



Stunning Lakefront Property

\$499,900

63 Short Point Way
Orland, Maine
04472



**Lifestyle
Properties
of Maine**



Carmen McPhail

REALTOR®

(207) 290-0371

carmen@lifestylepropertiesme.com

Come explore a lakefront property that is all about location. Nestled in Orland, Maine, this log cabin lakefront refuge is situated in the northern mid-coast area of the Blue Hill Peninsula, between Penobscot Bay and Blue Hill Bay. Set on beautiful Toddy Pond, this property is at the end of a private and incredibly scenic peninsula. This is a unique lakefront opportunity.

THE LOCATION

Orland, with a population of 2,221, was once known as Alamoosook, from Abnaki language meaning “a place of many fish.” This quaint town is conveniently located between Bucksport, 15 miles away, and Ellsworth, 19 miles away. It is also 31 miles from Bangor, 39 miles from Bar Harbor, and 240 miles from Boston, approximately a 4-hour and 16-minute drive.



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

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Hancock County Sheriff
(207) 667-9542

Fire

Orland Fire Dept
(207) 469-3079

Town Office

25 School House Rd
(207) 469-3186
townclerk@townoforland.org

Tax Assessor

Ernest Guimond
(207) 469-3186

Code Enforcement

Luke Chiavelli
(207) 735-6428

School District

RSU #25
(207) 469-7311

Proximity

City

Ellsworth 19± miles

Airport

Bangor International, 34± miles

Interstate

Exit #174, 32± miles

Hospital

Northern Light, 34± miles

Boston, MA

240± miles (4.5± hours)

THE LAKE

Toddy Pond is an 8-mile-long lake divided into three distinct basins: the northern, central, and southern parts. This property is uniquely positioned in the narrows between the middle and northern sections, providing access to 1,987 surface acres of water and depths reaching 122 feet. The lake is ideal for boating, with a boat landing about 2.5 miles from the property on the northwest end of the lake.

Toddy Pond's three basins offer a diverse fishery, including cold water species such as lake trout, landlocked salmon, splake, and brown trout in the northern basin, and warm water species like smallmouth bass and white perch in the central and southern basins. Additionally, the lake benefits from a seasonal run of alewives, ensuring a well-fed game fish population.





THE LAND

Spanning approximately 2 acres, the lot includes a drilled well and a septic system designed for a two-bedroom home (permit available upon request). The property boasts approximately 750± feet of water frontage wrapping around the end of Short Point, offering breathtaking north, east, and west water views. Amenities include a boat landing, a beach area with a dock and lift, and a remarkable glacial erratic boulder, carried here by retreating glaciers over 15,000 years ago, this boulder is an impressive feature.



THE IMPROVEMENTS

The property features a charming log cabin and a shed/workshop, both built in 2015 on a concrete slab. The log cabin offers 600 square feet of living space (20 x 30), one-bedroom, radiant heat with an on-demand electric water heater, and a wood stove for backup heating. It also includes a spacious roofed covered porch (6 x 30). The accompanying shed provides ample storage and workspace. Additionally, there is a vertical log camp with a 7 x 16 deck, perfect for enjoying the surrounding natural beauty.



ACT NOW

This remarkable lakefront property offers 1.9± acres of land with 750± feet of water frontage, a log home, and a vertical log cabin. Don't miss the chance to make this beautiful lakeside retreat your own. Contact us today to schedule a viewing.



