

# Lakefront Land



\*\* Not on property

## PART OF M9 L12 WEBB COVE DRIVE | ENFIELD, MAINE

- Cold Stream Pond
- Lakefront Land
- Private
- Association
- Rare Opportunity
- Nice Area
- Maine Lakefront
- Fishing

\$259,000

# Cold Stream Pond

Located on the picturesque Cold Stream Pond in Enfield, Maine, this lakefront property offers a rare opportunity to own a piece of land on one of Penobscot County's most sought-after lakes. Cold Stream Pond is renowned for its privacy, quality of homes, and stunning scenery, making it a highly coveted location. It is not often that land on Cold Stream Pond becomes available, so if you have been looking for a legacy property for your family do not pass this by. Comprising of two basins, the north and south, Cold Stream Pond boasts impressive dimensions. The north basin spans 704 acres with a maximum depth of 56 feet, while the southern basin covers a vast 2,924 acres with depths exceeding 100 feet. This property is on the bigger of the two, the south basin. With a combined acreage of over 3,600 acres, this expansive lake provides ample space for various recreational activities, ensuring endless enjoyment for residents.



**Lifestyle Properties  
of Maine**



**SCAN TO  
VIEW THE  
FULL  
PROPERTY  
DETAILS &  
VIDEO!**





# Enfield, Maine

## Local Government

### Police

Penobscot County Sheriff  
(207) 947-4585

### Fire

Howland Fire  
(207) 732-7195

### Town Office

789 Hammett Rd  
(207) 732-4270  
Mon-Thurs 7-5

### Tax Assessor

Town Office

### Code Enforcement

Town Office

Anglers will delight in the abundance of fish species inhabiting the waters of Cold Stream Pond, including Landlocked salmon, Brook trout, Lake trout, Rainbow smelt, White perch, and Yellow perch, offering ample opportunities for fishing enthusiasts to indulge in their favorite pastime.

Featuring 205 feet of water frontage and 231 feet of road frontage, this property offers convenient access to both land and water activities. Situated a mere 27 minutes from Barnes Brook Golf Course, under two hours from the majestic Mount Katahdin and Baxter State Park, 1hr and 30 minutes from Gulf Hags, and close by to many more of Maine's natural treasures. For those traveling from afar, the property is conveniently located just over four and a half hours from Boston and an hour from Bangor and Bangor International Airport, ensuring accessibility for both local and international travelers. Additionally, the nearest service town of Lincoln is a short 23-minute drive away, providing essential amenities and services for residents convenience. Further out in the city of Bangor you will find even more activities and restaurants. In the summer, the Waterfront Concert pavilion in Bangor has non-stop concerts, and the Cross Insurance Center has a full calendar of events.



# PART OF M9 L12 WEBB COVE DRIVE | ENFIELD

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## Shopping

Lincoln, 10± miles

## City

Bangor, 45± miles

## Airport

Bangor International, 45± miles

## View

Scenic

## Zoning

Shoreland

## Interstate

Exit #217, 12± miles

## Hospital

Penobscot Valley, 9± miles

## Boston, MA

283± miles (4.5± hours)

## Road Frontage

Yes | 231.6'

