Public Detail Report

MLS #: 1686682 **County:** York **Seasonal:** No **List Price:** $425,000
Status: Active **Property Type:** Land **Original List Price:** $425,000
Directions: From Route 1 in York, turn onto River Rd (across from Cat & Nine Tails) continue straight on River Rd, turn left onto Shore Rd, sharp right onto Intervale Rd, #13 is on the right



13 Intervale Road
York, ME 03902-7119

List Price: $425,000
MLS#: 1686682



Land Information

Surveyed:	Yes	**Waterfront:**	No	**Zoning:**	RES-3
Lot Size Acres +/-:	0.75	**Water Views:**	No	**Zoning Overlay:**	Yes
Source of Acreage:	Survey				
Mobile Homes Allowed:	No				

Property Features

Driveway:	No Driveway	**Electric:**	On Site	**Roads:**	Gravel; Private Road
Parking:	No Parking	**Gas:**	No Gas	**Site:**	Rolling/Sloping; Wooded
Location:	Near Golf Course; Near Public Beach; Neighborhood	**Water:**	Well Needed on Site		
		Sewer:	Soil Test Available		
Recreational	Beach Rights; Nearby; ROW to				
Water:	Water				
View:	Trees/Woods				

Tax/Deed Information

Book/Page/Deed:	19835/934/All	**Full Tax Amt/Yr:**	$3,532/ 2027	**Map/Block/Lot:**	11/A/18
				Tax ID:	YORK-000011-000000-000018A

Remarks

Remarks: Here's your chance to snag one of the last remaining vacant lots East of Shore Road in coveted Cape Neddick! Welcome to 13 Intervale Road, a beautiful 32,516 square foot parcel just a short stroll from private Pint Cove Beach and a little over half a mile to residents only Cape Neddick Beach. Recently surveyed with test pits already completed, much of the groundwork is done so you can start planning your dream coastal getaway! The gently rolling topography offers some great possibilities, including a daylight basement or drive-under garage. Even better, you're close to the ocean without the worry of flood insurance. Enjoy exclusive access to Pint Cove, where you can launch your kayak or paddleboard, soak up the sun, or simply enjoy having your own little slice of the Maine coast. Opportunities like this are getting harder and harder to find. Bring your vision and start dreaming!

Authentisign ID: F34323A1-F9D6-F111-BF5B-002248230FCC

PROPERTY LOCATED AT: **13 Intervale Road, Cape Neddick, ME 03902**

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?~~

~~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):~~ ~~Size of tank(s):~~

~~Location:~~

~~What materials are, or were, stored in the tank(s):~~

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

Comments: **Sellers have no knowledge of any underground storage tanks on the property**

Source of information: **Sellers**

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: **Sellers have no knowledge of any hazardous materials on the property**

Source of information: **Sellers**

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

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PROPERTY LOCATED AT: **13 Intervale Road, Cape Neddick, ME 03902**

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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **CMP Easement, Right to use various Roads for egress, ingress & utilities**

Source of information: **Deed, Survey, Road Association**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **Cape Neddick Intervale Road Association**

Road Association Name (if known): **Same as above. Cost most recently $375 a year for built lots**

Source of information: **Sellers**

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 [X] No [ ] Unknown

~~If Yes, explain:~~

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, indicate the dates of each claim:~~

Authentisign ID: F34323A1-F9D6-F111-BF5B-002248230FCC

PROPERTY LOCATED AT: **13 Intervale Road, Cape Neddick, ME 03902**

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: **Property is NOT Located in a flood zone**

Source of Section III information: **Sellers, FEMA Map**

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:~~ _____

Source of information: **GIS**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Source of information: **Sellers, Deed**

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:~~ _____

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: **Sellers, Deed, Survey**

Additional Information: **Wetland delineation done in October 2026, no wetlands were found**

Authentisign ID: F34323A1-F9D6-F111-BF5B-002248230FCC

PROPERTY LOCATED AT: **13 Intervale Road, Cape Neddick, ME 03902**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

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.