Area Information

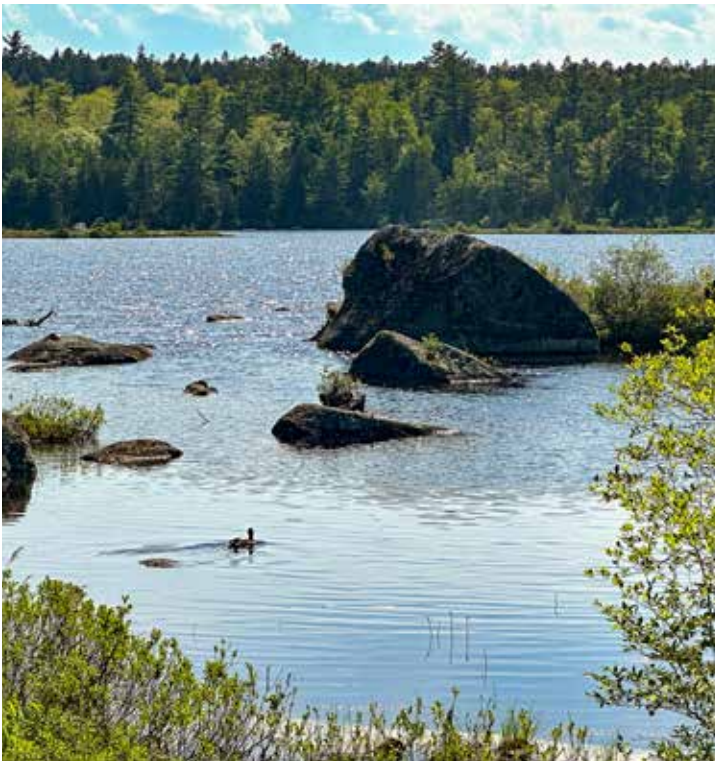
THE AREA AROUND ORLAND, MAINE

Nearby points of interest include Ellsworth, 19 miles away, which is Hancock County's largest city and the gateway to Bar Harbor, offering various shops, restaurants, and cultural events.

World famous Acadia National Park, including Cadillac Mountain, is about a 35-mile drive.

Fort Knox, established in 1844, is just 12 miles away and was built to protect the Penobscot River Valley. Adjacent to Fort Knox is the Penobscot Narrows Bridge, one of three cable-stayed bridges in the US, featuring the tallest bridge observatory in the world.

The Great Pond Mountain Conservation Trust, located 7.8 miles away, offers 5,000 acres of trails for hiking, biking, horseback riding, and snowmobiling. Craig Brook National Fish Hatchery, 6.5 miles away, functions as a conservation hatchery for the last remaining natural populations of Atlantic salmon in the United States.





