

41 Atwood Road Wilmot, NH



Just Listed

This lovely and well-maintained 1800's home is set on 15 acres (2 acres across the street) with stunning mountain views, surrounded by woods and fire pond. The home has 5+ bedrooms, a first-floor primary suite with walk-in closet and ensuite bathroom. On the main level you will find a guest kitchen with an abundance of cabinets and attached sun porch. The main kitchen is spacious with a granite island and propane Aga range, all perfect for entertaining. As you walk through the home you will notice the gorgeous wide pine wood floors, cozy fireplace and cathedral ceiling. The main level includes a family room, living room and 2 offices so you can work from home. On the second level, there are 3 bedrooms, workout room and full bathroom. The other second level could be used as a guest area, with bedroom, full bathroom and living room. Great basement with room for storage and a newly added workshop. Outside you can enjoy your enchanting backyard, host barbecues on your deck, organic gardens include a 65' X 110' plot and 9 raised cedar beds. You will love the antique barn where you can park your vehicles, tractors, equipment, with stalls for animals. Plenty of hiking, biking and snowmobile trails. Only 7.5 miles to Ragged Mountain and 20 miles to Mount Sunapee. Close to lakes and ponds for kayaking, fishing & swimming. Near downtown New London for local shops, dining, hospital, etc.



\$895,000

Bedrooms: 5+

Year Built: 1850

Bathrooms: 4

Taxes: \$11,528

Acres: 15.00

Sq Ft: 4,253

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street
New London, NH
C: 603-252-6428
O: 603-526-8600
www.ohgrp.com

kw LAKES &
MOUNTAINS
KELLERWILLIAMS REALTY

Each Office is Independently Owned and Operated



Unbranded Tour URL 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1850
Style Farmhouse
Color
Total Stories 2
Zoning RESRES
Taxes TBD No
Tax - Gross Amount \$11,528.00
Tax Year 2021
Tax Year Notes
Owned Land
Lot Size Acres 15.000000
Lot - Sqft 653,400
Common Land Acres
Garage Yes
Garage Type Other
Garage Capacity 2
Basement Yes
Basement Access Type Interior
Date - Initial Showings Begin 2/4/2023

Rooms - Total 17
Bedrooms - Total 5
Baths - Total 4
Baths - Full 3
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Fin Above Grade 4,253
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 1,804
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 4,253
Footprint
Road Frontage Yes
Road Frontage Length 870
Roads Paved

Waterfront Property Yes
Water Body Access
Water Body Name Frazier Brook
Water Body Type Brook/Stream
WaterFrRit Exclusively Owned
Water Body Restrictions Unknown
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains
Resort

Remarks - Public This lovely and well-maintained 1800's home is set on 15 acres (2 acres across the street) with stunning mountain views, surrounded by woods and fire pond. The home has 5+ bedrooms, a first-floor primary suite with fireplace, walk-in closet and ensuite bathroom. On the main level you will find an eat-in kitchen with an abundance of cabinets and attached sun porch. The main kitchen is spacious with a granite island and propane AGA range, all perfect for entertaining. As you walk through the home you will notice the gorgeous wide pine wood floors, cozy fireplace and cathedral ceiling. The main level includes a family room, living room and 2 offices so you can work from home. On the second level, there are 3 bedrooms, workout room and full bathroom. The other second level could be used as a guest area, with bedroom, full bathroom and living room. Great basement with room for storage and a newly added workshop. Outside you can enjoy your enchanting backyard, host barbecues on your deck, organic gardens include a 65' X 110' plot and 9 raised cedar beds. You will love the antique barn where you can park your vehicles, tractors, equipment, with stalls for animals. Plenty of hiking, biking and snowmobile trails. Only 7.5 miles to Raasod Mountain and 20 miles to Mount Sunapee. Close to lakes and ponds for kayaking, fishing & swimming. Near downtown New London for local shops, dining, hospital, etc. *Delayed showings until Open House on Saturday, February 4, from 10:00 - 12:00.

