

49 High Street  
Sunapee, NH



## *Just Listed*

Welcome to the heart of Sunapee! This recently renovated home will transport you back in time, while offering modern-day conveniences. As you enter the home, you will notice the beautiful mahogany floors, making way into the kitchen where your double oven awaits, along with custom hickory cabinetry. Also, on the first floor, is the primary suite with walk-in closet and ensuite bathroom, and a generous laundry room. Head upstairs to relax in any of four bedrooms with ensuite baths--three bathrooms including spa tubs. Take in the peaceful atmosphere outside on your covered front porch, back deck or stone patio and admire the gorgeous landscaping, nicely built stone wall and spacious backyard. When you're ready to venture out, it's a quick stroll to Sunapee Harbor where you can enjoy outdoor dining or a boat cruise around the lake. The large renovated barn can hold two cars and has storage for your lawn mower, ATV and so much more. There is a full loft, new concrete floor with radiant heat tubes and plumbing ready for hookup and may be perfect for events. This property previously operated as a B&B for 11 years and has the potential to be so again! Just minutes to Dewey Beach and approximately 3 miles to Mount Sunapee and Lake Sunapee State Beach. Other upgrades to note are; all new plumbing, electric, heating system and energy star windows. 45 minutes from Concord and 1 hour and 45 minutes from Boston.



**\$515,000**

**Bedrooms 5**

**Year Built: 1890**

**Bathrooms 6**

**Taxes: \$4,866**

**Acres .65**

**Sq Ft: 2,952**



KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street  
New London, NH  
C: 603-252-6428  
O: 603-526-8600  
[www.ohgrp.com](http://www.ohgrp.com)

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## *Important Features*

### **2005 & 2006 Renovations**

- New Pella Architectural Energy Star windows
- New plumbing throughout (copper and pex pipe) including tubs, showers, faucets and fixtures
- All new electrical, 200 Amp
- New boiler - Energy Kinetics System 2000, new baseboard and thermostats installed
- Upgraded insulation
- Installed sprinkler fire prevention system
- Front Porch was rebuilt to include mahogany flooring and a new Azex ceiling

### **First Floor**

- Remodeled to include a first floor bedroom/bath, new kitchen, dining room, 2 living rooms plus ½ bath and (9x9) laundry room
- Mahogany flooring in living and dining rooms
- KraftMaid natural hickory kitchen cabinets
- All new kitchen appliances
- New solid surface kitchen countertops

### **Second Floor**

- Renovated and remodeled for 4 bedrooms with new ensuite baths, including 3 spa tubs
- New linen and storage closets
- All new ceilings
- Hallway emergency lighting installed
- Stairs rebuilt, mahogany treads and railings

### **Barn**

- New concrete floor with radiant heat tubes (3 zones ready for hookup)
- Water and sewer pipe in place in concrete floor (ready for street hookup)
- Loft stairway added

### **2014 Renovations & Addition**

- 12x20 family room added and first floor bedroom expanded, both with natural hickory flooring.
- New rear entryway/mudroom
- New 10x16 shed
- Stone patio from family room slider
- Basement (4 ft with cement floor)
- Foam floor insulation, 6" wall, 12" ceiling cellulose insulation



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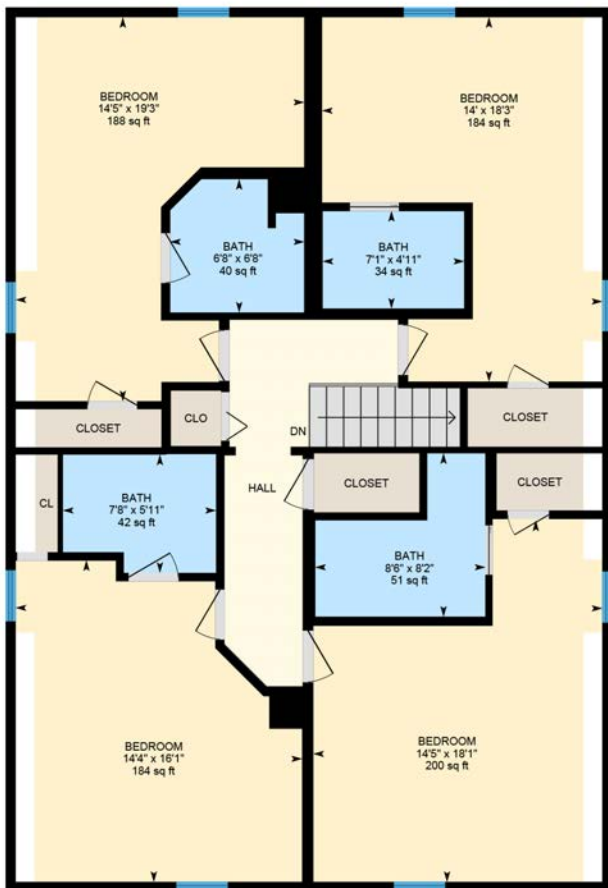
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## First Floor



## Second Floor



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A larger rendering is available.  
Contact the O'Halloran Group at  
[brandy@ohgrp.com](mailto:brandy@ohgrp.com), or visit [ohgrp.com](http://ohgrp.com)  
and click on featured listings.

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