

BUILDING LOT

COLD STREAM POND | PRIVATE | RECREATIONAL

Deep Water Lake

**3 Fern Ridge Road
Enfield, Maine**

Pristine Maine Lakefront



\$249,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

This stunning 1.72-acre surveyed lot offers 203± feet of pristine lakefront on Cold Stream Pond, one of Maine's most sought-after bodies of water. With expansive views of the water and a tranquil, private setting, this is the perfect place to build your dream home or vacation retreat.

Nestled in a quiet area with minimal development, the property offers peace and seclusion, yet is just 20 minutes from the service town of Lincoln. Lincoln provides essential amenities, including a hospital, Walmart, Dunkin' Donuts, restaurants, and charming boutique shops, making it a convenient location for daily needs. For outdoor enthusiasts, the local golf course is also just a short drive away.

Cold Stream Pond spans over 3,600 acres, offering endless opportunities for outdoor recreation. Whether you enjoy sailing, power boating, water skiing, fishing, or simply swimming, this lakefront lot is an ideal base for your favorite waterfront activities.



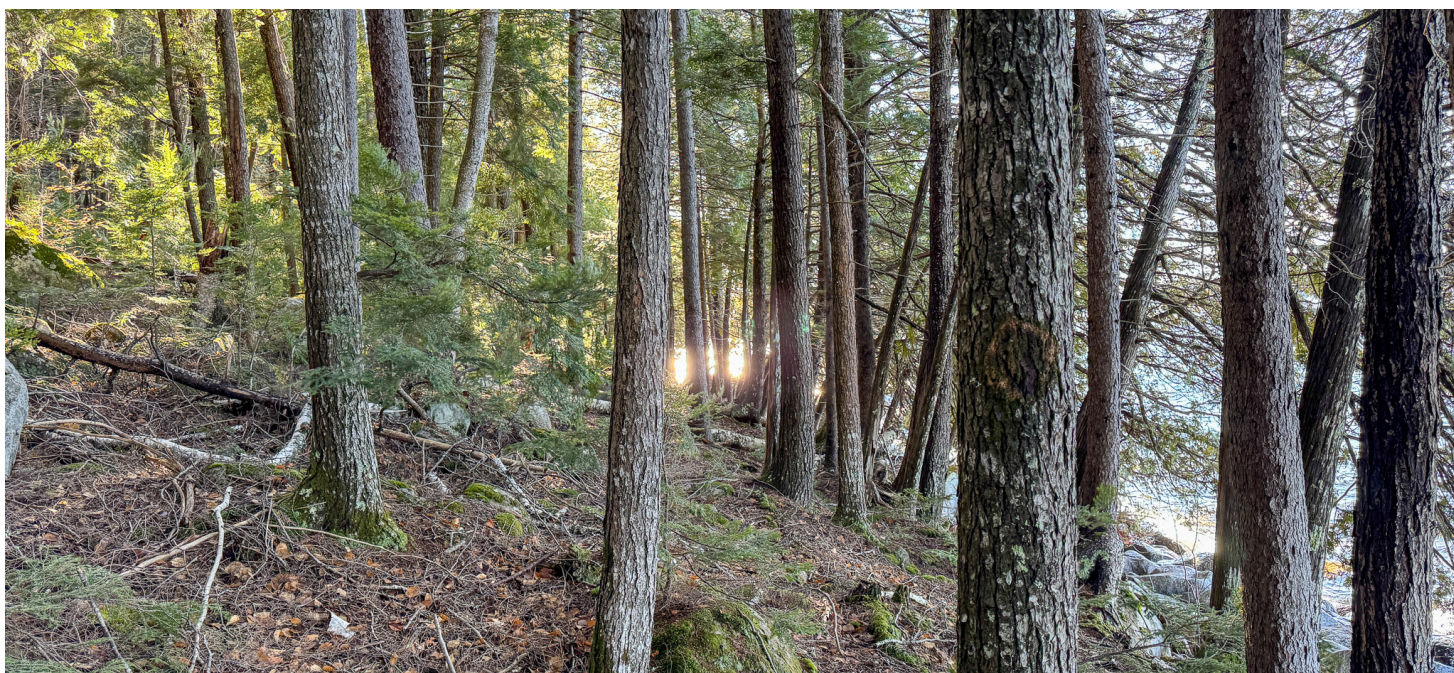
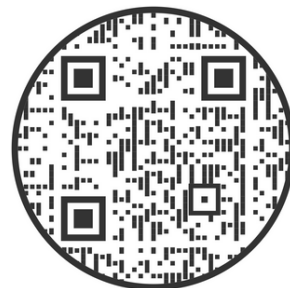
Conveniently situated less than an hour from Bangor, Maine, and Bangor International Airport, this property is easily reachable while offering a sense of rural serenity. For those traveling from further away, Boston is about 4 hours and 25 minutes away by car.

