

SUBURBAN COMFORT

0.25± Acres

**3 Clover Ln
Brewer, Maine**

In-Ground Pool



\$399,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

The city of Brewer is a quiet and safe community, the perfect place to call home. Everything you need day to day is right in town, grocery stores, shops, restaurants, and an exceptional school system, without the noise and bustle of a larger city. And right across the river is Bangor, where you'll find major shopping, dining, events, and the airport. The Cross Insurance Center, Bangor Savings Amphitheatre, and Hollywood Casino are all just minutes away, giving you convenient access to everything without having to live in the middle of it.

Along with its great location, the home itself has a great floor plan.. This garrison-style house, built in 1970, has been well maintained and offers over 2,000 square feet of well-laid-out living space. The first floor includes a large living room, a separate family room, and a bright kitchen with granite counters that flows into the dining area, perfect for daily meals or hosting. Wood and ceramic tile floors run throughout, and a fireplace with a stove insert adds that cozy Maine touch.

The home offers four bedrooms and two full baths, giving you plenty of room for family, guests, or even an office or hobby space. With a bathroom on each floor, the layout is practical and comfortable for everyday living. The full basement has a finished space that would be great for an exercise room, game room, or study.



The outside checks just as many boxes. A fenced-in backyard provides privacy and space to enjoy the in-ground pool and deck during summer afternoons. There's also an attached two-car garage, paved driveway, and a small shed for extra storage.

Living here means convenience and comfort go hand in hand. Brewer offers all the essentials close by, whether that's grabbing coffee at Dunkin', dinner at High Tide, or errands at Hannaford or Walmart, while Bangor is less than 10 minutes away with even more to do. Day trips are easy too: Ellsworth is under 40 minutes, Bar Harbor and Acadia National Park are 1 hour 15 minutes, and Boston is about four hours.

For a family looking for a home that combines practical space, inviting features, and an unbeatable location, this home is ready for you to create your family memories.



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newsletter



**Lifestyle
Properties
of Maine**





3 CLOVER LN, BREWER

PRICE **\$399,900**

TAXES \$5,343.8/2026

SQFT 2,388 BUILT IN 1970

HOW FAR TO...



Shopping | Brewer, 1.5± miles



Hospital | NL, 2.5± miles



Airport | Bangor, 5± miles



Interstate | Exit #182, 5.5± miles



City | Brewer, 1.5± Miles



Boston | 240± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Peter McPhail

Broker / Owner | ALC | GRI | 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 to meet Peter McPhail and the team from United Country Lifestyle Properties of Maine as we searched for professionals to sell our family home. From the start, Peter's 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 a "made to order" home sale experience.

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

Stephen Grant



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Brewer Police Dept.
207-989-7001
911

Fire

Brewer Fire Dept.
207-989-7002
911

Town Office

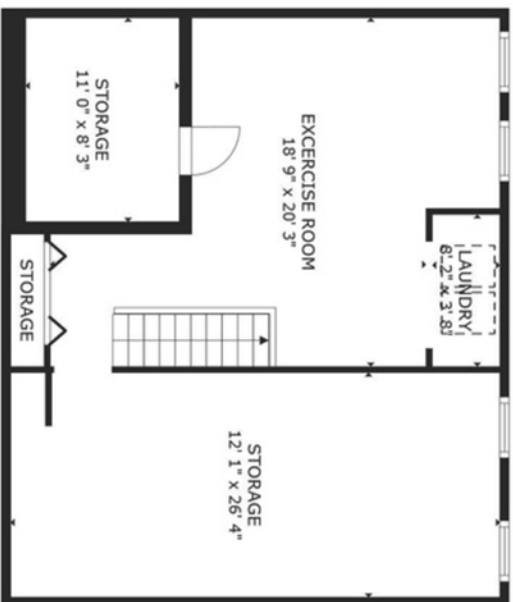
80 N. Main St.
207-989-7060
Mon-Fri 8am-5pm

