

18 Dove Road Newport, NH



Just Listed

First-floor living in Newport! This 3-bedroom, 2-bathroom home sits on over half an acre in a quiet neighborhood. Enjoy open concept living with the large kitchen that opens to the living room. The primary bedroom has two closets and an ensuite bathroom. There are two other bedrooms that could also be used as an office, craft room or exercise room. Laundry hook-ups are also available on the main level. The 1,100 square foot walkout basement is waiting for your finishing touches! During the warm summer months in New Hampshire, you can enjoy gardening, grilling on the back deck and going for a walk to lovely Corbin Bridge. Located just minutes from the downtown area of Newport for all your amenities, local shops and restaurants, shopping plaza's and Newport Health Center. Close to the Newport Rail Trail for snowmobiling, four-wheeling or walking the trails. Just 20 minutes to Mount Sunapee Resort and Lake Sunapee and near many golf courses, lakes, ponds and beaches - there is always year-round fun to have during each New England season! Just 2.5 hours to Boston and 40 Minutes to Dartmouth Health and the Upper Valley.



\$175,000

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

Bedrooms: 3

Year Built: 2008

Bathrooms: 2

Taxes: \$3,160

Acres: 0.55


Sq Ft: 1,142




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

Residential 4951138	Mobile Home Active	18 Dove Road Newport	NH 03773	Unit/Lot	Listed: 5/3/2023 Closed:	\$175,000
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County NH-Sullivan Village/Dist/Locale Construction Status Existing Year Built 2008 Style Double Wide Color Total Stories 1 Zoning R40 R Taxes TBD No Tax - Gross Amount \$3,160.00 Tax Year 2022 Tax Year Notes Owned Land Yes Lot Size Acres 0.550000 Lot - Sqft 23,958 Common Land Acres Garage No Garage Type Garage Capacity Basement Yes Basement Access Type Walkout Date - Initial Showings Begin 5/6/2023	Rooms - Total 6 Bedrooms - Total 2 Baths - Total 2 Baths - Full 2 Baths - 3/4 0 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 1,142 SqFt-Apx Fin AG Source Measured SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Measured SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Measured SqFt-Apx Unfn Below Grade 1,100 SqFt-Apx Unfn BG Source Measured SqFt-Apx Total Finished 1,142 Footprint Road Frontage Yes Road Frontage Length 216 Roads Dirt	Waterfront Property Water Body Access Water Body Name Water Body Type WaterFrRit Water Body Restrictions 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 Current Use Land Gains Resort
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Remarks - Public First-floor living in Newport! This 3-bedroom, 2-bathroom home sits on over half an acre in a quiet neighborhood. Enjoy open concept living with the large kitchen that opens to the living room. The primary bedroom has two closets and an ensuite bathroom. There are two other bedrooms that could also be used as an office, craft room or exercise room. Laundry hook-ups are also available on the main level. The 1,100 square foot walkout basement is waiting for your finishing touches! During the warm summer months in New Hampshire, you can enjoy gardening, grilling on the back deck and going for a walk to lovely Corbin Bridge. Located just minutes from the downtown area of Newport for all your amenities, local shops and restaurants, shopping plaza's and Newport Health Center. Close to the Newport Rail Trail for snowmobiling, four-wheeling or walking the trails. Just 20 minutes to Mount Sunapee Resort and Lake Sunapee and near many golf courses, lakes, ponds and beaches - there is always year-round fun to have during each New England season! Just 2.5 hours to Boston and 40 minutes to Dartmouth Health and the Upper Valley. Delayed showings until the Open House on Saturday, May 6th, from 10:00 - 12:00.

Directions On North Main Street, turn onto Oak Street. Stay on Oak Street for about 2.5 miles, then turn left onto Corbin Road. Turn onto Dove Road, which is the next road on the left. House will be first house on the left.

