Waterfront Home on the Bay
Blue Hill*



MLS# 1457388

Price: \$1,050,000

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Real Estate Broker
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DOWNEAST PROPERTIES
Blue Hill
www.downeastproperties.com



Acreage: 0.36 acres
Year Built: 1824
Basement: Daylight; Finished; Full; Walkout Access
Rooms: 15
Bedrooms: 6
Bathrooms: 6/1
Square Footage: 3,980
Electric: Circuit breakers; Full House Auto Start Generator
Map/Lot: 15/24
Book/Page/Deed: 1854/668/All

Waterfront: 140 feet on Blue Hill Bay
Surveyed: Yes
Heat System: Blowers; Hot Water; Multi-Zones; Radia
Heat Fuel: Gas Bottled; Oil
Water: Private; Well Existing on Site
Sewer: Public Sewer
Floors: Tile; Wood
Vehicle Storage: No Vehicle Storage
Taxes: \$9,479 (2019)
Central AC: Yes

83 Main Street Blue Hill

Meticulously renovated, one of a kind historic village estate at water's edge on Blue Hill Harbor. Step through the gate to be welcomed by a lush oasis of meandering gardens, rock walls, out-door living spaces and stone steps that lead to the shorefront. You'll be amazed by the privacy afforded to this Main Street home where you'll find many village amenities just steps away from your front door. Quaint shops, galleries and restaurants invite your exploration or enjoy everchanging seaside vistas over the inner harbor from the private grounds. A stately Federal style home built in 1824, yet updated using the finest of materials and craftsmanship. A spacious gourmet kitchen would please the most discerning of chefs with dual wall Viking convection ovens, 5 burner gas cook top, granite counters and much more! The sleeping quarters are nothing short of spectacular starting with the 1st floor en suite bedroom to the exquisite Master Bedroom Suite on the second floor with 2 additional en suite bedrooms. "The Crow's Nest" is a 5th bedroom also with its own full bath and a small deck overlooking scenic inner harbor only a few short feet away!! The home is fully air-conditioned with a security system and a whole house auto start generator for added peace of mind. Fully appointed guest quarters await you on the lower level with a full kitchen, living/dining room, bedroom, laundry and a lovely full bath. Exceptional offering!



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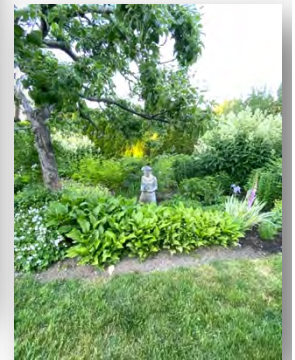
Main House Features

- First floor family room w/ soaring ceilings
- Professional kitchen w/ 2 dishwashers, gas range & hood, Amana fridge, dual wall Viking convection ovens, 2 sinks
- Formal dining room w/ fab ocean views
- Formal library w/ wood burning fireplace
- 1st floor en suite bedroom or parlor
- Two laundry rooms, one 2nd floor and one on lower level
- Second floor master bedroom suite w/ dressing room
- Second floor bedroom suite w/ sitting room
- Additional 2nd floor bedroom en suite
- “Crow’s Nest” private bedroom suite w/ deck over living room
- Office lower level
- Spacious screened porch opens to a patio
- Original wood moldings, details and built in cabinets
- Period wood flooring throughout
- Tastefully updated & renovated, maintaining the period integrity



Other Property Treasures

- Lovely perennial gardens, manicured lawn and flowering trees
- Large patio overlooking the bay
- Lower level guest quarters w/ private entrance & patio
- Private side yard patio & more beautiful gardens
- Meandering stone walls
- Off street parking
- Screened in porch
- Potential for small boat mooring in harbor
- Footprint 10 +/- feet from water’s edge
- Excellent rental history
- Potential commercial or residential opportunity



Village Amenities

- Walk to schools
- Near public tennis courts
- Kneisel Hall chamber music
- Blue Hill Country Club (private)
- Kollegewidwok Yacht Club (private)
- Blue Hill Memorial Hospital
- Walk to village restaurants, shops, & galleries
- Nearby library & town park
- Public boat landing/mooring in South Blue Hill
- New Surry Theatre



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Gaze out the floor to ceiling windows in the living room to view the stunning harbor below



Spiral staircase leads directly to second floor Crow's Nest, complete with a private deck and separate location



Gourmet kitchen includes updated, modern appliances, granite counters, double ovens, gas range & more!