## Water Frontage

202.87 | Cold Stream Pond

LISTING PRICE


**Acres 1.76±** **\$259,000** **Taxes \$1000** (Estimated)





**Enfield Off Webb Cove 1.76 acres LaFreniere**  
Maine, AC +/-



 Boundary

**United Country Lifestyle Properties of Maine**

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

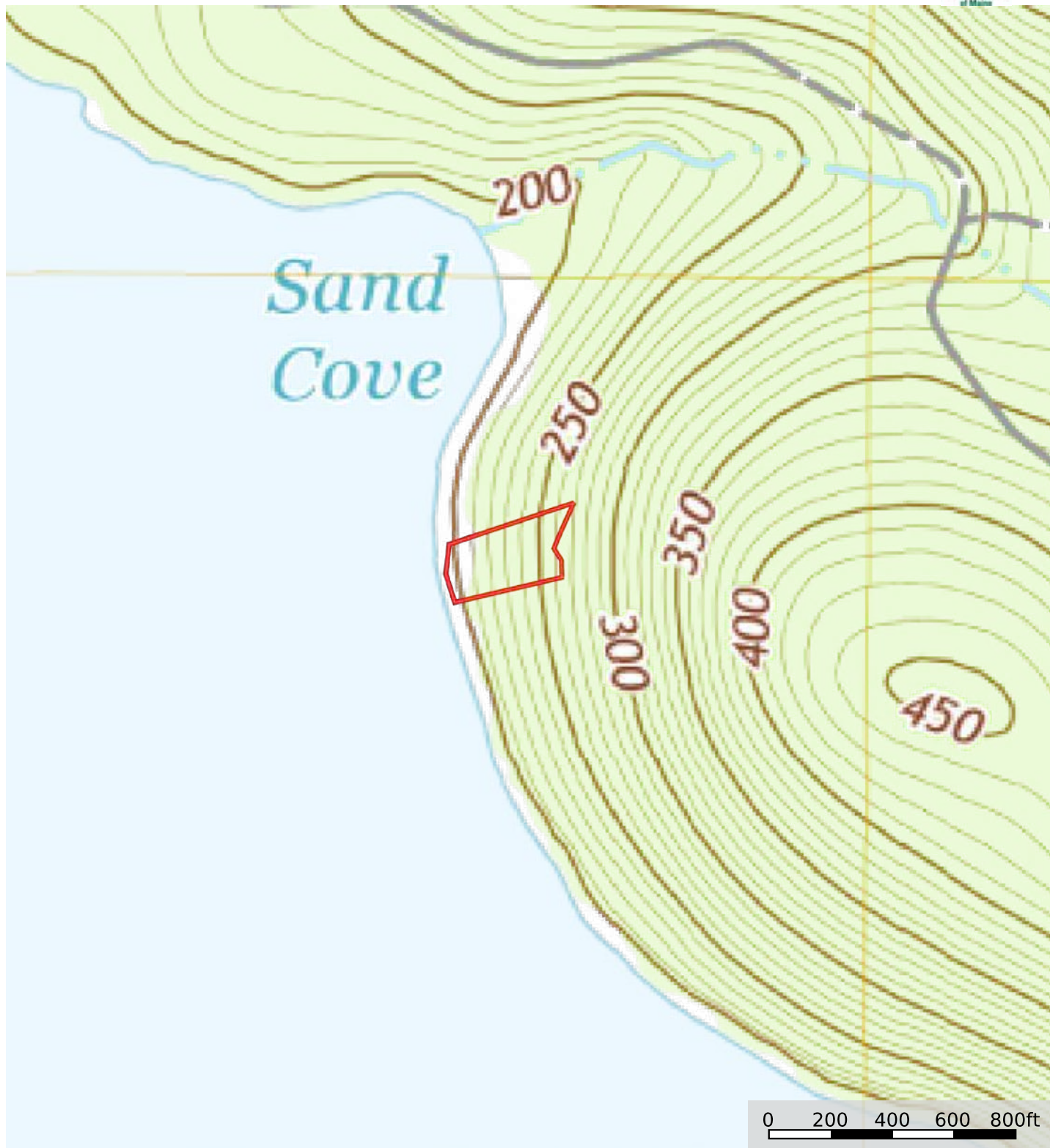
113 West Broadway




The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Enfield Off Webb Cove 1.76 acres LaFreniere  
Maine, AC +/-



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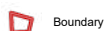
113 West Broadway



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# Enfield Off Webb Cove 1.76 acres LaFreniere

Maine, AC +/-



PROPERTY LOCATED AT: Part of M9 L12 Webb Cove Dr, Lowell,

## 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? ..... ☐ 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: **Information provided to the best of the sellers knowledge.**

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: **Information provided is to the best of the sellers knowledge.**

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 **SL** \_\_\_\_\_



PROPERTY LOCATED AT: Part of M9 L12 Webb Cove Dr, Lowell,

## 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: Right of way to the property

Source of information: Deed

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

Road Association Name (if known): Upper Webb Cove Association \$400 a year

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Resource protection 250ft building setback from water

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Subdivision

Source of information: Seller

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: Information provided is to the best of the sellers knowledge.

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials SL

PROPERTY LOCATED AT: Part of M9 L12 Webb Cove Dr, Lowell,

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.

<u>Stephen LaFreniere</u>	<u>03/29/2024</u>		
SELLER	DATE	SELLER	DATE
<b>Eastbrook Timber Company</b>			

<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>
<b>Stephen LaFreniere</b>			

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.

<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
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<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
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N O T M U N I C I P A L Q U I T C L A I M D E E D T  
A N A N  
O F F I C I A L O F F I C I A L

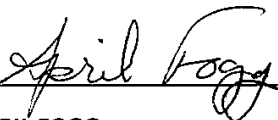
C O P Y C O P Y  
THE INHABITANTS OF THE TOWN OF LOWELL, a municipality located in Penobscot County,  
Maine, for consideration paid, releases to EASTBROOK TIMBER CO, INC, with a mailing address of 1013  
Main Rd, Brownville, ME 04414, a certain lot or parcel of land situated in Lowell, Penobscot County,  
Maine, described as follows: A N A N

O F F I C I A L O F F I C I A L  
A certain lot or parcel of land situated in the Town of Lowell, County of Penobscot and State of  
Maine, as follows: Said lot containing 215 acres, more or less as described in Bk 10884 Pg. 82 of the  
Penobscot County of Deeds, from Raymond A. Wright to Eastbrook Timber Co., Inc. and Bk 9718 Pg. 310,  
from Forrest G. Dudley to Eastbrook Timber Co, Inc.

The purpose of this deed is to release any interest the Town of Lowell may have in the above described  
property by any undischarged tax liens assessed against Eastbrook Timber Co., Inc.

IN WITNESS WHEREOF, THE INHABITANTS OF THE TOWN OF LOWELL HAVE CAUSED THIS INSTRUMENT  
TO BE EXECUTED IN ITS NAME BY JEREMY PRIEST, APRIL FOGG AND R. MARK COFRAN, ITS MUNICIPAL  
OFFICER, DULY AUTHORIZED THIS 8<sup>TH</sup> DAY OF DECEMBER, 2015.

  
\_\_\_\_\_  
JEREMY PRIEST

  
\_\_\_\_\_  
APRIL FOGG

  
\_\_\_\_\_  
R. MARK COFRAN

STATE OF MAINE

N O T

N O T

A N

A N

PENOBSCOT, ss

O F F I C I A L

DECEMBER 8, 2015

O F F I C I A L

C O P Y

C O P Y

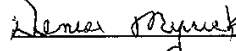
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Personally appeared before me the above-named Jeremy Priest, April Fogg and R. Mark Cofran and acknowledged the foregoing instrument to be their free act and deed in their capacities and the free act and deed of said Town of Lowell.

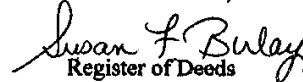


Denise Myrick, Notary Public

My Commission Expires Jan 31, 2022

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

  
Register of Deeds





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 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 United Country Lifestyle Properties of Maine  
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.