Mudroom 1 4'10" x 10'6" Kitchen 1 12'7" x 17'7" Living Room 1 13'2" x 18'8" Primary 1 12'8" x 11'9" Bedroom 1 12'6" x 9'3" Bedroom 1 9'3" x 11'11"	Map 220 Block 000 Lot 300 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 1668 DeedPage 0999 TotDeeds Covenants No Seasonal No	SchDistrict Newport Sch Dst SAU #58 SchElem Richards Elementary School SchMiddle Newport Middle and High School SchHigh Newport Middle High School
Appliances Dryer, Range - Electric, Refrigerator, Washer, Exhaust Fan Equipment Stove-Wood Features - Exterior Deck, Fence - Partial, Garden Space Features - Interior Kitchen Island, Kitchen/Living, Primary BR w/ BA, Laundry - Basement Flooring Carpet, Tile Heating Forced Air, Stove - Wood Heat Fuel Oil, Wood Cooling None Water Drilled Well, Private Water Heater Electric Sewer 1250 Gallon, Drywell, Private, Septic	Lot Description Sloping Construction Manufactured Home Foundation Concrete Roof Shingle - Asphalt Exterior Vinyl Siding Driveway Gravel Electric 200 Amp, Circuit Breaker(s) Phone Company Electric Company Fuel Company Dead River Cable Company	Utilities Phone, Cable - Available, High Speed Internet - Avail Items Excluded	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Fees - Condo - Mobile Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	ParkName None Mobile Co-Op MobPkApvl No MustMove Mobile Make MobileMod 2007 Summerbrook - Sectional MobileSer# D48-03 Mobile Anchor

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 PrimeMLS.



O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



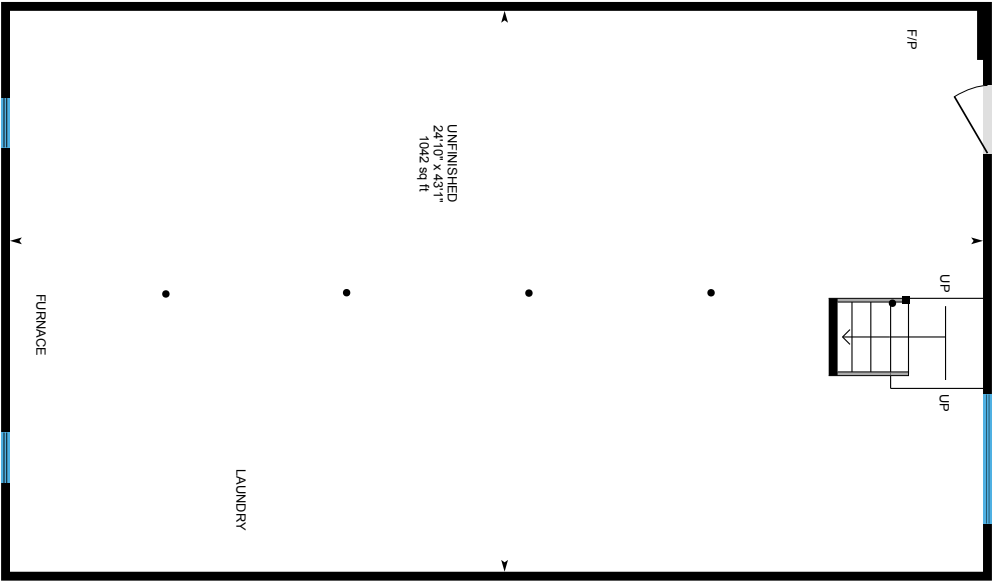
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18 Dove Road, Newport, NH