Directions From Route 4A, take North Wilmot Road for 3 miles, stay straight onto Atwood Road.

Kitchen	1	18'11" x 13'3"	Bedroom	2	12' x 12'3"
Living Room	1	12'10" x 15'	Bedroom	2	10'10" x 12'3"
Bonus Room	1	18'11" x 12'4"	Bedroom	2	13'6" x 13'2"
Dining Room	1	14'1" x 16'4"	Bedroom	2	11'3" x 13'2"
Family Room	1	11'1" x 12'2"	Bedroom	2	10'2" x 14'10"
Den	1	7'4" x 15'	Loft	1	22'4" x 23'
Dining Room	1	14'1" x 16'4"			
Living Room	1	14'1" x 14'1"			
Office/Study	1	10'10" x 9'2"			
Office/Study	1	10'10" x 14'1"			
Primary	1	14'8" x 18'1"			

Map 003
Block 000
Lot 028
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3578
DeedPage 2451
TotDeeds
Covenants No
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Description Country Setting, Landscaped, Mountain View, Rolling, View, Walking Trails, Wooded

Utilities High Speed Intrnt -Avail, Satellite, Telephone Available
Items Excluded

Construction Wood Frame
Foundation Concrete, Stone
Roof Shingle - Asphalt
Exterior Clapboard
Driveway Paved
Electric 200 Amp, Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company Eastern Propane
Cable Company

Fees - Condo - Mobile

Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Offer of Compensation to Licensed NEREN Real Estate Brokerages

Buyer Agency	3.00%	SubAgency	NonAgency Facilitator	3.00%	Transactional Broker
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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.



O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

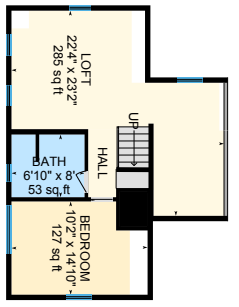
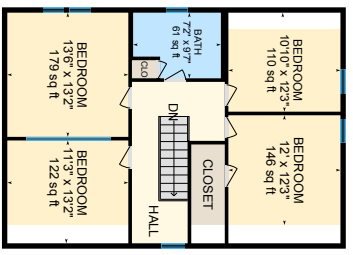
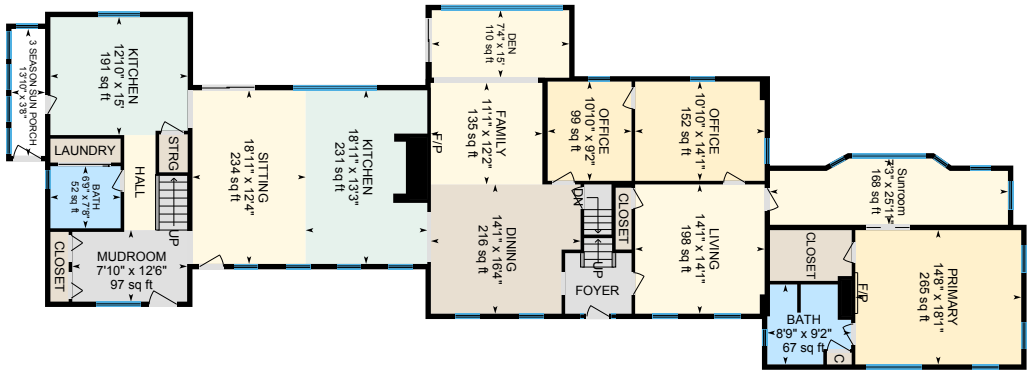
Off: 603-526-8600



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41 Atwood Rd, Wilmot, NH

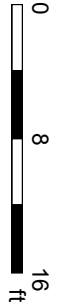
Main Building: Above Grade Finished Area 4253.58 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

