

# WILSON POND CAMPS

GREENVILLE, MAINE

MAINE'S PREMIER  
**LODGING**  
BROKERAGE



MLS # 948774 / 955254

\$1,650,000.



The Swan  
Agency

**Sotheby's**

INTERNATIONAL REALTY

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# WILSON POND CAMPS

15 WILSON POND ROAD, GREENVILLE

- Year Built: 1998
- Lot Size: 3.50+/- Acres
- Square Feet: 2,400
- Cabins: 7
- Baths: 7 baths
- Deed Book/Page: 971 / 143
- Tax Map/Block/Lot: 40 / 1
- Zoning: Shoreland
- Taxes (08-09): \$5,683
- Listing Price: \$1,650,000

Wilson Pond Camps, in Greenville, is nestled on a very private 3.5 acres on Wilson Pond, a spectacular and serene lake. Wilson Pond Camps offers 682 feet of water frontage, seven completely renovated cabins (each sleeps a minimum of six) and a beautiful three bedroom owner's house, two car detached garage and shed. All cabins have beautiful custom kitchen cabinets, hardwood floors pine interiors. The exteriors are maintenance free vinyl siding. Each cabin has its own private dock and Adirondack style chairs to enjoy the view and the quiet (except for the loons and occasional moose). The owner's home offers three bedrooms, full bath, full kitchen, very spacious living and dining room area with beautiful interior woodwork and picture windows to enjoy the view. One of the focal points in the room is the incredible mahogany spiral staircase - an absolute work of art. There is a large laundry and storage area and full basement. Two car detached garage and shed are both done in the same shingle style as the home.



**Single Family PUBLIC SYNOPSIS**



**MLS#:** 955254      **Status:** Current      Kickout: No  
 15 Wilson Pond Road, Greenville, ME 04441  
**List Price:** \$ 1,650,000  
**Neigh'd/Assoc:**      **Assoc. Fee /Mo:**  
**Directions:**

**General/Land Information**

**Style:** Chalet, Contemporary, Camp, Bungalow  
**#Rooms:** 7      **#Bedrooms:** 3      **#Baths:** F = 2 1/2 = 0  
**Year Built /-:** 1998  
 SqFt Fin. Above Grade+/-: 2400      SqFt Fin. Below Grade+/-: 0      SqFt Fin. Total+/-: 2400  
 Source of Square Footage: Seller  
 Other Details: Cabins are each approx. 600 sq. ft.  
**Color:** Beige      **Lot Size (Acr) /-:** 3.500      **Road Frontage /-:**  
**Source of Acreage:** SELLER  
**Surveyed:** Yes      **Seasonal:** No      **Zone:** Shoreland  
**Water Body:** Wilson Pond, Pond  
**WtrFrnt:** Yes      **Amt Wtr Frntge /-:** 682      **WF Shared /-:** 0      **WF Owned /-:** 682

**Interior Information**

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
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**Level:**  
**Size:**  
**Cathedral Ceil:** No      **Skylight:** No      **Wood Fireplace:** 0      **Gas Fireplace:**      **Heat Stove No**      **Heat Stove HU: No**  
**Appliances:**

**Remarks**

Spacious home with gorgeous woodwork, detached two car garage and shed. Seven cabins all with private baths and kitchens. 3.5+/- acres with 682'+/- of frontage on Wilson Pond.

**Property Features - NOTE: Check Detail Reports for complete list of features.**

<p><b>Site:</b> Right of Way, Wooded  <b>Driveway:</b> Gravel  <b>Parking:</b> 11-20 Spaces  <b>Location:</b> Rural  <b>View:</b> SCENIC  <b>Restrictions:</b> No Restrictions  <b>Recreational Water:</b> Boat Slip, Deeded, Dock, Waterfront Deep, Water View  <b>Roads:</b>Gravel/Dirt Road  <b>Transportation:</b>  <b>Electric:</b> On Site, Circuit Breakers  <b>Gas:</b> Bottled  <b>Sewer:</b> Private, Septic Existing On Site  <b>Water:</b> Private, Well Existing On Site  <b>Construction:</b>Wood Frame</p>	<p><b>Basement Info:</b> Full, Walk-Out  <b>Foundation Mtrls:</b> Poured Concrete  <b>Exterior:</b> Shingle, Vinyl Siding  <b>Roof:</b> Pitched, Shingle  <b>Heat System:</b> Direct Vent Heater, Stove  <b>Heat Fuel:</b> K-1, Wood  <b>Water Heater:</b> Oil  <b>Cooling:</b> No Cooling  <b>Floors:</b> Carpet, Wood  <b>Vehicle Storage:</b> 2 Cars, Detached  <b>Amenities:</b> 1ST Floor Bedroom, Laundry-1st Floor, Out Building, Porch, Porch-Screen  <b>Accessibility Amenities:</b> 36 Inch+ Doors  <b>Equipment:</b> Satellite Dish</p>
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**Tax/Deed/Community Information**