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Lavish dining room features incredible views and an attached screened porch



Front-to-back formal library with wood-burning fireplace



Lovely first floor bedroom with bathroom en suite could also function as a parlor



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Blue Hill

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Master bedroom suite with more fabulous ocean views, dressing room & spacious closet



Guest bedroom suite with a personal sitting room. Another en suite bedroom on the second floor as well



In-law apartment includes kitchenette, bedroom area, office, bath and a parlor with a separate patio entrance





Dept. of Professional & Financial Regulation
Office of Licensing & Registration

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 interests 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 for 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 price 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 07/06

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maineprofessionalreg.org.
Inactive licensees may not practice real estate brokerage.

PROPERTY LOCATED AT: 83 Main St, 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: 07/15/2020 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? None to date

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: 1st well is under the statue and the 2nd well is under the patio.

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

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

Comments: 2 wells o exist on the property. Has served 10 + guests in the past. slightly elevated arsenic.

Source of Section I information: Seller, recent water test results.

Buyer Initials _____ Page 1 of 7 Seller Initials MS JL

PROPERTY LOCATED AT: 83 Main St, 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? *Front / Roots moved septic pipe. Repairs made and the pipe was insulated. 2010 no problems since.*

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR Unknown

Date installed: _____ Date last pumped: _____ 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: _____

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: _____

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: _____

Buyer Initials _____ Page 2 of 7 Seller Initials MHR JL

PROPERTY LOCATED AT: 83 Main St, 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) | BBHW | | | |
| Age of system(s) or source(s) | 20 - 25 Years | | | |
| Name of company that services system(s) or source(s) | Wardwell Oil | | | |
| Date of most recent service call | 10/24/2019 | | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | 1110 Gal. | | | |
| Malfunction per system(s) or source(s) within past 2 years | | | | |
| 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: December 27, 2017
- Date chimney(s) last cleaned: _____
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: December 27, 2017

Comments: Complete home inspection completed by Perkins Home Services, LLC 12/2017

Source of Section III information: Seller, Wardwell Oil

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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials AS JL

PROPERTY LOCATED AT: 83 Main St, 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: _____

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: July 17, 2020 By: Perkins Home Services, LLC

Results: Radon air average was 8.0 pCi/L. Mitigation is recommended.

If applicable, what remedial steps were taken? None to date.

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Perkins Home Inspectors

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 _____ Page 4 of 7 Seller Initials MSR N

PROPERTY LOCATED AT: 83 Main St, 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: Seller

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? _____

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials MHR JL

PROPERTY LOCATED AT: 83 Main St, 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: 1824

What year did Seller acquire property? 1990

Roof: Year Shingles/Other Installed: 2005

Water, moisture or leakage: _____

Comments: Major renovations completed in 2005

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

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: Some rot on the lower half of Main Door(Street side).

Source of Section V information: seller and recent inspections.

Buyer Initials _____

Seller Initials MHR JL

PROPERTY LOCATED AT: 83 Main St, Blue Hill, ME

SECTION VI – ADDITIONAL INFORMATION

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:
Melinda H. Reach
CONFIDENTIAL /23/2020
DATE

DocuSigned by:
Jean-Paul Lecomte
CONFIDENTIAL /23/2020
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