41 Atwood Rd, Wilmot, NH

Main Floor Finished Area 2782.92 sq ft
Unfinished Area 64.10 sq ft



PREPARED: 2023/01/28

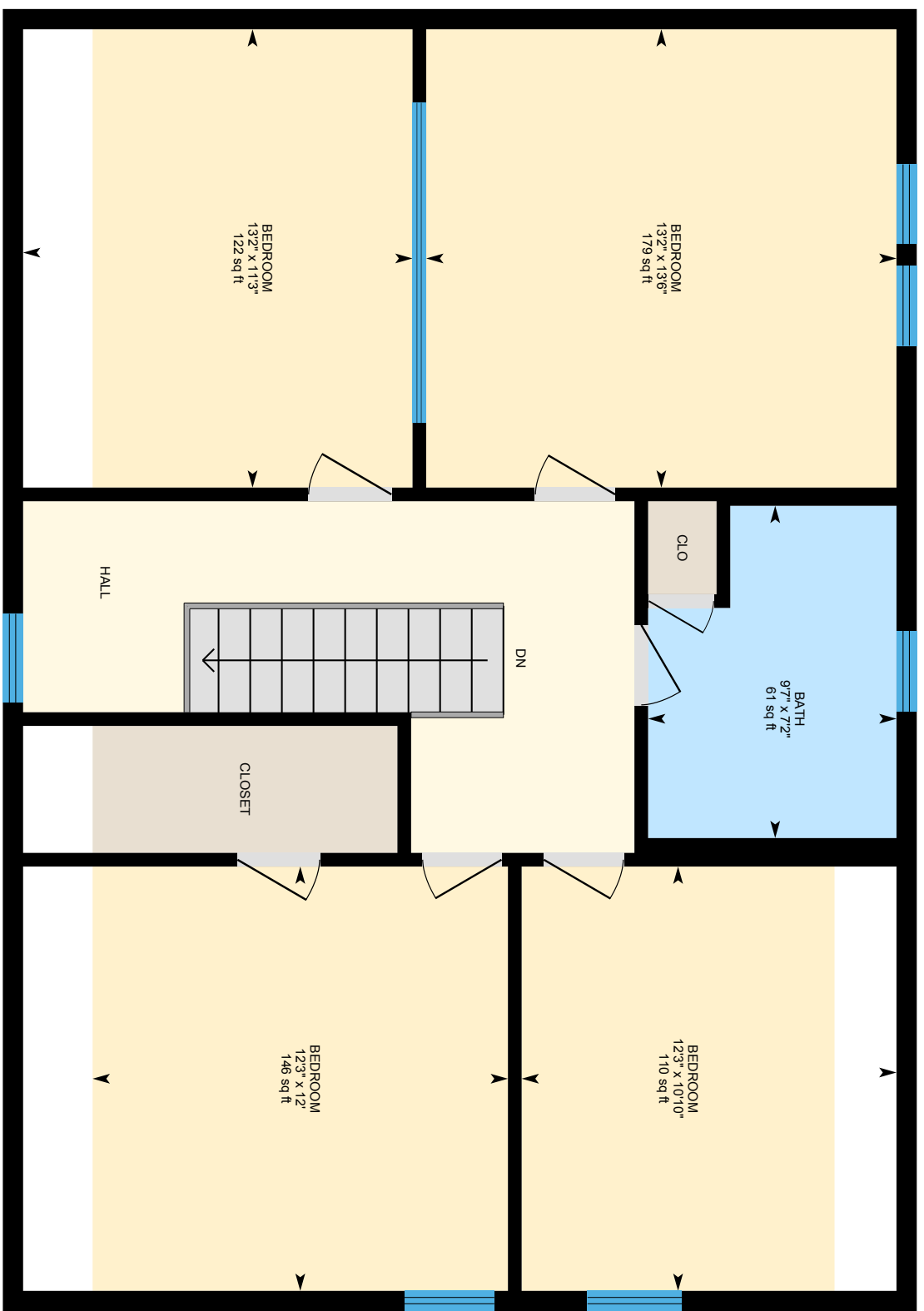


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

