

# abbington's seaview motel & cottages

## seaview drive, lincolnvile

MAINE'S PREMIER  
**LODGING**  
BROKERAGE



The property was originally a 1950s motor court, and the owners have tried to maintain the original quaint charm of the place while making it comfortable for today's traveler with queen size beds and free wireless internet. Conveniently located on US Route 1 and having a number of lodging options, Abbington's Seaview Motel and Cottages is geared towards family travel with its pool, acres of grass, and outdoor games. It is also a great place for "seasoned" travelers due to a number of ground level and affordable rooms. Most of the rooms have great views of Penobscot Bay. They also have a number of pet friendly cottages for those who just can't leave their pets behind. This could certainly be a great marketing tool as pet friendly lodging is hard to come by.

Year Built: 1952    Acres: 2.4    Guest Rooms: 14    Guest Baths: 14



The Swan  
Agency

**Sotheby's**  
INTERNATIONAL REALTY

we work maine. we play maine. we are maine.  
43 cottage street | bar harbor, me 04609 | 207.288.5818 | [www.swanagency.com](http://www.swanagency.com)

© MMV Sotheby's International Realty Affiliates, Inc. Sotheby's International Realty® is a licensed trademark to Sotheby's International Realty Affiliates, Inc.  
An Equal Opportunity Company. Equal Housing Opportunity. Each Office Is Independently Owned And Operated, Except Offices Owned And Operated By NRT Incorporated.

## Commercial/Industrial - AGENT SYNOPSIS



**MLS#:** 945112      **Status:** Current      Kickout: No  
 4 Seaview Drive, Lincolnville, ME 04849  
**List Price:** \$ 329,000  
**Original Price:** \$ 425,000  
**List Date:** 08/03/09  
**Directions:** From the south, follow Rt. 1 north, Seaview Drive is on the water side, 6 miles north of the intersection of Route 90 and Route 1. Sign for Abbington's Motel on property.  
**Neigh'd/Assoc:**      **Assoc. Fee /Mo:**

### General/Land Information

<b>Year Built /-:</b> 1952	<b>Road Frontage /-:</b>	<b>Surveyed/Seasonal:</b> Yes/Yes
<b>Lot Size (Acr) /-:</b> 2.400		<b>Water Body:</b>
<b>Zoning:</b> Commercial	<b>Amt Wtr Frntge /-:</b>	<b>WF Owned/Shared /-:</b>
<b>WtrFrnt:</b> No	<b>Class:</b> General Commerci	<b>Leases:</b>
<b>#Units/Floors:</b>		<b>Annual Income:</b>
<b>Annual Expense:</b>	<b>Traffic Count /-:</b>	<b>Max Floor Cap:</b>
<b>Ceil. Ht. /-:</b>	<b>Retail SF /-:</b>	<b>Office SF /-:</b>
<b>Manfcting SF /-:</b>		<b>Warehouse SF /-:</b>

### Remarks

Wonderful views of Penobscot Bay, spacious grounds, lovely and very well maintained pool and lounging deck, spacious and simple rooms and cottages offering reasonably priced lodging in the heart of Mid-Coast Maine.

### Property Features

**Primary Use:** Hotel/Motel  
**Second Use:**  
**Sale Inc.:** Inventory  
**Style:** Colonial  
**Basement Info:** Crawl Space  
**Construction:** Wood Frame  
**Found Mtrls:** Pier/Column/Posts, Fieldstone  
**Exterior:** Vinyl Siding, Wood Siding, Clapboard  
**Roof:** Pitched, Shingle  
**Heat System:** Other Heat System, Baseboard, Forced  
**Heat Fuel:** Electric, Oil  
**Water Heater:** Off Heating System  
**Cooling:** No Cooling  
**Floors:** Carpet, Vinyl  
**Amenities:** 1ST Floor Bedroom, Deck, Pool-In Ground  
**Access. Amenities:**

### Site Information - NOTE: Check Detail Reports for complete list of Features.

**Site:** Level, Rolling/Sloping, Wooded  
**Driveway:** Gravel  
**Parking:** 11-20 Spaces, On Site  
**Location:** Near Shopping, Neighborhood  
**Restrictions:**  
**Rec. Water:** Nearby, Public, Water View  
**View:** Scenic  
**Roads:** Paved, Public  
**Transportation:**  
**Electric:** Circuit Breakers  
**Gas:** Bottled  
**Was Wtr Disp:** Private, Septic Existing On Site  
**Water:** Private, Well Existing On Site  
**Veh. Storage:** No Vehicle Storage  
**Equipment:**

### Tax/Deed/Community Information

<b>Book/Page/Deed:</b> 1993/257/	<b>Map/Block/Lot:</b> 013/067	<b>Full Tax Amount/Yr:</b> \$ 5729.00/ (08-09)
	<b>School District:</b>	<b>Confidentiality Statement:</b> No