Tax Assessor

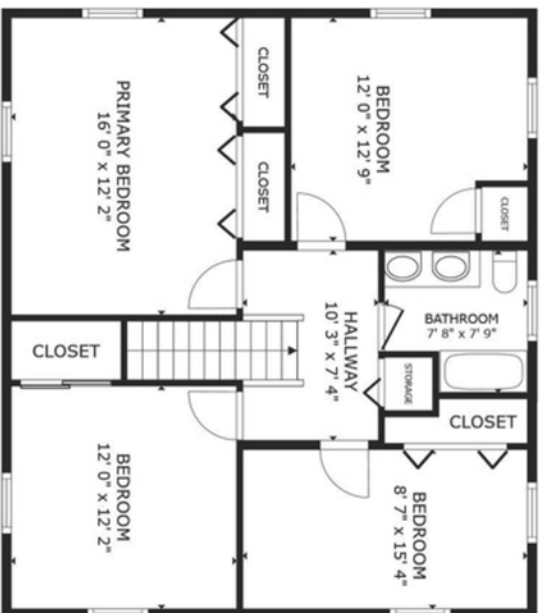
Valerie Moon
207-989-7560

Code Enforcement

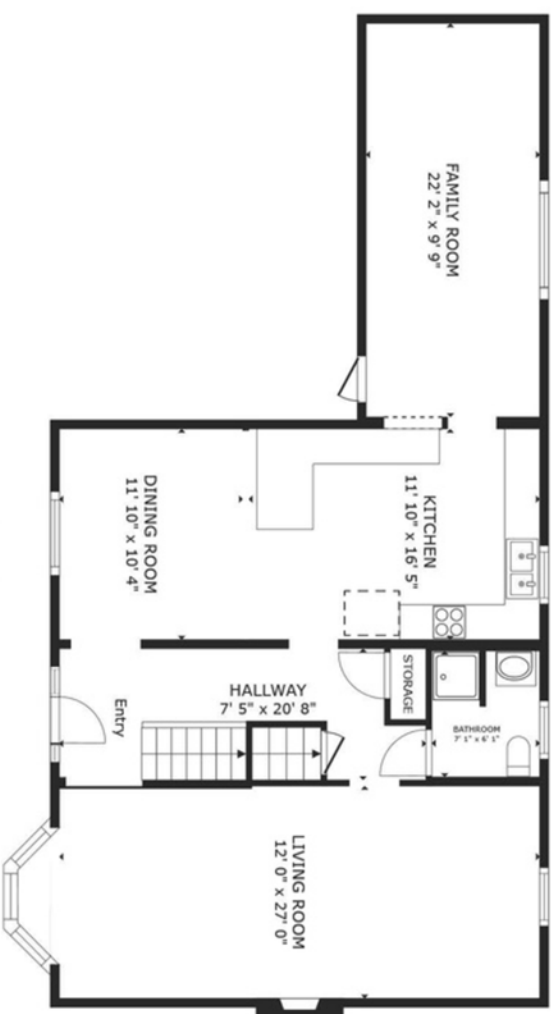
Kristie Rines
207-989-7790
krines@brewermaine.gov



FLOOR 1



FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 812 sq.ft. FLOOR 2 1,098 sq.ft. FLOOR 3 885 sq.ft.
 TOTAL : 2,795 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Coverage Overview

Real estate home warranty plans and pricing

All coverages may not be available in all areas.

	BEST COVERAGE			
	Shield Complete™	Shield Plus™	Shield Essential™	Seller Coverage Option
Systems				
Air Conditioning (including geothermal systems)	•	•	•	•
Heating (including geothermal systems)	•	•	•	•
Plumbing	•	•	•	•
Ductwork	•	•	•	•
Electrical	•	•	•	•
Water Heaters	•	•	•	•
Appliances				
Clothes Washers	•	•		
Clothes Dryers	•	•		
Refrigerators	•	•		
Built-in Microwave Ovens	•	•		
Dishwashers	•	•		
Garbage Disposals	•	•		
Ranges/Ovens/Cooktops	•	•		
Additional Home Items				
Ceiling Fans	•	•	•	•
Doorbells	•	•	•	•
Garage Door Openers	•	•	•	•
Built-in Exhaust Fan (including bathroom, attic, and whole house fans)	•	•	•	•
Installed Instant Hot/Cold Water Dispensers	•	•		
Coverage Limits Limits shown are available per agreement term.				
HVAC or Ductwork Limit (per system*)	\$15,000	\$15,000	\$15,000	\$1,500
Refrigerant (*Included in the \$15,000 HVAC limit)	Unlimited	\$10/lb* covered	\$10/lb* covered	\$10/lb* covered
Roof Leak Repair	\$1,000	\$1,000 w/Add-on	\$1,000 w/Add-on	—
Appliances (per item)	\$7,000	\$4,000	—	—
Correction of Code Violations, Permits, and Modifications (shared limit for all)	\$1,000	—	—	—
Correction of Code Violations	Included above	\$250 Initial term only	\$250 Initial term only	\$250
Permits	Included above	\$250 Initial term only	\$250 Initial term only	\$250
Modifications	Included above	—	—	—
Member Benefits Fees vary by service and are due at time of request. Additional terms and conditions may apply.				
⚙️ Rekey Service**	Price of Service Fee	Price of Service Fee	Price of Service Fee	—
⚙️ Smart Home Tech Installation and Setup Services†	Available	Available	Available	—
⚙️ Pre-season HVAC Tune-ups‡	One included	\$100/unit	\$100/unit	—
⚙️ Discounts for New HVAC Systems§	Available	Available	Available	Available