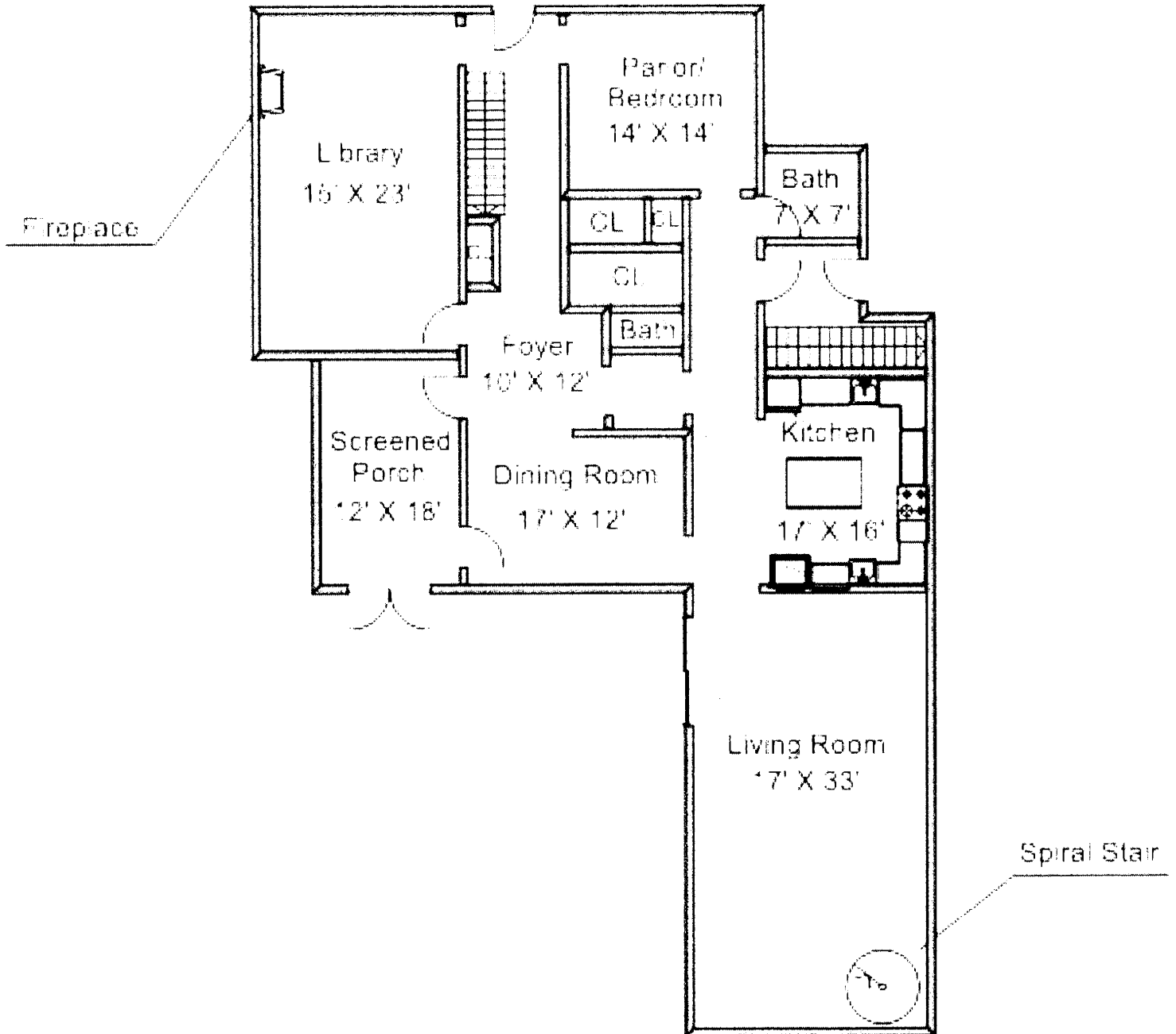
BUYER DATE

BUYER DATE

BUYER DATE

Ground Level

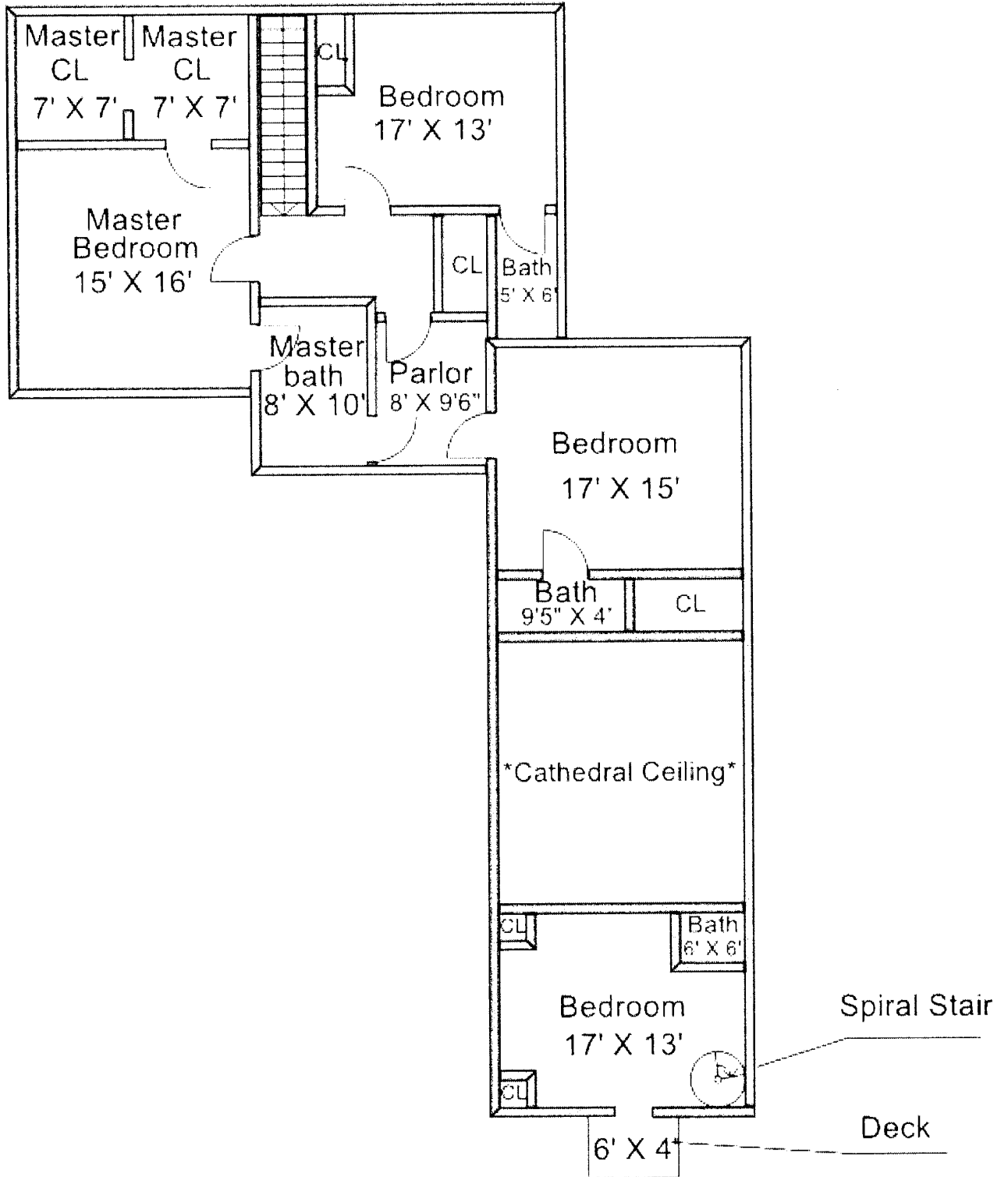
Approx. 2030sq/ft



Please note all drawings are approximate for illustrative purposes only

Second Floor