63 Short Point Way, Orland

Year Built

2015

Square Foot

600

Bedrooms

One

Bathrooms

One

Flooring

Vinyl

Garage

N/A

LISTING PRICE

Acres 1.9± \$499,900 Taxes \$5249.52

Water

Private

Sewer

Private

Roof

Metal

Heating

Radiant | Stove

Cooling

None

View

Scenic

Zoning

Shoreland

Road Frontage


Yes

Water Frontage

750' | Toddy Pond

Orland - 63 Short Point Way
Maine, AC +/-



 Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

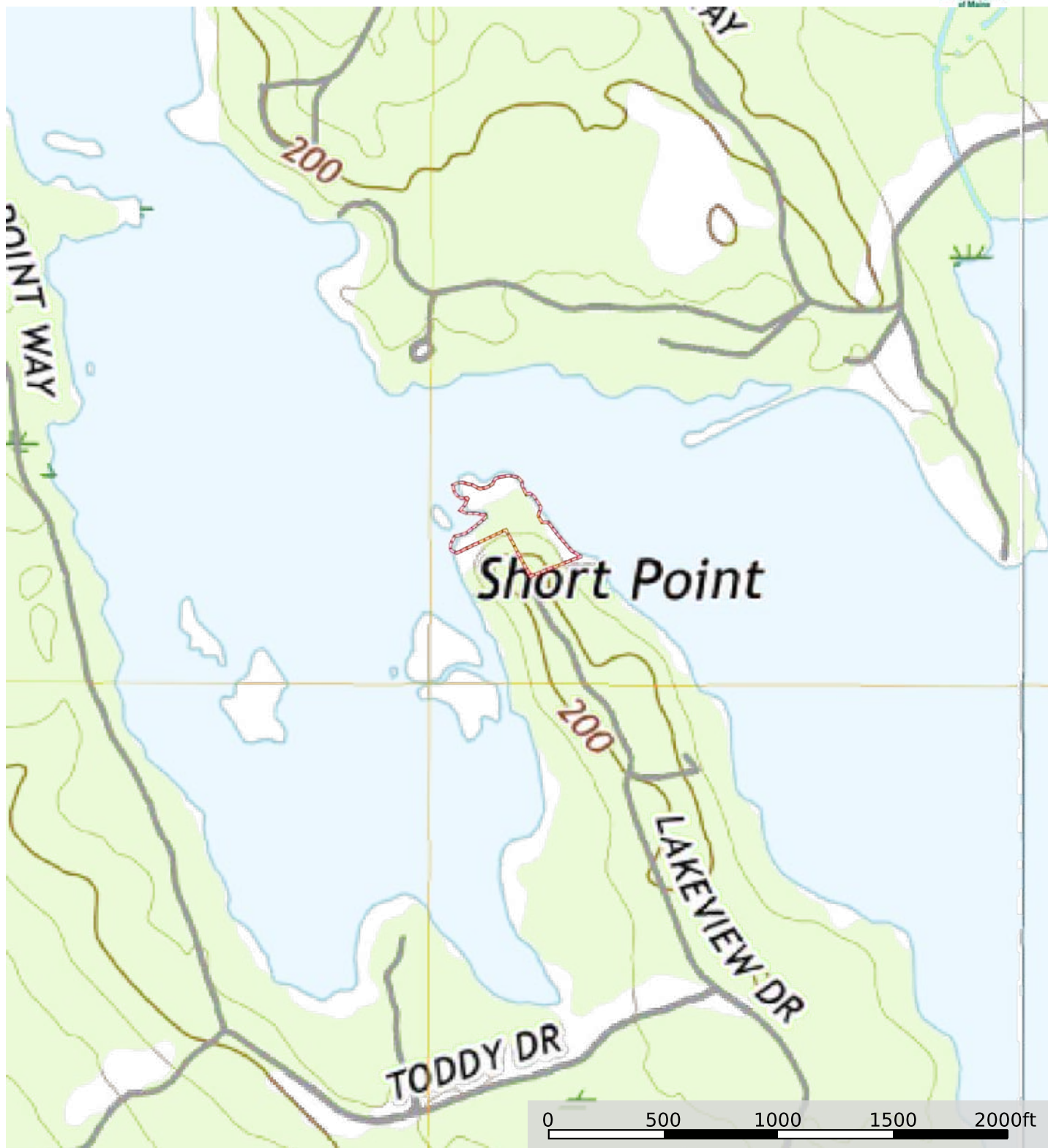
113 West Broadway




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.

www.landbrothers.com

Orland - 63 Short Point Way
Maine, AC +/-



 Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

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

113 West Broadway

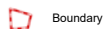


The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

www.lifestylepropertiesofmaine.com

Orland - 63 Short Point Way

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.

www.landbrothers.com

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	ORLAND	Town/City	ORLAND
Street or Road	SHORT POINT ROAD	Permit #	15-59
Subdivision, Lot #		Date Permit Issued	10/9/15
OWNER/APPLICANT INFORMATION		Fee:	\$ 327.50
Name (last, first, MI)	GRINDLE JOSEPH	Double Fee Charged	[]
Mailing Address of	52 TURKEY PATH	Local Plumbing Inspector Signature	<i>John A. Chiswell</i>
Owner/Applicant	BUCKSPORT ME	L.P.I. #	000
Daytime Tel. #	469-7857	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit. <i>Joseph W. Grindle</i> 10-9-15 Signature of Owner or Applicant Date		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved _____ Local Plumbing Inspector Signature (2nd) date approved _____	
PERMIT INFORMATION			
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion		THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	
SIZE OF PROPERTY 36,000 SQ. FT. <input type="checkbox"/> ACRES		DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	
		TO BE TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other	
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input checked="" type="checkbox"/> EITHER <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: 1000 GAL.		DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input checked="" type="checkbox"/> c. Linear <input checked="" type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: 576 sq. ft. <input type="checkbox"/> lin. ft.	
SOIL DATA & DESIGN CLASS PROFILE CONDITION 4.1 AIII at Observation Hole # TP#1 Depth 29" of Most Limiting Soil Factor		DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	
		GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	
		EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	
		DESIGN FLOW 180 gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities	
		<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA	
		LATITUDE AND LONGITUDE at center of disposal area Lat. 44 d 32 m 32.5 s Lon. 68 d 37 m 39.1 s if g.p.s., state margin of error: 560	
SITE EVALUATOR STATEMENT			
I certify that on 10/3/15 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
<i>James E. Johns</i> Site Evaluator Signature		263 SE #	
JAMES E. JOHNS Site Evaluator Name Printed		10/3/15 Date	
		207-469-3627 Telephone Number	
		JJOHNS@ROADRUNNER.COM E-mail Address	
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