Shield Assurances

Included in all plans:

- ✓ Normal wear-and-tear, no matter the age of a covered item
- ✓ Unknown, pre-existing breakdowns
- ✓ Items without maintenance records
- ✓ Duplicates of the same item, like that extra A/C unit
- ✓ Removal of defective equipment
- ✓ Breakdowns caused by improper installations or repairs; insufficient maintenance; rust, corrosion and sediment; mismatched HVAC systems
- ✓ Refrigerant recapture, reclaim and disposal
- ✓ Permits and correction of code violations
(See details on chart to the left)

Seller Coverage Option



Cover your home for up to 6 months while it's on the market with all the same home systems and items from the **Shield Essential** plan. Best of all, no payment is due until the home closes.

Subject to a \$1,500 cap during the listing period. Renewable upon review at the discretion of American Home Shield after 8-month period, up to 12 months.

Scan this QR code to view our sample agreement.



Real estate professionals can order on your behalf by:

1. Visiting pro.ahs.com
2. Calling 800.735.4663, ext. 1
3. Mailing enrollment application with payment:
AHS, P.O. Box 650993,
Dallas, TX 75265-0993
4. Emailing enrollment application without payment:
AHSREOrders@ahs.com

*Geothermal, glycol, hot water, and steam circulating systems subject to item specific limit of \$2,000.

**Rekey Services: Rekey services are offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. For buyer use only. Not available in all areas.

†Smart Home Tech Installation and Setup Services: Smart home tech installation and setup services are provided by a third party. For buyer use only. Not available in all areas.

‡Pre-season HVAC Tune-ups: Tune-ups are offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. Tune-ups are available seasonally (spring A/C; fall: heating). With the ShieldComplete plan, your first tune-up of one unit is included for free per agreement term. Service dates are limited and may vary based upon location, Pro availability, and weather. For buyer use only.

§Discounts for New HVAC Systems: The New HVAC Program is offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. Not available in all areas. See the plan agreement at ahs.com/contracts for coverage details including service fees, limitations and exclusions. Coverage limits and charges for non-covered items may apply. Coverage may not be available in all areas.

The plan agreement is subject to \$50,000 aggregate limit of liability.

Service Fee **\$125**

Pricing

Single-family Home (SFH)

Rate without A/C

Condo/Townhome/Mobile Home

Rate without A/C

New Construction SFH (Years 2-5)

Rate without A/C

New Construction Condo (Years 2-5)

Rate without A/C

BEST COVERAGE

ShieldComplete

1 Year 2 Year

☐ \$990 ☐ \$1,980

☐ \$790 ☐ \$1,580

☐ \$865 ☐ \$1,730

☐ \$690 ☐ \$1,380

☐ \$1,635

☐ \$1,305

☐ \$1,425

☐ \$1,140

ShieldPlus

1 Year 2 Year

☐ \$755 ☐ \$1,510

☐ \$605 ☐ \$1,210

☐ \$630 ☐ \$1,260

☒ \$505 ☐ \$1,010

☐ \$1,245

☐ \$995

☐ \$1,040

☐ \$830

ShieldEssential

1 Year 2 Year

☐ \$575 ☐ \$1,150

☐ \$460 ☐ \$920

☐ \$450 ☐ \$900

☐ \$360 ☐ \$720

☐ \$950

☐ \$760

☐ \$745

☐ \$595

Seller Coverage Option

☐ \$60

☐ \$50

☐ \$60

☐ \$50

Optional Coverage for Buyers

SFH/Condo/Townhome/Mobile Home

1 Year

2 Year

New Construction (Years 2-5)

