



765 Dallas Hill Road, Dallas Plantation

Additional Information and Upgrades

Building Information

- Original Hammond Lumber Allagash Log Cabin Package constructed in 1998, recently renamed a Stowe Log Cabin Package.
- Seller purchased the property from the original owner in February 2018.

Building Permit For Addition

- An addition to the building was considered in 2018. A building permit was obtained from the Maine Land Use Planning Commission.
- The Seller chose not to add on at the time, the LUPC was contacted and the permit rescinded, not transferable.
- Generic drawings of the addition are available at Showing based on 2018 LUPC regulations.
- Buyer would need to complete a new design and apply for a new permit; Buyer may have a copy of drawing; Engineer previously used is not available.
- A copy of the most recent property survey is available for review at Showing.

Heating System

- Original system installed when building was constructed; serviced by Dead River Company from installation to present, to end prior to closing.
- Forced hot water; two separate heating zones: main cabin and basement.
- Fan unit heater mounted to the wall next to 1st floor bedroom doorway; connected to the forced hot water system, therefore runs off furnace; fan increases warm air distribution.
- Back up electric unit heater mounted at the electrical panel. Electric Water Heater • Electric water heater installed in 2022; controlled by an app; decreasing use of furnace.
- DPDT time clock available; benefit is heater on for a short period in the morning and the evening.

Generator

- Kohler Automatic Generator located at the rear back corner of the building; powers the entire house during a power outage.
- Fueled by propane from the tanks located next to the shed.
- Installed in 2018 by Lake Region Power Systems; annually cleaned and tested.

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- Runs a self-test every Saturday morning 10-11am; approx. 15 minutes then shuts off.
- Propane tanks installed and propane delivery by Blue Flame Gas in Rangeley; requires minimal propane for weekly testing and when running for extended period of time.

Alarm System

- Installed, previously monitored, serviced by: Seacoast Security, 290 West Street, West Rockport, ME. 04865; current monitoring by owners via cameras.
- The system is comprised of: 1 Keypad 1 Battery Box 3 Door Contacts 2 Motion Sensors 3 Smoke/C02 Combination Detectors 2 Low Temp Sensors 1 SeaNet Radio 1 Storage Shed Door Contact Telephone and Internet
- Fidium Fiber installed fiber optic cables for the WiFi and VOIP telephone recently.
- Currently have 1gbps of broadband.
- Telephone is VOIP.

Upgrades

- 2018 – installed Closet Maid shelving in closets, generator, and shed.
- 2019 – deck over 2nd floor to convert from loft space to larger room; original ladder to loft removed and stairs installed; metal roof installed by Signature Roofing; sky lights installed; added reclaim surface on driveway near shed; new kitchen cabinets, countertops, island, and new stove and microwave installed.
- 2020 – enclosed front porch; removed bulkhead and constructed doghouse entry to basement.
- 2021 - created 2nd floor sitting room above porch; involved deck over, creating doorway, and installing large front window.
- 2022 – installed new water heater with app control.
- 2023 – installed new refrigerator.

Square Footage

- Enclosed porch and 2nd floor sitting room included in calculation.
- Meets definition: “can walk into it and use it”.

Trees

- Trees close to the road behind the building were removed by the original owner; Seller has replanted pines and promoted birch growth for improved privacy.