Main Building: Above Grade Finished Area 1142.20 sq ft



Main Floor
Finished Area 1142.20 sq ft



Basement (Below Grade)
Finished Area

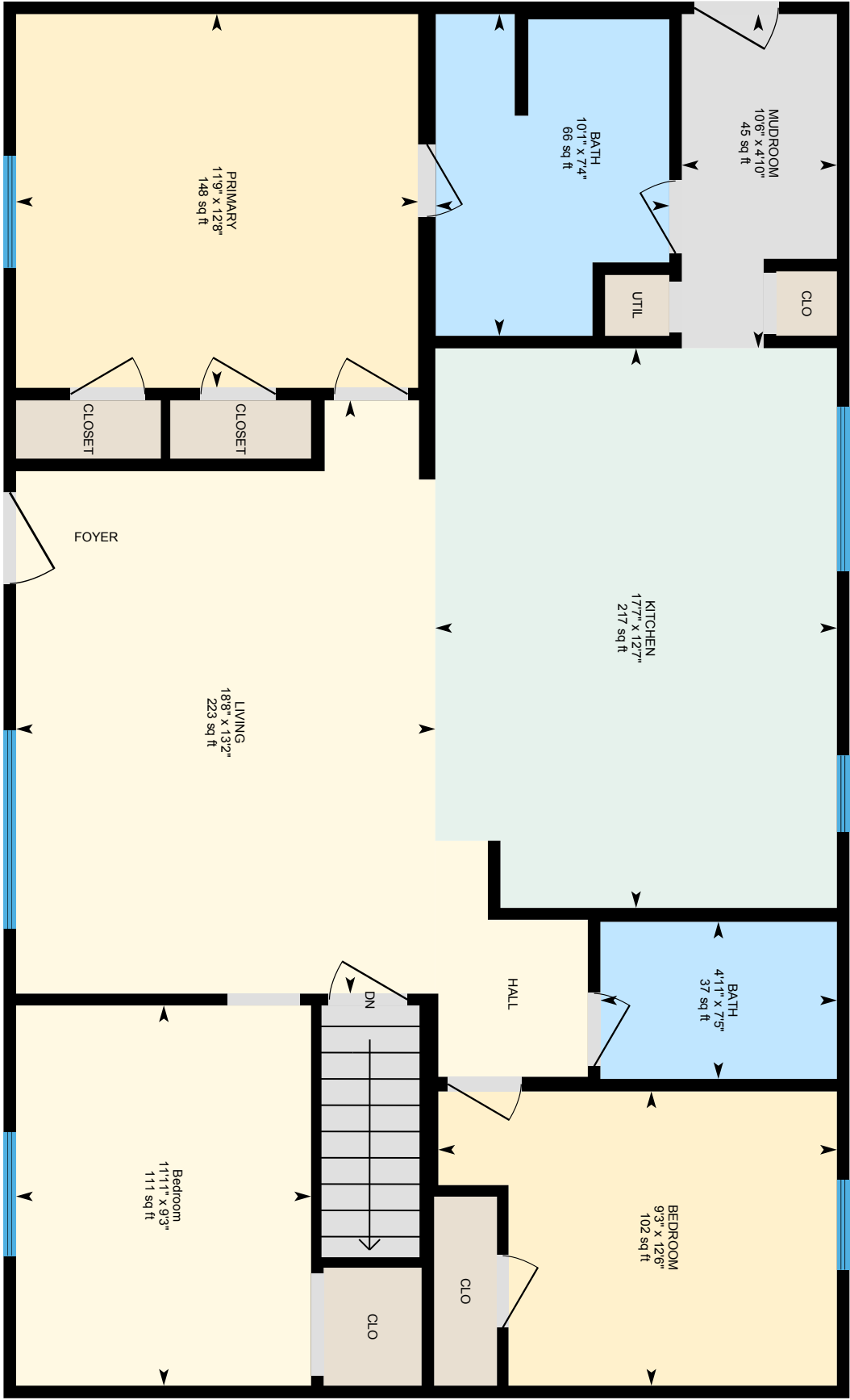


PREPARED: 2023/05/02

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.