Electronics Protection Plan^{*}

☐ \$168

Roof Leak Repair (included in ShieldComplete; not available for condos/townhomes/mobile homes)

☐ \$100

☐ \$200

Specialty Units^{**} (built-in bar fridges, kegerators, and drawer refrigerators)

☐ \$15

☐ \$30

☐ \$25

Well Pump (not available for condos/townhomes/mobile homes)

☐ \$100

☐ \$200

☐ \$165

Septic System Pumping and Septic Sewage Ejector Pump (not available for condos/townhomes/mobile homes)

☐ \$75

☐ \$150

☐ \$125

Pool and Built-in Spa Equipment[†]

☐ \$285

☐ \$570

☐ \$470

Saltwater Pool and Built-in Spa Equipment[†]

☐ \$400

☐ \$800

☐ \$660

NOTE: Unless otherwise noted, all prices shown are for homes under 5,000 sq. ft. To obtain quotes for single-family homes over 5,000 sq. ft., or for guest unit pricing and multiple unit properties (such as duplex, triplex, and four-plexes), please call 800.735.4883. Optional coverages contain coverage limits. See the plan agreement at ahs.com/contracts for additional optional coverage limitations and exclusions.

Enrollment Form

Property Information

Property Address to be Covered

Cky State ZIP

Home Sq. Ft. Listing Expiration Date (if selling)

Seller

First Name Last Name

Phone Number Email Address

Mailing Address (only if different from covered property)

Buyer

First Name Last Name

Phone Number Email Address

Mailing Address (only if different from covered property)

Closing Company

Closing Company Name Main Office Phone Number

Closing Company Address Fax Phone Number

Cky State ZIP

Estimated Closing Date Closing Number

Closing Representative Name

Closing Rep Email

Real Estate Company

Initiating Real Estate Associate

☐ Buyer

☐ Seller

Real Estate Company Main Office Phone Number

Real Estate Office Address

Agent Name

Agent Mobile Phone Number Agent Email

Buyer Home Warranty \$ _____

Buyer Optional Coverage Total \$ _____

Seller Coverage Option \$ _____

Grand Total \$ _____

☐ I accept the benefits of American Home Shield home warranty coverage.

☐ I decline the opportunity to purchase American Home Shield home warranty coverage.

Home Buyer or Seller Signature Date

☐ I (real estate professional) have presented American Home Shield home warranty coverage to my client.

American Home Shield may provide compensation to real estate brokers and their related companies for services provided in connection with its home warranty program. In connection with the program, a broker may provide information regarding you and your home to American Home Shield. By submitting this Enrollment Form, you authorize the broker to share such information with American Home Shield and authorize American Home Shield to use such information in connection with its program. You are not required to buy a home warranty and, if you want one, you are not required to buy it through a broker or sales associate.

***Electronics Protection Plan:** The Electronics Protection Plan is provided by Allstate Protection Plans and can only be purchased in conjunction with an American Home Shield home warranty. Plan is subject to a \$2,000 per claim limit and a \$5,000 aggregate claim limit.

****Available only with the ShieldPlus and ShieldComplete plans.**

†If equipment is not shared, only one or the other is covered unless an additional fee is paid.

See the plan agreement at ahs.com/contracts for coverage details including service fees, limitations and exclusions. Coverage limits and charges for non-covered items may apply.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Andrea Blain

AND _____

(hereinafter "Seller")

FOR PROPERTY LOCATED AT 3 Clover Lane, Brewer, ME 04412

(hereinafter "Buyer")

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Andrea Blain 9/25/25
Seller **Andrea Blain** Date

Buyer _____ Date _____

Seller _____ Date

Buyer _____ Date _____

Seller _____ Date

Buyer _____ Date _____

Peter McPhail 9/25/25
Agent **Peter McPhail** Date

Agent _____ Date _____



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United Country Lifestyle Properties of Maine, 113 W. Broadway Lincoln ME 04457
Peter McPhail

207.794.6164

207.794.6666



Andrea Blain

I, Arnold L. Drillen, of Brewer, County of Penobscot, State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by Edward H. Mayo of Brewer, County of Penobscot, State of Maine,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto
the said Edward H. Mayo, his
heirs and assigns forever,

a certain lot or parcel of land situated in said Brewer, being Lot No. 1, Block H, as shown on a plan of Plot "C", Oak Grove Terrace, made in June, 1961, by Prentiss & Carlisle Co., Inc. and recorded in Penobscot Registry of Deeds in Plan Book 20, Pages 177 and 178.