This is a rare opportunity to own a prime piece of Maine real estate with direct lake access in a peaceful, private setting, while still being close to local conveniences and recreation. Don't miss your chance to own a slice of paradise on Cold Stream Pond!



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Properties
of Maine**

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3 FERN RIDGE ROAD, ENFIELD

PRICE

\$249,900

TAXES

\$2500/2025

ACREAGE 1.72

ROAD
FRONTAGE 203

HOW FAR TO...



Shopping | Lincoln, 14± miles



Hospital | Lincoln, 14± miles



Airport | Bangor, 45± miles



Interstate | Exit #217, 12± miles



City | Bangor, 45± Miles



Boston | 283± miles





Peter McPhail, ALC

Broker | CRS | ALC | REALTOR®



207.794.4338 cell



207.794.6164 office



peter@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Peter's
bio and other
listings



Testimonial:

'We were blessed meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for quiet professionals to sell our family home. From the start, Peter's his extensive market knowledge and deft touch inspired confidence as we navigated the real estate arena. Always well-prepared and passionate about his client's needs, he demystified the process and patiently guided us in formulating a strategic plan tailored to our situation, resulting in "made to order" home sales experience.

It's my absolute pleasure to recommend Peter McPhail and the United Country Lifestyle Properties of Maine team of experts for to those looking for results in the Maine reality market.'