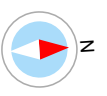


41 Atwood Rd, Wilmot, NH

2nd Floor - 1 Finished Area 876.68 sq ft
Unfinished Area 109.70 sq ft



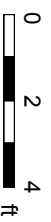
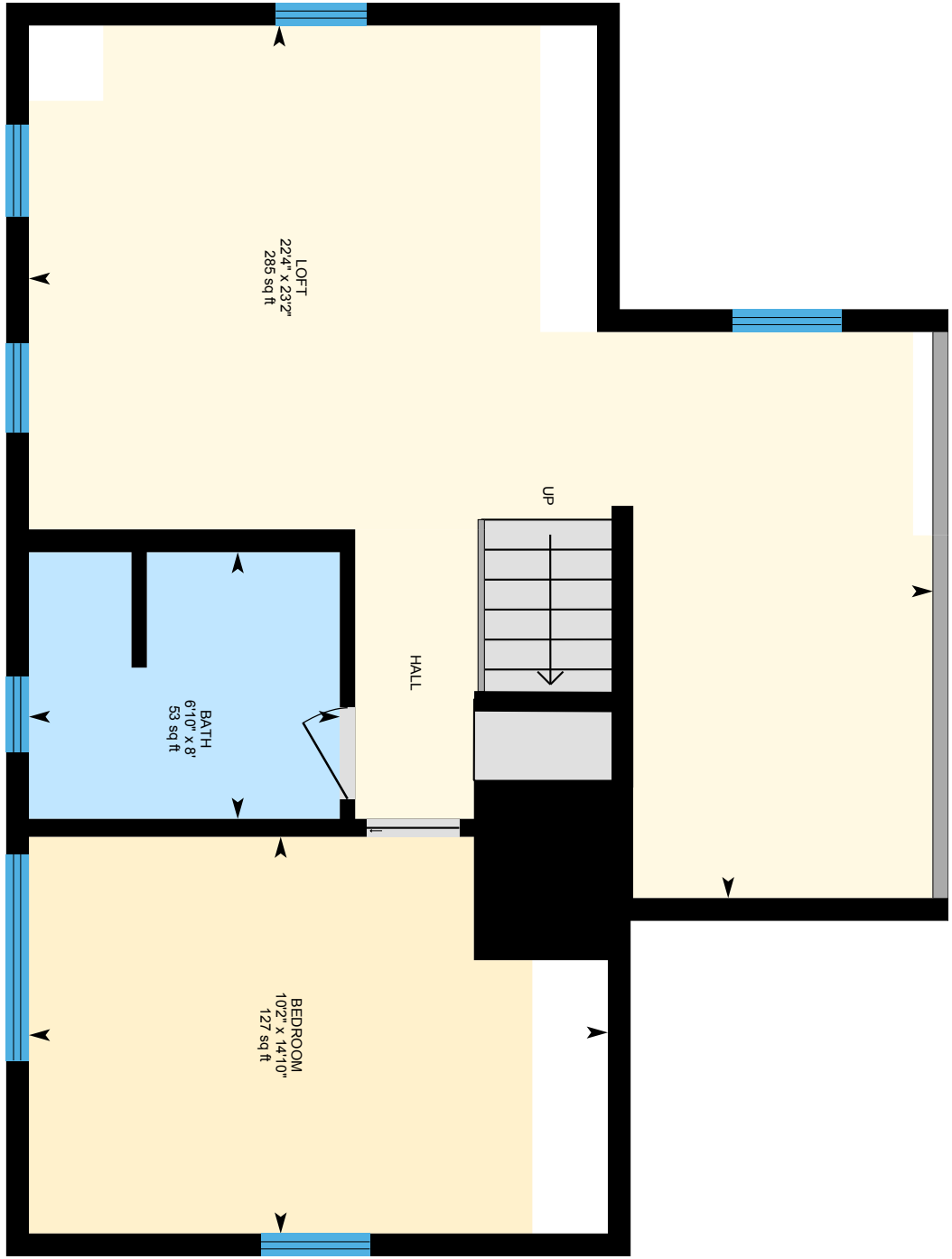
PREPARED: 2023/01/28