ORLAND

Street, Road, Subdivision

SHORT POINT ROAD

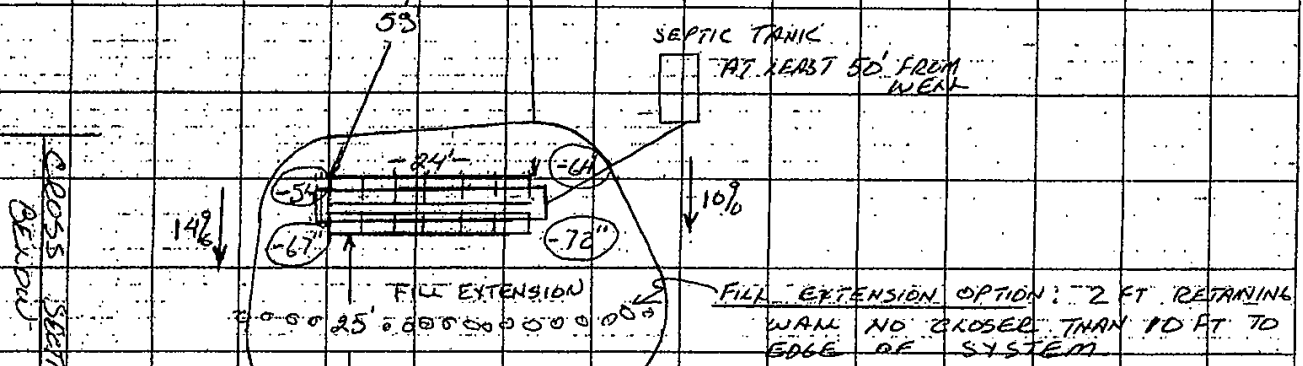
Owner's Name

GRINDLE, JOSEPH

SUBSURFACE WASTEWATER DISPOSAL PLAN

0
SCALE: 1" = 20 FT.

- REMOVE ALL SOFT SOIL. SCAR ENTIRE AREA INCLUDING FILL EXTENSION.
- RELOCATE ENTIRE AREA.



DISPOSAL SYSTEM TO CONSIST OF
12 ELTEN IN DRAINS IN TWO ROWS
OF 6 UNITS. EACH ROW 24 FT IN LENGTH
WITH 12" OF SAND BETWEEN THE ROWS
AND ON THE SIDES WITH 6" OF SAND UNDERNE

FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

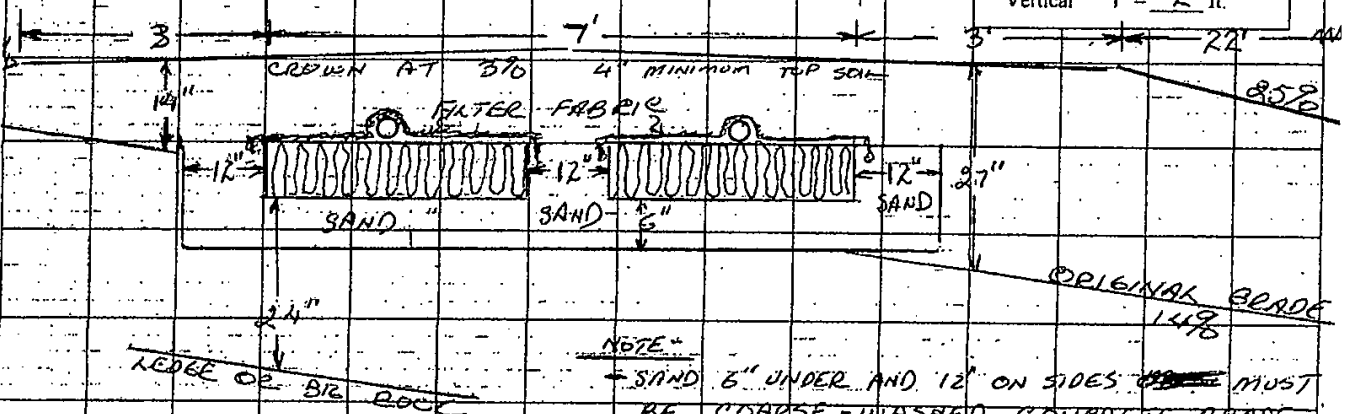
Depth of Fill (Upslope) 14", 24" Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Depth of Fill (Downslope) 27", 32" TOP OF ELTEN UNIT
Bottom of Backfill Area SAND