### Off Market Information

DOM: 781      Expiration Date: 09/16/12

### Listing Contact Information

<b>List Office:</b> The Swan Agency Sotheby's International Realty 1428	<b>Office:</b> 207-288-5818
<b>List Agent:</b> Dana Moos 013809	<b>List Agt Ph:</b> 207-266-5604
<b>List Agt Email:</b> <a href="mailto:Dana.Moos@swanagency.com">Dana.Moos@swanagency.com</a>	<b>List Agt Cell:</b> 207-266-5604
<b>CoList Agent:</b>	<b>CoList Email:</b>
<b>CoList Agt Ph:</b>	<b>SAF/BAF/TBF:</b> / 2.40% / 2.40%
<b>Virtual Tour:</b> <a href="http://www.PropertyPanorama.com/mls.asp?id=72766">http://www.PropertyPanorama.com/mls.asp?id=72766</a>	

**Show Intr:** Call Listing Broker, Notice Required, Call Listing Office

**Internal Rmks /**  
**Contingency:**



## SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 4 Seaview Dr. Lincolnville ME 04849

### 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:  Yes  No  N/A 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: 4/08 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:

INSTALLATION: Location: North side of Cottage #3

Installed BY: Unknown DATE of Installation: Unknown

What is the source of your information: \_\_\_\_\_

USE: Number of Persons currently using system? 3B - Full occupancy

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

COMMENTS: \_\_\_\_\_

### SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? \_\_\_\_\_  Yes  No

What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

TANK: (3)  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: (3) southeast of lodging units OR  Unknown Date of Installation: Unknown 1985

Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: Moore's Septic

Date Last Pumped: 2006 Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: (3) \_\_\_\_\_  Yes  No  Unknown

If YES: Location: All in field SE of more on E side of Seaview Drive

Date of installation of leach field: 1985 Installed By: Unknown

Date of Last Servicing: \_\_\_\_\_ Name of Service Company: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? \_\_\_\_\_  Yes  No

If YES, is it available? YES

SOURCE OF INFORMATION: Septic location plan available

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE? \_\_\_\_\_  Yes  No  Unknown

July 2007 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials DL

The Swan Agency Sotheby's Int'l Realty P.O. Box 1426, Southwest Harbor ME 04679

Phone: (207) 244-0478

Fax: \_\_\_\_\_

Dana Moos

T4837571.ZFX

PROPERTY LOCATED AT 4 Seaview Dr. Lincolnville ME 04849

**SECTION III. HEATING SYSTEM(S)/SOURCES(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Forced Hot Air	Electric baseboard	Panel Elec. Heaters	
Age of system(s)/source(s)	Approx. 14	Approx. 27	Unknown	
Name of company that services system(s)/source(s)	Tidewater Burner			
Date of most recent service call	2008			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	80 gals. oil			
Malfunction per system(s)/source(s) within past 2 years	None	None	None	
Other pertinent information	Series E and S	Series motel rooms	Serves each cabin	

Buried Oil Supply Line:  Yes  No  Unknown Sleeced:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: \_\_\_\_\_ Last Cleaned: 2008  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 COMMENTS: Steel and stainless five

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:  
 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  
 IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Have you experienced any problems such as leakage? \_\_\_\_\_  
 Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

B. ASBESTOS - Current or previously existing:  
 • as insulation on the heating system pipes or duct work?  Yes  No  Unknown  
 • in the siding?  Yes  No  Unknown • in the roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown • other: \_\_\_\_\_  Yes  No  Unknown  
 IF YES: Source of Information: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

C. RADON/AIR - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: \_\_\_\_\_

D. RADON/WATER - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: \_\_\_\_\_

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)  
 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 the basis for the determination: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: \_\_\_\_\_

July 2007 Page 2 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials sl

PROPERTY LOCATED AT 4 Seaview Dr. Lincolnville ME 04849

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:  
TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_  
LAND FILL:  Yes  No  Unknown  
RADIOACTIVE MATERIAL:  Yes  No  Unknown

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 road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Dug well and house to 33 Seaview (Victoria by the Sea)

What is your source of information: \_\_\_\_\_

Are there any tax exemption or reduction 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: \_\_\_\_\_

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: \_\_\_\_\_

• Age: Age of House: 1952-1985 How long has Seller owned it: 10 yrs.

• Roof: Age - Structure: 1952-1985 Age - Shingles: 2-10 yrs.

Moisture or leakage: None  
Comments: \_\_\_\_\_

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: Seem heavy rain

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: \_\_\_\_\_

• Mold: Has the property ever been tested for mold?  Yes  No  Unknown IF YES, are test results available?  Yes  No

• Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

• Has the property been surveyed?  Yes  No  Unknown IF YES, is the survey available?  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

• KNOWN MATERIAL DEFECTS, about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Cracks in foundation under Unit 'E' Some movement of footings under other units.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

**SECTION VI. ADDITIONAL INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

[Signature]  
SELLER

7-23-09  
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