AuthentiSIGN' Megan E Bond 11/02/2026	AuthentiSIGN' Kathleen M Reeves 11/02/2026
SELLER DATE	SELLER DATE
Megan E Bond	**Kathleen M Reeves**
	AuthentiSIGN' Kathleen M Reeves, Trustee 11/02/2026
SELLER DATE	SELLER DATE
Patrick J. Concannon Supplemental Needs Trust	**Kathleen M Reeves, Trustee**

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
BUYER DATE	BUYER DATE

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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19835 PG 934**
Instr # 2026003542
02/02/2026 01:15:01 PM
Pages 3 YORK CO

REVOCABLE TRANSFER ON DEATH DEED

Know all by these presents that We, **JOHN J. CONCANNON** AND **ANNE N. CONCANNON**, with a mailing address of P.O. Box 484, Cape Neddick, Maine 03902, at our death transfer our interest in the real property situated in the Town of York, County of York and State of Maine, to the following beneficiaries:

PRIMARY BENEFICIARY: We designate the following surviving beneficiaries: **MEGAN E. BOND**, **KATHLEEN M. REEVES**, AND THE **TRUSTEE** OF THE **PATRICK J. CONCANNON SUPPLEMENTAL NEEDS TRUST** with a mailing address of P.O. Box 401, York, Maine 03909.

ALTERNATE BENEFICIARY: If our primary beneficiaries do not survive us, we designate the following alternate beneficiary, if that beneficiary survives us: Megan E. Bond and Kathleen M. Reeves, Trustees of the Concannon Irrevocable Trust.

Before our death, we have the right to revoke or change this deed.

The real property is more particularly described in Exhibit A Attached Hereto.

The current property address is 13 Intervale Road, York Tax Map 11, Lot 18-A.

Witness our hands and seals this 28th day of January 2026.

Witness — **JOHN J. CONCANNON**

Witness — **ANNE N. CONCANNON**

STATE OF MAINE

County of York January 28th, 2026

Then personally appeared the above named John J. Concannon and Anne N. Concannon and severally acknowledged the foregoing instrument to be their free act and deed.

KATHRYN BEDELL NOTARY PUBLIC STATE OF MAINE EXP. 07-02-2029

Before me,

Attorney at Law/Notary Public
Print Name:
Commission Expires:

Kathryn Bedell, Attorney at Law
1000 U.S. Route One, Suite 103
York Maine 03909 | (207) 363-1200
www.kathrynbedelllaw.com

EXHIBIT A

Property: 13 Intervale Road, York, Maine

A certain lot or parcel of land with the buildings and any improvements thereon situated in York, in the County of York and State of Maine, at "York Cliffs", so-called, and being the "Early Lot" as shown and delineated on Plan entitled "Property of Joseph T. Turcott, York, York County, Maine," William J. Locke, Civil Engineer, dated October 1972, and being bounded and described as follows:

BEGINNING at an iron pipe set in the ground on the northwesterly sideline of Intervale Road, so-called, and running N 63° 52' W by Lot Number Four (4) a distance of 175.77 feet to an iron pipe set in the ground;

THENCE turning and running N 04° 03' W a distance of 127.96 feet to an iron pipe set in the ground in the southerly sideline of Bonnybeag Road, so-called;

THENCE turning and running by and along the southerly sideline of said Road by a curve to the left having a radius of 617.68 feet and an arc distance of 17.33 feet to an iron pipe set in the ground;

THENCE continuing along the southerly sideline of said Road by a curve to the left having a radius of 6009.15 feet and an arc distance of 169.67 feet to an iron pipe set in the ground;

THENCE turning and running by a curve to the right having a radius of 25 feet and an arc distance of 48.97 feet to an iron pipe set in the ground in the westerly sideline of Intervale Road, so-called;

THENCE running in a southerly direction by and along the westerly sideline of said Road a distance of 95.37 feet to an iron pipe set in the ground;

THENCE continuing in a southerly direction still by and along the westerly sideline of said Road a distance of 142.63 feet to an iron pipe set in the ground and the PLACE OF BEGINNING.