-40" Location & Description: PLACED NAIL AT GROUND LEVEL IN TELE POLE
-48" Reference Elevation: 0
-52"
-65"

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 2 ft.
Vertical 1" = 2 ft.



NOTE

- SAND 6" UNDER AND 12" ON SIDES MUST BE COARSE - WASHED CONCRETE GRADE FREE OF FINES - ASTM STANDARD C-33
- BACKFILL MATERIAL GRAVELLY COARSE SAND

James E. Lohr 209 10/3/15
Site Evaluator Signature SE # Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

ORLAND

Street, Road, Subdivision

SHORT POINT ROAD

Owner's Name

GRINDKE, JOSEPH

SITE PLAN

Scale 1" = 50' ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas
recommended)

TODDY ROAD

SHORT POINT ROAD

WELL

100'

101'

STEEL PIPE + ERP - MARK
AT GROUND LEVEL

53' 54"

14%

10%

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

PROPOSED 12 UNIT

ELIEN DISPOSAL SYSTEM IN
TWO ROWS OF 6 UNITS

24 FT LONG

NOTE - PRIOR TO START OF SOIL
DISTURBANCE, EROSION CONTROL
MEASURES SUCH AS STAKED HAY BALES
OR SILT FENCE MUST BE INSTALLED

TODDY ROAD

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 SANDY LOAM		DARK BROWN	
	FRIABLE	WHITE	
10		BROWNISH ORANGE	FREE
20			
30		OLIVE	
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
4	10%	29"	<input type="checkbox"/> Restrictive Layer
Profile	Condition		<input checked="" type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
	%	"	<input type="checkbox"/> Restrictive Layer
Profile	Condition		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

James E. Grindke

269

10/3/15

Site Evaluator Signature

SR #

Date

PROPERTY LOCATED AT: 63 Short Point Way, Orland, ME 04472

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: _____ 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: near road beside shed entrance

Installed by: Williams & Taplin -Blue Hill

Date of Installation: 2017

USE: Number of persons currently using system: 2

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

Comments: none

Source of Section I information: current owner

Buyer Initials _____

Page 1 of 7

Seller Initials J.G. BG

PROPERTY LOCATED AT: 63 Short Point Way, Orland, ME 04472

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: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: SE corner of Patio toward lake OR ☐ Unknown

Date installed: 10/03/2015 Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: none Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: east of tank

Date of installation of leach field: 10/03/2015 Installed by: owner

Date of last servicing of leach field: none Company servicing leach field: n/a

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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: none

Source of Section II information: current owner, HHE-200

Buyer Initials _____

Page 2 of 7

Seller Initials J.G. B.G.

PROPERTY LOCATED AT: **63 Short Point Way, Orland, ME 04472**

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	radiant hot water	wood stove		
Age of system(s) or source(s)	2015	unknown		
TYPE(S) of Fuel	electric	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	included in overall bill	occasional use only		
Name of company that services system(s) or source(s)	none	seller		
Date of most recent service call	none	2023		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	wall unit in-line heater	none		

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: **fuel lines serve the kitchen stove only**

Source of Section III information: **current owner, personal observation**

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? **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): **n/a** Size of tank(s): **n/a**
Location: **n/a**

Buyer Initials _____

Page 3 of 7

Seller Initials **J-G. BG**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Griddle - Toddy

PROPERTY LOCATED AT: 63 Short Point Way, Orland, ME 04472

What materials are, or were, stored in the tank(s)? n/a

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

Comments: none

Source of information: current owner

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: none ☐ Yes ☒ No ☐ Unknown

Comments: none

Source of information: current owner

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: current owner

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? ☐ Yes ☐ No

Results/Comments: none

Source of information: current owner

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: none

Source of information: current owner

Buyer Initials _____

Page 4 of 7

Seller Initials J.G. B.G.