This conveyance is made upon the following express conditions, obligations and restrictions for breach of which the Grantor, his heirs or assigns, may enter and revert in himself title to the premises granted as if this deed had never been given, said conditions are as follows: That no building shall be erected upon the premises other than a one family dwelling house, together with a garage; that such dwelling shall contain at least four rooms and a bath; that the construction of the dwelling shall be at least equal to F.H.A. minimum standards in effect at the time of construction; that such dwelling shall have a fair market value of at least Fifteen Thousand Dollars (\$15,000); that the exterior of the dwelling and the grading of the lot shall be completed within one year from the date of the initial excavation; that no building shall be erected upon the lot unless it shall be at least twenty-five (25) feet from the sideline of any street and at least ten (10) feet from any sideline or rear line of the lot; PROVIDED, HOWEVER, that forfeiture for breach of the foregoing conditions, or any one of them, shall not operate to impair or diminish the lien of bona fide mortgages existing upon the premises at the time of the breach of condition. The benefit of the restrictions and conditions herein imposed shall inure to the benefit of all owners in fee simple of the lots as shown on a plan of Plots "B" and "C" of Oak Grove Terrace Development above referred to, as recorded in said Registry of Deeds in Plan Book 20, Pages 177 and 178, and these conditions are imposed only upon the said lots as shown on said plan.

This conveyance is also made subject to a certain agreement between the Grantor herein and the Brewer Water District whereby the Grantor

agrees to pay the said Brewer Water District a minimum charge for each lot in said Development in the event construction is not undertaken. The Grantee, by his acceptance of this deed, hereby agrees, for himself, his heirs or assigns, to pay the Grantor, his heirs or assigns, as part of the consideration of this deed, an additional sum of Two Hundred Eighty-eight Dollars (\$288) in the event construction of a dwelling house upon the subject lot is not commenced within three (3) years from the date of this deed.

EXCEPTING AND RESERVING, HOWEVER, an easement for an anchor guy as more fully set forth in the instrument from the within Grantor to Bangor Hydro-Electric Company, dated December 7, 1967, recorded in Penobscot Registry of Deeds in Vol. 2121, Page 714.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

The above described lot is a portion of the premises described in a deed from Vivian M. Pillsbury to Arnold L. Drillen, dated September 11, 1961 and recorded in Penobscot Registry of Deeds in Vol. 1803, Page 258.

To Have and to Hold the aforegranted premises, with all the privileges and appurtenances thereof,
to the said Edward H. Mayo, his

heirs and assigns forever. And I do covenant with the said Grantee, his heirs
and assigns, that I am lawfully seized in fee of the premises; that
they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee and
that I and my heirs shall and will warrant and defend the same to the said
Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Arnold L. Drillen,

and Jane P. Drillen, wife
of the said Arnold L. Drillen,

in token of her release of all right of Dower or title by descent in the granted premises,
have hereunto set our hands and seals this second day of February,
in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered in Presence of

Edith A. Jacobs
to her

Arnold L. Drillen
Jane P. Drillen



State of Maine

County of Penobscot

ss.

February 25

Then personally appeared the above-named Arnold L. Drillen

and acknowledges the above instrument to be his free act and deed. Before me



PENOBSCOT, SS. REC'D APR 1 1970 9 10 AM

Edith A. Jacobs

Notary Public

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412**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: _____

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: none

Source of Section I information: seller

Buyer Initials _____

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Seller Initials AB

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412**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: _____ 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 ☐ NoIf Yes, are they available? ☐ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☐ No ☐ UnknownComments: **none**Source of Section II information: **seller**

Buyer Initials _____

Page 2 of 8

Seller Initials AB

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412**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	HWBB	Fireplace woodstove insert		
Age of system(s) or source(s)	2025			
TYPE(S) of Fuel	Natural gas	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Bangor Gas see	very little use		
Name of company that services system(s) or source(s)	Osborne	Chapman Chimney		
Date of most recent service call	none	2024		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	None	None		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? **Natural Gas** ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **none**Source of Section III information: **seller****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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Page 3 of 8

Seller Initials **AB**

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412

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: seller**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ UnknownIn the ceilings? ☐ Yes ☐ No ☒ UnknownIn the siding? ☐ Yes ☐ No ☒ UnknownIn the roofing shingles? ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ☐ Yes ☐ No ☒ UnknownOther: ☐ Yes ☐ No ☒ UnknownComments: seller is not aware of anySource of information: seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2002 By: _____Results: Do not have report from 2002