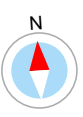
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

41 Atwood Rd, Wilmot, NH

2nd Floor - 2 Finished Area 593.99 sq ft
Unfinished Area 48.72 sq ft



PREPARED: 2023/01/28



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

Return To:
Michael R. Larue
41 Atwood Rd.
Wilmot, NH 03287

Transfer Tax \$ 9,675.⁰⁰

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, AVERY C. HOGLUND and BENJAMIN P. HOGLUND, wife and husband, of Wilmot, New Hampshire, for consideration paid, grant to MICHAEL R. LARUE and MAUREEN M. BURKE-LARUE, as joint tenants with rights of survivorship, having a present mailing address of 301 Galloping Hill Road, Hopkinton, New Hampshire 03229, with **WARRANTY COVENANTS,**

Two certain tracts of land together with any buildings thereon, situated in Wilmot, County of Merrimack and State of New Hampshire:

Tract I: Parcel B designated "To Be Retained" on a plan entitled "Portion of Property of Lula J. Atwood, Surveyed for Cyril Severin" by Kear-Wood, Inc., New London, New Hampshire, dated August 1972, and recorded in the Merrimack County Registry of Deeds as Plan #3050, more particularly bounded and described as follows:

Beginning at an iron pin on the Southerly side of Old County Road, so-called, as shown on the plan, at the Northwesterly corner of the within conveyed tract; thence North 76° 51' 21" East along the road, a distance of 300.7 feet to an iron pin at land now or formerly of L. Sawyer; thence South 08° 32' 34" East along said Sawyer land a distance of 337.37 feet to a stone wall; thence North 43° 09' 51" East along the stone wall a distance of 42.95 feet; thence South 45° 33' 34" East along land now or formerly of Severin a distance of 96.54 feet to a point; thence South 47° 47' 30" West along said Severin land a distance of 93.00 feet to land now or formerly of W. Atwood; thence North 44° 41' 17" West a distance of 93.00 feet

to a stone wall; thence South 44° 06' 45" West along the stone wall a distance of 82.56 feet to a drill hole; thence North 34° 51' 35" West a distance of 435.43 feet to the point of beginning.

The within described Tract I is shown as Tract 25, containing 2.0 acres, on a plan entitled "Wilmot, New Hampshire - Tax Map" recorded in the Merrimack County Registry of Deeds on March 1, 1978, as Plan #5177-3.

Tract II: A certain parcel of land lying on the Northerly side of the aforementioned road and shown as Tract 28, containing 13 acres, on a plan entitled "Wilmot, New Hampshire - Tax Map" recorded in the Merrimack County Registry of Deeds on March 1, 1978, as Plan #5177-3.

Meaning and intending to describe and convey all and the same premises as were conveyed to AVERY C. HOGLUND and BENJAMIN P. HOGLUND by DEBORAH A. RANSOM and JAMES C. RANSOM by warranty deed dated June 1, 2015, recorded in Volume 3479, Page 1789 of the Merrimack County Registry of Deeds on June 1, 2015.

Executed this 30 day of November, 2017.


Avery C. Hoglund

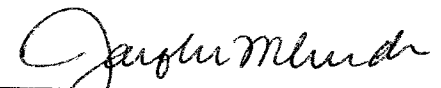

Benjamin P. Hoglund

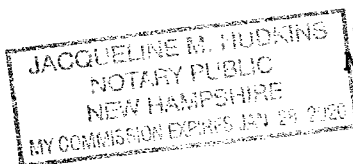
STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

November 30, 2017

Personally appeared Avery C. Hoglund and Benjamin P. Hoglund, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,