PROPERTY LOCATED AT: 63 Short Point Way, Orland, ME 04472

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: n/a

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

Comments: n/a

Source of information: current owner, built in 2015 & 1997

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: none known

Source of information: Current owner.

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: Easements in deed for access over existing roads

Source of information: deed, current owner

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? \$100/yr SPORA/LA Association

Road Association Name (if known): Short Pt Owners Road Association

Lakerview Acres (Plowing) - Penobscot
\$450 per lot

Buyer Initials _____

Page 5 of 7

Seller Initials J.G. B.G.

PROPERTY LOCATED AT: 63 Short Point Way, Orland, ME 04472

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: n/a

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: none

Year Principal Structure Built: 2015/1997

What year did Seller acquire property? 2003/2010

Roof: Year Shingles/Other Installed: 2015 - log home 1997-vertical log cabin

Water, moisture or leakage: none

Comments: none

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: slab

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

If Yes, are test results available? ☐ Yes ☐ No

Comments: none

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: both shed and verticle log cabin are also wired for electric, shed ^{used} to house generator

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: none

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

Comments: none

Source of Section V information: Current owner

Buyer Initials _____

Page 6 of 7

Seller Initials J.C. BG

PROPERTY LOCATED AT: 63 Short Point Way, Orland, ME 04472

SECTION VI – ADDITIONAL INFORMATION

Vertical log cabin (one room) was hand built by owners. There are infiltrators in the ground for gray water. No water source for this building. Building does have electric.

Shed is set up as workshop and houses backup generator ^{with} ~~with transfer switch and vent~~. Generator not included.

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.

<u>Barbara J. Grindle</u>	<u>5/22/24</u>	<u>Joseph W. Grindle</u>	<u>5-22-24</u>
SELLER	DATE	SELLER	DATE
Barbara J. Grindle		Joseph W. Grindle	

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
-------	------	-------	------



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

Page 7 of 7



Know all men by these presents, That

We, Jesse R. Rollins and Joan R. Rollins, husband and wife, both of Bucksport, County of Hancock, and State of Maine,

in consideration of one dollar and other valuable considerations,

paid by Joseph W. Grindle and Barbara J. Grindle, husband and wife, both of Bucksport, County of Hancock, and State of Maine,

the receipt whereof is hereby acknowledged, do we hereby give, grant, bargain, sell and convey unto the said Joseph W. Grindle and Barbara J. Grindle their heirs and assigns forever.

A certain lot or parcel of land situated in the Town of Orland, County Hancock, and State of Maine, bounded and described as follows:

Beginning on Short Point on west side of Toddy Pond at and iron rod which is one thousand feet (1000') northerly from the Orland/Penobscot Town Line; thence northerly along shore two hundred feet (200') to an iron rod; thence westerly and parallel to said Town Line one hundred seventy feet (170') to a common Right-Of-Way; thence southerly along said Right-Of-Way two hundred feet (200') to an iron rod; thence easterly and parallel to said Town Line one hundred eighty feet (180') to the point of beginning.

Meaning and intending to convey the same premises conveyed to us from Clyde M. Dorr and Barbara Y. Dorr by Warranty Deed on April 11, 1967 and recorded in Hancock Registry of Deeds Book 1034 Page 85.

This is a gift.

To Have and to Hold the aforegranted premises, with all the privileges and appurtenances thereof, to the said Joseph W. Grindle and Barbara J. Grindle as joint tenants and not as tenants in common, and to the survivor, their heirs and assigns forever, and we do covenant with the said Grantee s

heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantees and that we and our heirs shall and will warrant and defend the same to the said Grantee s their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said Jesse R. Rollins and Joan R. Rollins, husband and wife;

XXX

XXXXXX

release all of our rights in the above-described premises, (Seventh) have hereunto set our hands and seals this twenty-second day of June in the year of our Lord one thousand nine hundred and ninety-seven

Signed, Sealed and Delivered in Presence of

Jesse R. Rollins
Joan R. Rollins

Jesse R. Rollins
Joan R. Rollins

97 JUL -7 PM 1:17

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Tracy Peterson

REGISTER

State of Maine

County of Hancock ss.