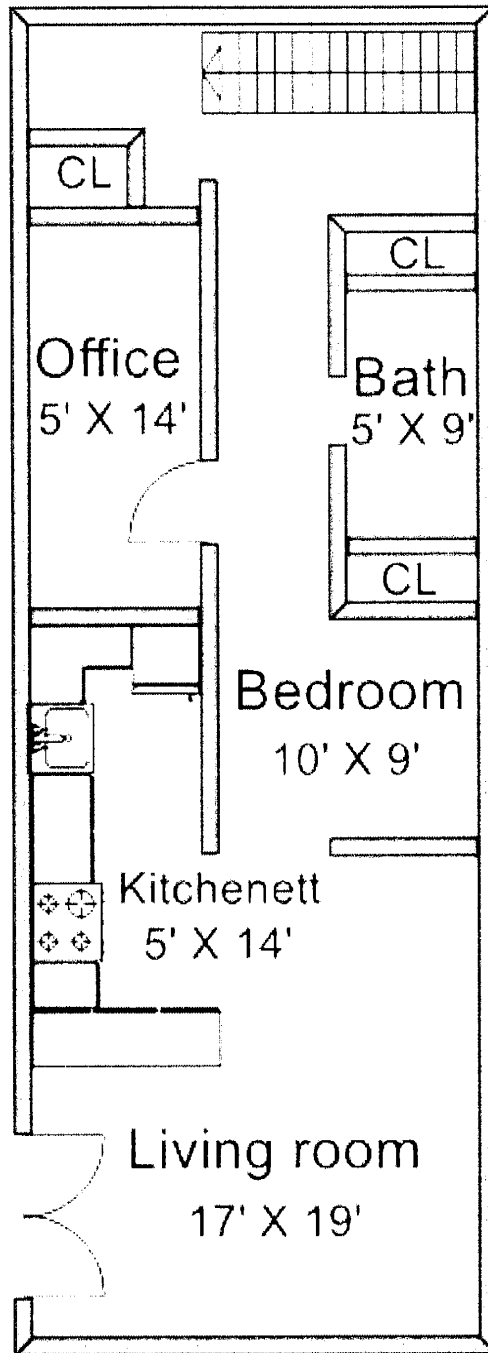
Approx. 1100sq/ft



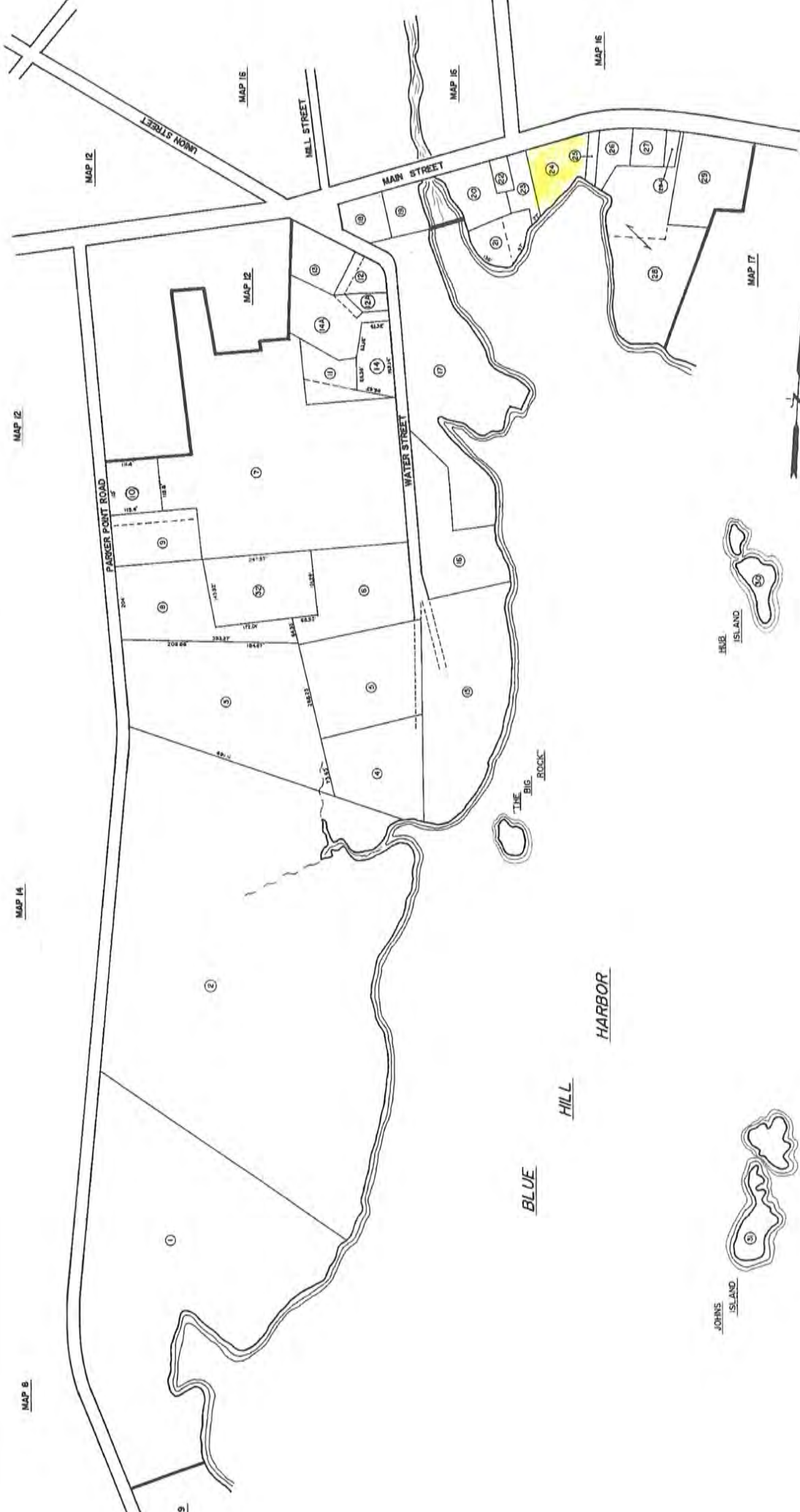
Please note all drawings are approximate for illustrative purposes only

Finished Basement

Approx. 850sq/ft



Please note all drawings are approximate for illustrative purposes only



BLUE HILL ASSESSORS MAP 15

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

0 100 200 300 400 500
 F E E T

DRAWN BY SAGE COLLINS R.L.S.

APR 01 2018

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