Notary Public/ Jacqueline M. Hudkins
Justice of the Peace



(Please type or print name)
My commission expires: 1-28-20

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 1. **SELLER:** Michael R. LaRue and Maureen M. Burke-LaRue
- 2. **PROPERTY LOCATION:** 41 Atwood Road, Wilmot, NH 03287
- 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No
- 4. **SELLER:** has has not occupied the property for 5.25 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other

- b. **INSTALLATION:** Location: Front yard, drilled 303 ft
Installed By: Tasker's Well Inc., Norwood, NH Date of Installation: August 1997
What is the source of your information? Property Disclosure 09/20/17

- c. **USE:** Number of persons currently using the system: 2
Does system supply water for more than one household? Yes No

- d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

- e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test 2017
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

- b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem?

- c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size see note Gal. Unknown Other:
Tank Type Concrete Metal Unknown Other:
Location: Backyard, North side of house Location Unknown Date of Installation: New in 2009
Date of Last Servicing: 2019 Name of Company Servicing Tank: Byron's Septic Service, LLC
Have you experienced any malfunctions? Yes No
Comments: Design available through Gavin Campbell Construction
2 septic tanks 1250 and 1000 gallons

SELLER(S) INITIALS

BUYER(S) INITIALS

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PROPERTY LOCATION: 41 Atwood Road, Wilmot, NH 03287

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: Backyard, North side of house Size: 5 bed Unknown: _____
Date of installation of leach field: 2009 Installed By: Clark and Company
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
Source of Information: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cellulose	R-33	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cellulose	R-22	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foam	Some walls	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): 12 years Size of tank(s): 1,000 gallons
Location: Front Yard

Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____

If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? 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: 2017 By: Check First Home Inspections, LLC
Results: No hazard found If applicable, what remedial steps were taken? NA
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: Contact Check First Home Inspections, LLC for test results

SELLER(S) INITIALS MRL / MRL

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 41 Atwood Road, Wilmot, NH 03287

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: 2017 By: Check First Home Inspections, LLC

Results: No hazard found If applicable, what remedial steps were taken? NA

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: Contact Check First Home Inspections, LLC for test results

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: Current Use 11 acres

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: Colin Brown

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Rural Agricultural

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: Newly paved 2022

j. Heating System Age: 2009 Type: Forced Hot Water Fuel: Propane Tank Location: Front Yard

Owner of Tank: Eastern Propane and Oil

Annual Fuel Consumption: approx. 2,000 gal Price: 5,000 Gallons: 2,000

Date system was last serviced and by whom? 2020 Sorgel Plumbing

Secondary Heat Systems: No

Comments: _____

SELLER(S) INITIALS

MRL / MRL
01/20/23 12:29 PM EST dotloop verified / 01/20/23 12:31 PM EST dotloop verified

BUYER(S) INITIALS

____ / _____

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PROPERTY LOCATION: 41 Atwood Road, Wilmot, NH 03287

- k. Roof Age: 2009 Type of Roof Covering: IKO-50 year Shingles
Moisture or leakage: No
Comments: New Barn Roof September 2017
- l. Foundation/Basement: Full Partial Other: _____ Type: Poured Concrete/Stone
Moisture or leakage: No
Comments: _____
- m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2018 Problems? No
Comments: _____
- n. Plumbing Type: Copper and Prcks Tubing Age: 12 years
Comments: _____
- o. Domestic Hot Water: Age: 12 years Type: Indirect Fired Gallons: 50
- p. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: Boxes in each basement and panel in barn
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____
- t. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: None
- u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- w. Internet: Type Currently Used at Property: StarLink
- x. Other (e.g. Alarm System, Irrigation System, etc.) None
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS MRL / MRL

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 41 Atwood Road, Wilmot, NH 03287