**Book/Page/Partial:** 971/143/      **Tax Amount/Yr:** \$ 5,683 / (08-09)  
**School:** 60

**Off Market Information**

**Information Provided by: The Swan Agency Sotheby's International Realty 600637**

<b>Office:</b> The Swan Agency Sotheby's International Realty 1428	<b>Office:</b> 207-288-5818
<b>Agent Phone:</b> 207-288-5818	<b>Agent Cell:</b>
<b>Email:</b> <a href="mailto:bhinfo@swanagency.com">bhinfo@swanagency.com</a>	<b>Virtual Tour:</b>

**LAGini:** DMM      **List Office:** The Swan Agency Sotheby's International Realty



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### 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: 15 Wilson Pond Rd., Greenville, ME 04441

#### 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: 4/8/09 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? Chlorinate Well

• IF PRIVATE:  
INSTALLATION: Location: In front of Wilson Pond Lodge  
Installed BY: Bill Haskell DATE of Installation: 16 yrs + or -  
What is the source of your information: Owner  
USE: Number of Persons currently using system? Varies  
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:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: 6-1000 gal. tanks  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: See owner OR  Unknown Date of Installation: 1995  
Date of Last Servicing: Varies Name of Company Servicing Tank: David Thorpe  
Date Last Pumped: Varies Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: See owner  
Date of installation of leach field: 1995 Installed By: Muzzy Const.  
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: Owner

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

IS SYSTEM LOCATED IN A SHORELAND ZONE?  Yes  No  Unknown  
Is System located in a Coastal Shoreland Zone?  Yes  No  Unknown

8/2008 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials MSY  
The Swan Agency Sotheby's Int'l Realty P.O. Box 1426, Southwest Harbor ME 04679 Phone: 2072440478 Fax: \_\_\_\_\_ Wilson Pond Ca  
Dana Moos Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

PROPERTY LOCATED AT 15 Wilson Pond Rd., Greenville, ME 04441

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

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system/source within past 2 years, and Other pertinent information.

Buried Oil Supply Line: [X] Yes [ ] No [ ] Unknown Sleved: [ ] Yes [ ] No
Chimney(s) Lined: [X] Yes [ ] No [ ] Unknown Age: 10yrs Last Cleaned: 2008
Is more than one heat source vented through one flue? [ ] Yes [X] No [ ] Unknown Had a chimney fire: [ ] Yes [X] No [ ] Unknown
Has chimney been inspected? [ ] Yes [ ] No [ ] Unknown; If Yes, when:
COMMENTS: Most chimneys are Metalbestos

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 [X] 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 [X] No [ ] Unknown
in the siding? [ ] Yes [X] No [ ] Unknown
in the roofing shingles? [ ] Yes [ ] No [X] Unknown
in flooring tiles? [ ] Yes [X] No [ ] Unknown
other: [ ] Yes [ ] No [X] Unknown
IF YES: Source of Information:
COMMENTS:

C. RADON/AIR - Current or previously existing:

Has the property been tested? [ ] Yes [X] 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 [X] 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 [X] 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 [X] No
IF YES, describe:
Are you aware of any cracking, peeling or flaking paint? [ ] Yes [X] No

PROPERTY LOCATED AT 15 Wilson Pond Rd., Greenville, ME 04441

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: \_\_\_\_\_  
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: NONE KNOWN

Year Built: 1998 How long has Seller owned it: 1998

Roof: Year Built - Structure: Varies Age - Shingles: \_\_\_\_\_

Moisture or leakage: No

Comments: \_\_\_\_\_

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

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

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

Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No

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

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

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.

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.

Robert Young  
SELLER

9-1-09  
DATE

Martine Young  
SELLER  
Martine Young

9-1-09  
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



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Page 3 of 3 - SPD