Stephen Grant



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 945-4636

Fire

Central Maine Highlands
(207) 732-7195

Town Office

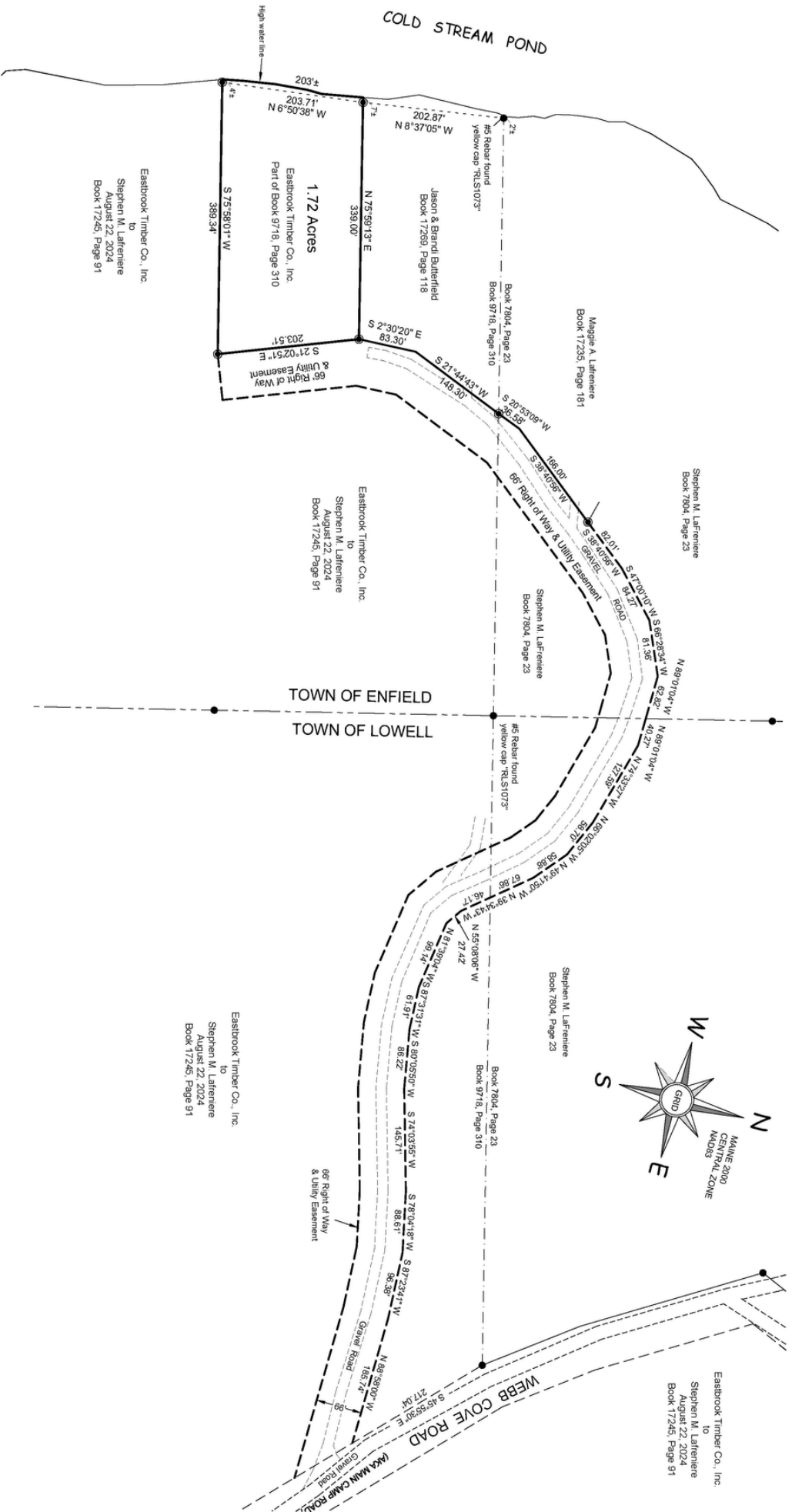
789 Hammett Rd
(207) 732-4270

Tax Assessor

3rd Friday | 7am-3pm
(207) 257-4646

Code Enforcement

Shawn Collins
Ceo@enfieldmaine.org



LEGEND

- 5/6" Iron rebar set w/alum cap
imprinted "PLS2712"
- Iron rod found

NOTES

1. This survey meets the requirements of the State Board of Licensure for Professional Land Surveyors.
2. Bearings are oriented to grid north of the Maine Coordinate System of 2000 Central Zone NAD83(2011). Distances are at ground. Ground to grid combined scale factor=0.999997.
3. Unless otherwise specified all Book & Pages refer to documents recorded in the Penobscot County Registry of Deeds.
4. Reference is made to the following survey plans:
a) Survey plan by Webster Surveying for Stephen Lafraniere entitled "Survey Plan of Sand Beach Lots, Lowell & Enfield, Maine dated November 1991, revised March 3, 1992."
b) Survey plan by William E. Webster, PLS#712 for Stephen Lafraniere entitled "Survey Plan of Lake View, Enfield & Lowell, Maine dated November 1991."

WEBSTER

SURVEYING, Inc.
220 DOVER ROAD, CHARLESTON, MAINE 04422 TEL: (207) 285-7488

William E. Webster, Jr., PLS#712, Pres.
Project Number: 422010

PLAN OF SURVEY

FOR

EASTBROOK TIMBER CO., INC.

ON COLD STREAM POND & WEBB COVE ROAD IN

ENFIELD & LOWELL, PENOBSCOT CTY, MAINE

DECEMBER 11, 2024

SCALE: 1"= 100'



PROPERTY LOCATED AT: P/O M6 L1 Fern Ridge Rd, Enfield, ME 04493**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? 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

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

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

Comments: n/a

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: none

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ Page 1 of 4 Seller Initials SL

PROPERTY LOCATED AT: P/O M6 L1 Fern Ridge Rd, Enfield, ME 04493**SECTION II — ACCESS TO THE PROPERTY**

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 and road association

Source of information: seller

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? Association maintains webb cove. New owners on Fern Ridge.

Road Association Name (if known): _____

Source of information: seller

SECTION III — FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials SL

PROPERTY LOCATED AT: P/O M6 L1 Fern Ridge Rd, Enfield, ME 04493

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
zone X

Relevant Panel Number: 230384 0010 A Year: 1991 (Attach a copy)

Comments: none

Source of Section III information: FEMA

SECTION IV — GENERAL INFORMATION

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

If Yes, explain: shoreland zone and resource protection

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: part of a larger parcel

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: tree growth. seller will pay penalty at closing.

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 Section IV information: seller

Additional Information: none

Buyer Initials _____

Page 3 of 4

Seller Initials SL

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.

SELLER	DATE
Eastbrook Timber Company Inc.	

SELLER _____ DATE _____

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.

BUYER _____ DATE _____

BUYER	DATE
-------	------

QUIT CLAIM DEED With Covenant

FORREST G. DUDLEY, of West Enfield (Address: P.O. Box 66, West Enfield, ME 04493) County of Penobscot and State of Maine, for consideration paid, grants with QUIT-CLAIM COVENANTS to Eastbrook Timber, Co., Inc. of Enfield, Penobscot County, Maine and whose mailing address is P.O. Box 49, West Enfield, ME 04493, the following described real estate:

A certain lot or parcel situated on the easterly side of Cold Stream Pond in the towns of Enfield and Lowell, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at an iron rod on the easterly shore of Cold Stream Pond in the Town of Enfield at the northwesterly corner of land now or formerly of Daniel D. See described in a deed recorded in the Penobscot County Registry of Deeds in Book 4421, Page 14;

thence northerly along the easterly shore of Cold Stream Pond, a distance of 2250 feet, more or less to an iron rod at the southwesterly corner of land formerly of Dale Stanley described by a deed recorded in Book 5053, Page 132, said iron rod being N 14 deg. 52'28" W a distance of 2124.5 feet from the Point of Beginning;

thence S 85 deg. 09'51" E, along said land of Stanley, a distance of 865.57 feet to an iron rod at the Enfield and Lowell town line;

thence continuing on the same course a distance of 930.00 feet to an iron rod at the southeasterly corner of said land of Stanley;

thence N 17 deg. 49'40" W, along said land of Stanley, a distance of 150.82 feet to an iron rod;

thence N 12 deg. 23'19" W, along said land of Stanley, a distance of 273.07 feet to an iron rod;

thence N 42 deg. 20'09" E, along said land of Stanley, a distance of 344.00 feet to an iron rod;

thence N 12 deg. 17'12" W, along said land of Stanley, a distance of 160.00 feet to an iron rod;

thence N 45 deg. 17'33" W, along said land of Stanley, a distance of 252.82 feet to the southwesterly corner of the land of Ralph Marshall, et.al. described by a deed recorded in Book 5531, Page 187;

thence N 70 deg. 33'35" E, along said land of Marshall and crossing the main

camp road, a distance of 75.00 feet to an iron rod;

thence N 70 deg. 33'35"E, along said land of Marshall, a distance of 453.4 feet to an iron rod;

thence S 19 deg. 35'35" E, along said land of Marshall, a distance of 818.0 feet to an iron rod on the northerly sideline of a 66 foot right of way;

thence easterly along the northerly sideline of said right of way and being 33 feet northerly of the center line of an existing gravel road a distance of 988 feet, more or less, to an iron rod which is S 84 deg. 9'25" E 960.4 feet from the last described iron rod at the southeasterly corner of said land of Marshall;

thence S 64 deg. 44'40"E, along said 66 foot right of way, a distance of 233.44 feet;

thence S 30 deg. 27'32" E, along said 66 foot right of way, a distance of 100.03 feet;

thence S 57 deg. 43'11" E, along said 66 foot right of way, a distance of 187.60 feet;

thence S 41 deg. 24'25" E, along said 66 foot right of way, a distance of 42.61 feet to an iron rod;

thence S 83 deg. 11'20" E a distance of 550.75 feet to a iron rod on the westerly line of land now or formerly of Diamond Occidental Forest, Inc. and being S 6 deg. 37'00" W, a distance of 602.04 feet from an iron rod at the northeasterly corner of land of the grantor herein;

thence southerly along said land of Diamond Occidental Forest to the northeasterly corner of said land of Daniel See;

thence N 85 deg. 12'50" W, along said land of See and crossing said town line a distance of 3615.2 feet to the point of beginning.

containing 228 acres, more or less.

Subject to existing rights of way over the main camp road and over a 66 foot right of way conveyed to Ralph Marshall by deed recorded in Book 5531, Page 187.

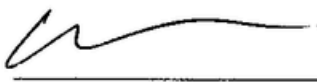
Also conveyed herewith is a 66 foot right of way and utility easement over the existing main camp road leading easterly and northerly from Route 188.

Reserving a 66 foot wide right of way and utility easement over the main camp road, and

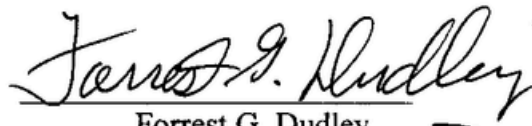
a 66 foot right of way and utility easement over the gravel road leading easterly from the main camp road to and along the southerly side of the Ralph Marshall lot and continuing easterly along the northerly lines described above a total distance of 563.68 feet to an iron rod.

Being a portion of the premises conveyed from Stephen M. LaFreniere to Forrest G. Dudley by deed dated April 28, 1992 and recorded in the Penobscot County Registry of Deeds in Book 5053, Page 130.

WITNESS my hand and seal this ____th day of December, 2004.



Witness




Forrest G. Dudley

STATE OF MAINE
County of Penobscot, ss

December 31, 2004

Personally appeared the above named Forrest G. Dudley and acknowledged the foregoing instrument to be his free act and deed.

Before me,

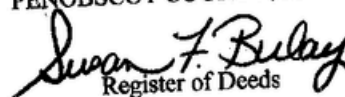


Notary Public

VINAC S. Stutter

My Comm Exp OCT 8, 2008

PENOBSCOT COUNTY, MAINE


Register of Deeds

**"Maine Real Estate
Transfer Tax Paid"**



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 _____
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.



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United Country Lifestyle Properties of Maine

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Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

lifestylepropertiesofmaine.com and 3 more links

Subscribed ▾



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Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, *Previous Client*