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

There is a dug well on the 2 acre parcel that may have future agricultural use. The opening is currently covered with plywood.
Replaced all wood facia on bay window in Master BR/Sun Rm and installed oversized gutter system in 2019.
Added stainless steel chimney cap in 2018.
Installed metal grating on back deck which was not complete upon purchase.
All windows (Marvin) reglazed in entire house in 2021.
Installed new thermostat in smaller basement in 2023.
New dishwasher (Bosch) installed in 2022.
New refrigerator (Whirlpool) installed in 2021.
Stove (Aga) received routine inspection and maintenance in 2021.
New exhaust fan in Master Bath installed in 2022.
New lighting fixtures installed in upstairs bath (old section of house) in 2022.
New electrical meter installed in 2019.
New electronic gauge for propane tank installed in 2022.
Repaired drainage issue on driveway and sealed entire driveway in 2022.
Installed new swing away mailbox and post in 2022.
Had property surveyed by Colin Brown in 2020 (2 acre parcel) and 2021 (13 acre parcel) and recorded at Wilmot Town Hall.

ACKNOWLEDGEMENTS

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Michael R. LaRue
dotloop verified
01/30/23 3:29 PM EST
QYGR-KDCD-RPL5-PDC8
SELLER _____ DATE _____

Maureen M. Burke-LaRue
dotloop verified
01/30/23 1:21 PM EST
IHYR-MX2V-OAU3-WMBN
SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER(S) INITIALS MR / MBL
01/30/23 3:29 PM EST dotloop verified / 01/30/23 1:21 PM EST dotloop verified

BUYER(S) INITIALS _____ / _____

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 41 Atwood Road, Wilmot, NH 03287

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Michael R. LaRue</i>	dotloop verified 01/31/23 2:38 PM EST EVFM-UWSD-ZFRK-VQTK
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Seller Date

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Purchaser Date

<i>Dan O'Halloran</i>	dotloop verified 01/31/23 3:21 PM EST HJQP-QZD3-GIYC-KQFF
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Agent Date

<i>Maureen M. Burke-LaRue</i>	dotloop verified 01/17/23 8:23 PM EST BTDE-QZYC-MBNX-6RPI
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Seller Date

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Purchaser Date

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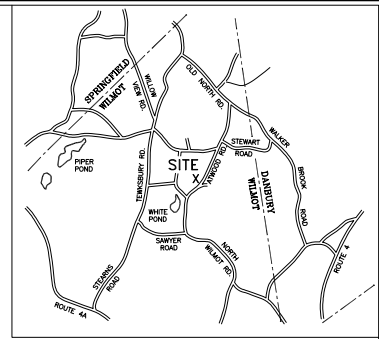
Agent Date