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ No

Results/Comments: _____

Source of information: seller**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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: noneSource of information: seller

Buyer Initials _____

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Seller Initials AB

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412**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 ☒ NoComments: noneSource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - 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 ☐ UnknownIf Yes, explain: electric guy wire anchor from power company.Source of information: DeedIs 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): _____

Source of information: _____

Buyer Initials _____

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Seller Initials AB

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412**SECTION VI – 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: _____

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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

Buyer Initials _____ Page 6 of 8 Seller Initials AB _____

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412**SECTION VII - GENERAL INFORMATION**

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: Homestead

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance
 including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: not in shoreland zone

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: 1970 What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: 8 +/- years old

Water, moisture or leakage: none known

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: *drain installed cured the water seepage.

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: 100 amp main plus sub panel for pool.

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 VII information: Seller

Buyer Initials _____ Page 7 of 8 Seller Initials AB

PROPERTY LOCATED AT: 3 Clover Lane, Brewer, ME 04412

SECTION VIII - ADDITIONAL INFORMATION

Fiberglass pool 2012. Fireplace with woodstove insert cleaned 2024. Chimney could use a repointing.
Pool heater needs some work.

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>Andrea Blain</u>	<u>09/26/2025</u>		
SELLER	DATE	SELLER	DATE
Andrea Blain			
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



STATE OF MAINE
PENOBSCOT, ss.

DISTRICT COURT
LOCATED AT BANGOR
DOCKET NO. BANDC-FM-2020-225

KEVIN P. BLAIN,

Plaintiff

VS.

ANDREA S. BLAIN,

Defendant

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ABSTRACT OF DIVORCE JUDGMENT

I, Siana Burgin, the FU DV Supervisor Clerk of the Maine District Court, in the City of Bangor, County of Penobscot, certify that the Divorce Judgment dated 8-26-2020 became final on 8-28-2020 between Kevin P. Blain, Plaintiff, of Orono, County of Penobscot, State of Maine; and Andrea S. Blain, Defendant, of Brewer, County of Penobscot, State of Maine.

The following is a true copy of so much of said decree as relates to the disposition or transfer of real estate in Penobscot County:

Description of real estate; Encumbrance against the real estate (in the verbatim language used by Court); Statement of ownership interest intended by the Court:

"The Court FINDS that there is marital property consisting of real estate located at 3 Clover Lane in Brewer, County of Penobscot, State of Maine as more particularly described in the deed from Beth M. Babineau to Kevin P. Blain and Andrea Stuart Blain dated February 1, 2002, and recorded in the Penobscot County Registry of Deeds in Book 8062, Page 162. Said real estate is awarded to the Defendant, Andrea S. Blain. The real estate is subject to a home equity loan through Bangor Savings Bank. Kevin shall assume and pay, indemnifying and holding Andrea harmless from said indebtedness. Kevin shall make all reasonable efforts to refinance or remove Andrea from any liability thereon. Andrea shall be responsible for taxes, insurance, utilities, maintenance, and all other expenses, other than the home equity loan, associated with the real estate.

The Court FINDS that there is marital property consisting of real estate located at 148 College Avenue in Orono, County of Penobscot, State of Maine as more particularly described in the deed from Thomas J. Vanidestine, Jr. and Thomas J. Vanidestine to Kevin Blain dated September 1, 2017, and recorded in the Penobscot County Registry of Deeds in Book 14596, Page 332. Said real estate is awarded to the Plaintiff, Kevin P. Blain, subject to any and all indebtedness thereon, which he shall assume and pay, indemnifying and holding the Andrea harmless."

Changes to parties' names after the decree: None.

Prepared by:

Kevin P. Blain

Kevin P. Blain, pro se Plaintiff
148 College Avenue
Orono, Maine 04473

(Seal of Court)



Date: 9-11-2020

Diana H. Durgin

TITLE: CLERK, MAINE DISTRICT COURT

PRINT NAME: Diana Durgin

This certificate to be recorded in the Registry of Deeds for the County above named.

Return to: Kevin P. Blain, 148 College Avenue, Orono, Maine 04473

Susan F. Bulay, Register
Penobscot County, Maine



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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Allen LeBrun, *Previous Client*