EXCEPTING, however, so much of the aforementioned lot which was conveyed by deed from Robert D. Branch, Trustee under the Will of Joseph T. Turcott, to Walter R. and Harriet T. Hogg recorded at the York County Registry of Deeds, said portion being a triangular shaped parcel of land bounded and described as follows:

BEGINNING at an iron pipe set in the ground on the northwesterly sideline of Intervale Road, so-called, at the easterly corner of Lot Number Four (4) and running N 63° 52' W by Lot Number Four (4) a distance of 175.77 feet to an iron pipe set in the ground;

THENCE, turning and running S 86° 40' 20" E a distance of 182.64 feet to an iron pipe set in the ground in the northwesterly sideline of said Intervale Road;

THENCE, turning and running by a curve to the right having a radius of 400.00 feet and an arc distance of 71.30 feet to an iron pipe set in the ground and the PLACE OF BEGINNING.

Said triangular shaped parcel of land is more particularly delineated on a certain plan entitled "Plan Showing Relocation of Lot Line, Intervale Road, York, Maine for Robert D. Branch" Anderson Associates, R.L.S., dated November 1979.

The above lot is conveyed TOGETHER WITH a right to use the various road shown on said plans, and other recorded plans from the above described lot to Agamenticus Avenue and Shore Road, for the purposes of ingress and egress, electric and telephone transmission lines, water and sewer.

Being the same premises conveyed by John J. Concannon and Anne N. Concannon, Trustees of the Concannon Revocable Trust to John J. Concannon and Anne N. Concannon by deed of near or even date.

This instrument was prepared from information supplied by the Grantor herein and no independent title search has been conducted.

York, ME

October 2, 2026

1 inch = 69 Feet

0 69 138 207

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM–WEST ZONE, U.S. SURVEY FEET.

2. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A REVOCABLE TRANSFER ON DEATH DEED FROM JOHN J. ANNE N. CONCANNON TO MEGAN E. BOND & KATHLEEN M. REEVES, AND THE TRUSTEE OF THE PATRICK J. CONCANNON SUPPLEMENTAL NEEDS TRUST DEEDED JANUARY 28, 2026 AND RECORDED IN DEED BOOK 19835, PAGE 934 YORK COUNTY REGISTRY OF DEEDS (YCRD).

3. THE PARCEL SHOWN IS LOCATED ON THE TOWN OF YORK ASSESSOR'S MAP 11, PARCEL 18A.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS OF RECORD:
   A. "MAP OF LAND OF THE YORK CLIFFS IMPROVEMENT CO. TOWN OF YORK, MAINE" BY C.C. VERMAULE DATED JANUARY 1, 1893 AND RECORDED IN PLAN BOOK 4, PAGE 30.
   B. "PLAN OF LANDS OF YORK DEVELOPMENT CO. YORK CLIFFS, YORK, MAINE" BY WHITMAN & HOWARD, CIVIL ENGINEERS DATED 1924 AND RECORDED IN PLAN BOOK 10, PAGE 1.
   C. "MAP OF LAND OF THE YORK CLIFFS IMPROVEMENT CO. TOWN OF YORK, MAINE" BY NAN VLIET DATED JANUARY 1, 1899 AND RECORDED IN PLAN BOOK 22, PAGE 86.
   D. "PLAN OF LAND FOR BEVERLY A. WARILA INTERVALE ROAD YORK, MAINE" BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED MARCH 1997 AND RECORDED IN PLAN BOOK 234, PAGE 2.
   E. "BOUNDARY & EXISTING CONDITIONS PLAN AT 91 AGAMENTICUS AVENUE, CAPE NEDDICK, MAINE, 03902" BY ATTAR ENGINEERING, INC. DATED 12/23/2025 AND RECORDED IN PLAN BOOK 453, PAGE 25.