NOTES

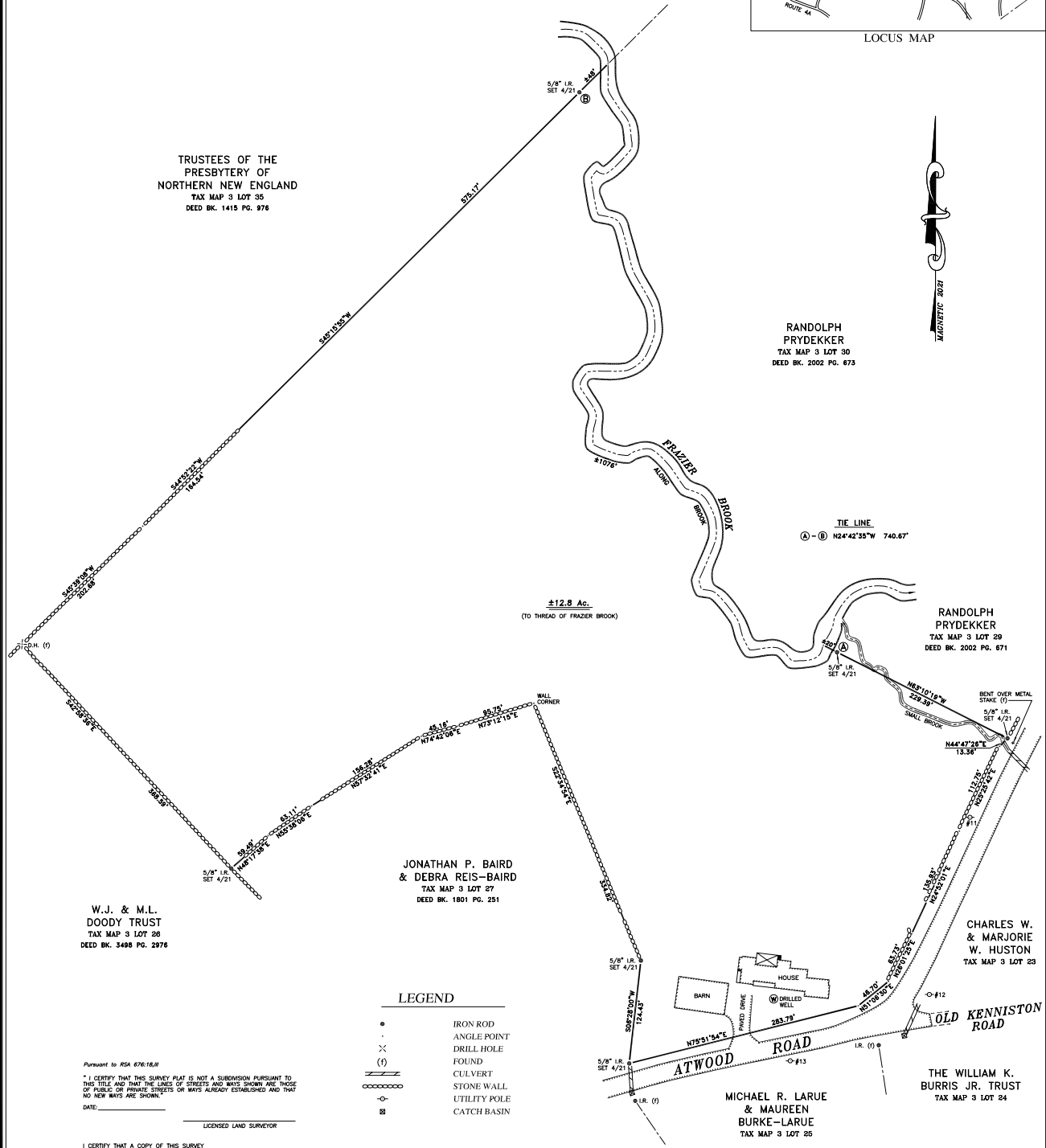
1. FIELD PROCEDURE: TOPCON OPT 3000LW TOTAL STATION INSTRUMENT FIELD WORK PERFORMED APRIL 2021
2. THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY LINES OF PROPERTY OWNED BY MICHAEL R. LARUE & MAUREEN BURKE-LARUE AS DESCRIBED IN DEED BK. 3578 PG. 2451
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY THAT ARE NOW IN EFFECT AND APPLICABLE

PLAN REFERENCES

1. M.C.R.D. PLAN #1772 TRUSTEES OF THE SYNOD OF NEW ENGLAND OF THE UNITED PRESBYTERIAN CHURCH 27 AUG. 1991 BY E. M. ROBERTS
2. M.C.R.D. PLAN #19003 ANNEXTION PLAN FOR MARGARET LEGROS DOODY & TRUSTEES OF THE PRESBYTERY OF NORTHERN NEW ENGLAND FEBRUARY 3, 2012 BY THIS OFFICE



LOCUS MAP



**BOUNDARY SURVEY FOR
MICHAEL R. LARUE &
MAUREEN M. BURKE-LARUE
ATWOOD ROAD
WILMOT, N.H. MERRIMACK CO.
APRIL 12, 2021
SCALE 1 INCH = 60 FEET
DEED BOOK 3578 PAGE 2451
TAX MAP 3 LOT 28**

CENTRAL LAND SURVEYING
INC.
COLIN R. BROWN (603)-744-2822
LICENSED LAND SURVEYOR BRISTOL, N.H. 03222