July 7

A.D., 1997

Then personally appeared the above-named Jesse R. Rollins and Joan R. Rollins and acknowledged the above instrument to be their free act and deed. Before me,

SEAL

Susan McAllian, Notary Public
State of Maine
My Commission Expires 12/17/99

Susan McAllian
Justice of the Peace
Notary Public

*Plt: Barbara Grindle
HCR 75 Box 130
Buckport ME 04412*

HAN

QUITCLAIM DEED

(with covenant)

Maine Short Form

KNOW ALL MEN BY THESE PRESENTS that I, **DOUGLAS L. BOOTHBY**, whose mailing address is 675 Upper Guinea Road, Lebanon, Maine 04027, for consideration paid, grants to **JOSEPH W. GRINDLE and BARBARA GRINDLE**, whose mailing address is 52 Turkey Path, Bucksport, Maine 04416, with QUIT CLAIM COVENANT, as JOINT TENANTS, the following described premises situated in the Town of Orland, County of Hancock and State of Maine:

*SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE*

IN WITNESS WHEREOF, **DOUGLAS L. BOOTHBY** has hereunto executed this instrument this 10 day of August, 2010.

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS

DOUGLAS L. BOOTHBY

STATE OF MAINE
COUNTY OF YORK, ss.

August 10, 2010

THEN PERSONALLY APPEARED the above named **DOUGLAS L. BOOTHBY** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Atty. At Law

Print Name:

SEAL

dme/U:\Documents\QUITCLAIM\boothby to grindle.doc



Deborah M. Cole
Maine Notary Public
Commission Expires
February 22, 2014

EXHIBIT A

A certain lot or parcel of land situate in Orland, County of Hancock and State of Maine, and bounded and described as follows:

ONE:

Being that part of Short Point, Toddy Pond, lying Northeasterly of a line running East and West twelve hundred and thirty feet, more or less, Northerly distant from the Orland-Penobscot town line and parallel to said town line and extending from the Easterly side of said point to the westerly side, bounded by water on all sides except by the aforementioned Southerly line.

Being the same premises conveyed from Bernice A. Eastman formerly Bernice A. Boothby to Douglas L. Boothby by Warranty Deed dated May 12, 1997 and recorded in the Hancock County Registry of Deeds in Book 2650, Page 129.

TWO:

All of my right, title and interest in and to all lands lying Northeasterly of a line situated twelve hundred (1,200) feet distant Northerly of and parallel to the Orland - Penobscot Town Line, which line extends from the Easterly shore to the Westerly shore of Short Point, said land being surrounded by Toddy Pond on all other sides, the Southerly sideline of the lot being also the Northerly sideline of land now or formerly of Jesse R. Rollins and Joan R. Rollins as described in a certain deed dated November 12, 1966 and recorded in the Hancock County Registry, Book 1034, Page 85; and by land now or formerly of Barbara Black, formerly known as Barbara Dorr as described in a deed recorded in said Registry, Book 919, Page 453.

Being the same premises conveyed from Josef A. Lemmen to Douglas L. Boothby by Quitclaim Deed dated May 7, 2003 and recorded in the Hancock County Registry of Deeds in Book 3606, Page 228.

FURTHER GRANTING as appurtenant to the above conveyed premises, the following easements conveyed to Douglas Boothby:

1. Easement from Josef Lemmen dated August 25, 1999, recorded in Book 3379, Page 335 of said Registry of Deeds.
2. Easement from Charles Gough acknowledged July 10, 1999, recorded in Book 3379, Page 336 of said Registry of Deeds.

3. Easement from Richard Bowden acknowledged July 10, 1999, recorded in Book 3379, Page 337 of said Registry of Deeds.
4. Easement from Joe Grindle acknowledged July 10, 1999, recorded in Book 3379, Page 338 of said Registry of Deeds
5. Easement from David Smith and Victoria Smith acknowledged July 10, 1999, recorded in Book 3379, Page 339 of said Registry of Deeds.

dmc/U:\Documents\QUITCLAN\boothby to grindle.doc

③ Ret Roy W



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. Inactive licensees may not practice real estate brokerage.