5. THE SUBJECT PARCEL IS LOCATED IN THE RES–3 ZONE:
   MIN. LOT SIZE = 87,120 S.F.
   MIN. STREET FRONTAGE = 200 FEET
   MIN. FRONT SETBACK = 50 FEET
   MIN. SIDE & REAR SETBACK = 30 FEET*
   MAX. BUILDING HEIGHT = 35 FEET
   MAX. LOT COVERAGE = NONE

   *FOR NON CONFORMING LOTS OF RECORD THE SIDE SETBACK IS 12% OF LOT WIDTH AT FRONT SETBACK LINE (184.58*12%=22.15 FT) REAR SETBACK IS 12% OF AVERAGE DEPTH (186.68*12%=22.40 FT)

   THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.

6. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   A. AN EASEMENT FROM JOSEPH T. TURCOTT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE COMPANY AS DESCRIBED IN A DEED DATED JUNE 25, 1951 AND RECORDED IN DEED BOOK 1192 PAGE 477. SAID EASEMENT IS FOR THE RIGHT AND EASEMENT TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN, AND REMOVE ELECTRIC DISTRIBUTIONS LINES AND COMMUNICATION LINES
   B. THE LOCUS LOT IS BENEFITED BY THE RIGHT TO USE THE VARIOUS ROADS SHOWN ON SAID PLANS, AND OTHER RECORDED PLANS FROM THE LOT TO AGAMENTICUS AVENUE AND SHORE ROAD, FOR THE PURPOSES OF INGRESS AND EGRESS, ELECTRIC AND TELEPHONE TRANSMISSION LINES, WATER AND SEWER.