18 Dove Road, Newport, NH

Main Floor Finished Area 1142.20 sq ft



PREPARED: 2023/05/02



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.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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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:** Jennifer Hill

2. **PROPERTY LOCATION:** 18 Dove Road, Newport, NH 03773

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 15 years 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: Right side of driveway
 Installed By: Lucas and Sons Date of Installation: 2007
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 1
 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 2007
 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 1250 Gal. ☐ Unknown ☐ Other: _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
 Location: Left of driveway Location Unknown ☐ Date of Installation: 2007
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

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- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other: Dry well
 IF YES, Location: _____ Size: _____ Unknown: _____
 Date of installation of leach field: _____ Installed By: _____
 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"/>	_____	_____	<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"/>	_____	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<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)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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: 2007

By: _____

Results: Normal If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS

GH /

BUYER(S) INITIALS

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 2007 By: _____

Results: Normal If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

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: _____

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: _____

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? Residential

i. Street (check one): ☒ Public ☐ Private ☐ Association

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

Additional Information: _____

j. Heating System Age: 2007 Type: Oil Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: 1/4 tank Price: _____ Gallons: _____

Date system was last serviced and by whom? Dead River 2019

Secondary Heat Systems: Woodstove

Comments: _____

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- k.** Roof Age: 2007 Type of Roof Covering: Shingle
 Moisture or leakage: _____
 Comments: _____
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: _____
 Comments: _____
- m.** Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2023 Problems? No
 Comments: _____
- n.** Plumbing Type: PVC Age: 2007
 Comments: _____
- o.** Domestic Hot Water: Age: 2007 Type: Electric Gallons: 40
- p.** Electrical System: # of Amps 200 Circuit Breakers ☒ Fuses ☐
 Comments: _____
 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: _____
- 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: _____
- x.** Other (e.g. Alarm System, Irrigation System, etc.) _____
 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.

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10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

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).

Jennifer Hill
dotloop verified
05/02/23 5:02 PM EDT
ALWN-PBJF-9S28-9YTH

SELLER

DATE

SELLER

DATE

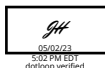
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. 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



Sharon A. Krig

8756476

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand 3 Hundred 15 Dollars	
DATE 12/04/2007	AMOUNT SU001120\$ *****315.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That ARTHUR D. MATTHEWS and SUSAN L. MATTHEWS, husband and wife, of Ft. Myers, Florida for consideration paid grant to JENNIFER HILL, whose present mailing address is P.O. Box 647, Sunapee, New Hampshire 03782, with Warranty Covenants:

A certain tract or parcel of land, with any improvements thereon, situated in Newport, County of Sullivan and State of New Hampshire bounded and described as follows:

Beginning at an iron pin on the East side of a driveway on land formerly of Newton L. King and Exilia M. King at the Southwest corner of land herein conveyed; thence Northerly along said driveway two hundred sixteen (216) feet, more or less, to an iron pin set in the ground; thence Easterly one hundred four (104) feet to an iron pin set in the ground next to a stone wall; thence Southerly two hundred sixteen (216) feet, more or less, along said stone wall, to an iron pin set in the ground; thence Westerly one hundred four (104) feet, more or less, to the point of beginning.

Excepting and reserving in favor of the owner of Tract 2 and Tract 3 described in Volume 748, Page 477 of the Sullivan County Registry of Deeds is the right to draw water from a well located on the above described property and to place and maintain a water pump, pipeline, electrical line, and related materials necessary to draw water from said well. Provided, however, that after any such maintenance the land shall be left in as good or better condition than that which existed prior to such maintenance.

Meaning and intending to describe and to convey Tract 1 of the premises conveyed to Arthur D. Matthews and Susan L. Matthews by Richard D. Woodworth and Patricia E. Potter by warranty deed dated August 15, 1983 and recorded in Volume 748, Page 477 of the Sullivan County Registry of Deeds.

Excepting and reserving a utility easement in favor of Public Service Company of New Hampshire and New England Telephone and Telegraph Company dated May 4, 1953 and recorded in Volume 356, Page 34, if applicable.

Dated this 28th day of Sept, 2007.

Arthur D. Matthews
Arthur D. Matthews

Susan L. Matthews
Susan L. Matthews

STATE OF NEW HAMPSHIRE
COUNTY OF Sullivan

9-28-, 2007

Personally appeared Arthur D. Matthews and Susan L. Matthews, 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.



My commission expires:

10-23-07

Before me,

Iris Perez
Justice of the Peace / Notary Public

(Please Print Name)

Iris Perez

Mrfpc189\Hill\WarrantyDeed