7. WETLAND DELINEATION AND TEST PITS PROVIDED BY MAINELY SOILS, LLC OCTOBER 2026. NO WETLANDS FOUND ONSITE.

8. ELEVATIONS AND CONTOURS BASED ON NAVD88 DATUM.

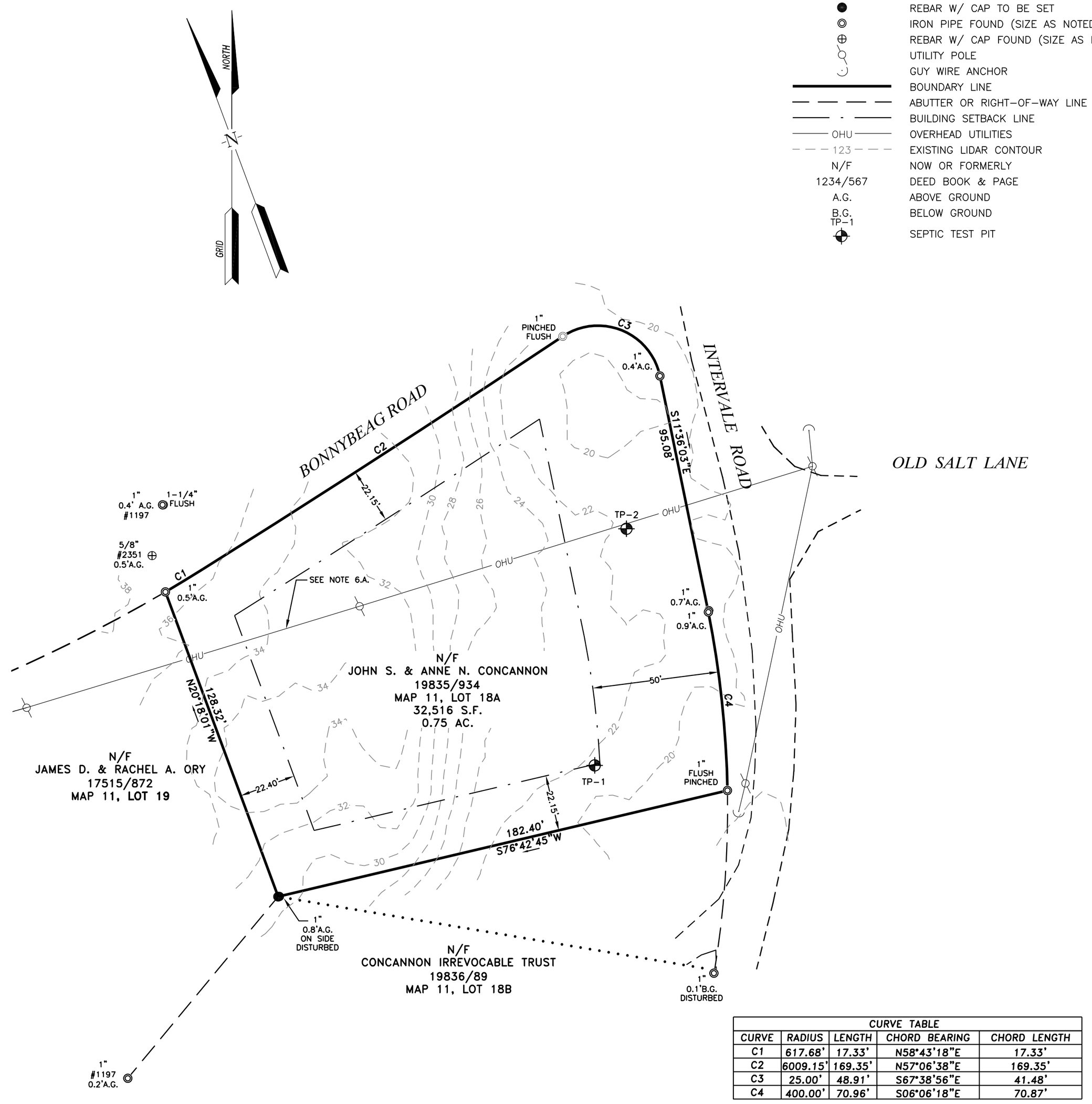
9. BAUNEBEG ROAD IS A PAPER STREET. OWNERSHIP OF THE ADJOINING LANDS MAY EXTEND TO THE CENTERLINE OF THE PAPER STREET. THIS PLAN DOES NOT DETERMINE OR OTHERWISE ADDRESS OWNERSHIP RIGHTS WITHIN THE PAPER STREET. THE BOUNDARIES SHOWN HEREON REPRESENT THE BOUNDARIES DESCRIBED IN THE DEEDS AND PLANS REFERENCED HEREON AND DO NOT NECESSARILY REFLECT THE FULL EXTENT OF TITLE THAT MAY PASS BY IMPLICATION OR OPERATION OF LAW.

10. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.

11. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
   A. NO SURVEY REPORT WAS PREPARED.
   B. NO REVISED LEGAL DESCRIPTION PREPARED

LEGEND

- REBAR W/ CAP TO BE SET
- IRON PIPE FOUND (SIZE AS NOTED)
- REBAR W/ CAP FOUND (SIZE AS NOTED)
- UTILITY POLE
- GUY WIRE ANCHOR
- BOUNDARY LINE
- ABUTTER OR RIGHT–OF–WAY LINE
- BUILDING SETBACK LINE
- OHU — OVERHEAD UTILITIES
- 123 — EXISTING LIDAR CONTOUR
- N/F — NOW OR FORMERLY
- 1234/567 — DEED BOOK & PAGE
- A.G. — ABOVE GROUND
- B.G. — BELOW GROUND
- TP–1 — SEPTIC TEST PIT



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	617.68'	17.33'	N58°43'18"E	17.33'
C2	6009.15'	169.35'	N57°06'38"E	169.35'
C3	25.00'	48.91'	S67°38'56"E	41.48'
C4	400.00'	70.96'	S06°06'18"E	70.87'

STATE OF MAINE · ISAIAH E. KIMBALL · PLS 1344 · PROFESSIONAL LAND SURVEYOR

KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

Owner of Record:
John J. & Anne N. Concannon
P.O. Box 484
Cape Neddick, ME 03902

Existing Conditions Plan
Map 11, Lot 18A
13 Intervale Road
Cape Neddick, Maine

DATE: OCTOBER 28, 2026
PROJECT NO. 2741
SCALE: 1" = 30'
CAD FILE: 2741.dwg

SHEET 1 OF 1