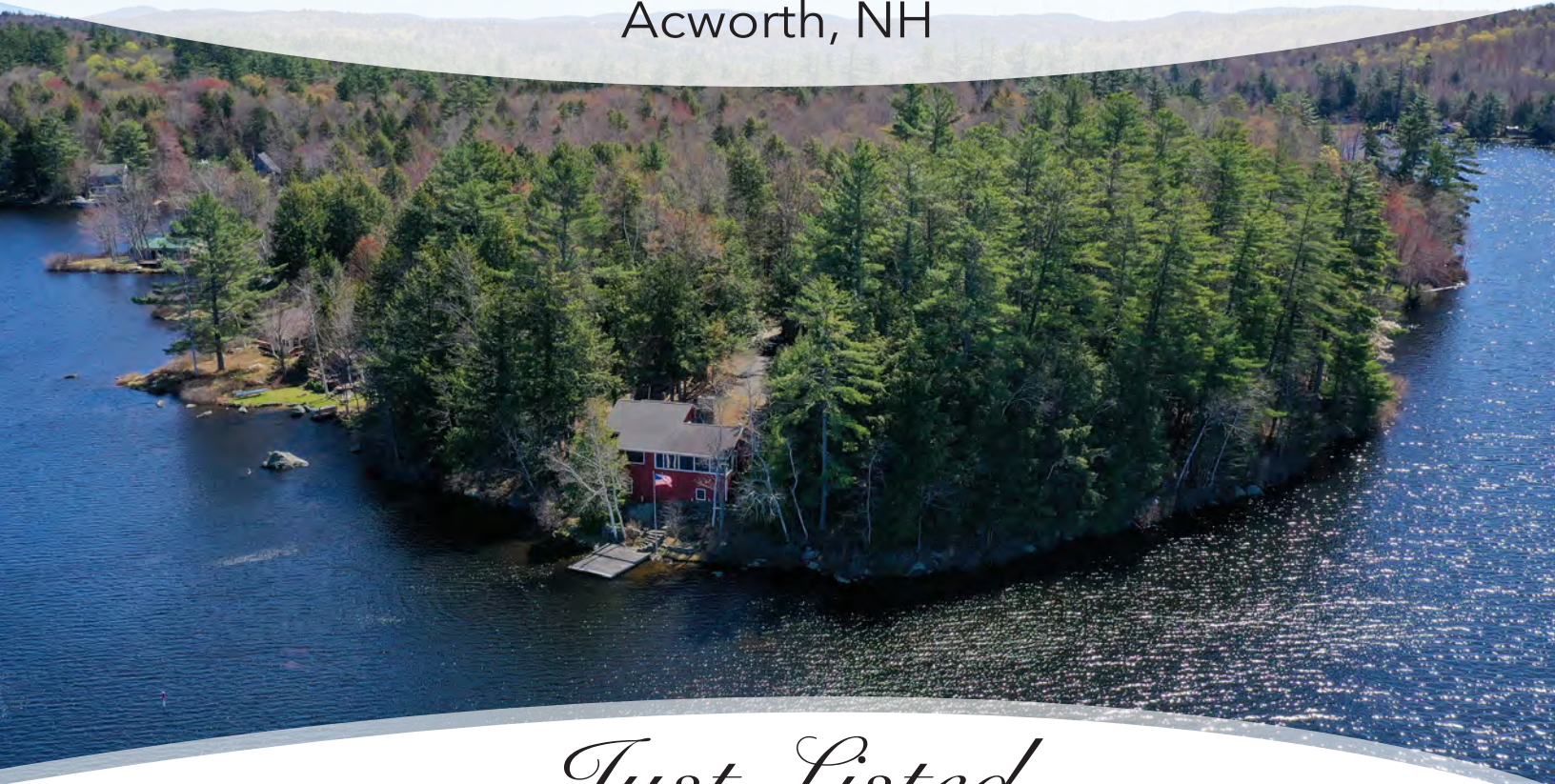


# 12 Red House Road Acworth, NH



## *Just Listed*

This stunning lake house, located on Crescent Lake in the quaint town of Acworth, boasts 3 bedrooms, 2 bathrooms and wood floors, walls and ceilings throughout. The main level offers first-floor living with a primary bedroom and balcony overlooking the lake, full bathroom with laundry, office and an enclosed porch for soaking in the serene views and lovely stone fireplace in the center of the home. The partially finished basement provides ample space for entertaining with a large family room, bedroom with bunk beds, bathroom and mudroom. The home has an abundance of storage. With 667 feet of waterfront and 2.38 acres of privacy, you can enjoy kayaking on the lake or relaxing on the porch with your morning coffee. The property also features a permanent dock with wood decking, a small detached bunk house, outdoor dining area and fireplace. Driveway offers plenty of parking and the owner is leaving most furnishings and lake equipment for your enjoyment. If kayaking, swim-ming and fishing aren't enough outdoor activities, you will also find many nearby golf courses and hiking trails. 30 minutes to Mount Sunapee Resort and Lake Sunapee for year-round fun and 20 minutes to Claremont and Newport for local shopping, dining and amenities. 45 minutes to Keene for more local shops, dining and entertainment.



**\$895,000**

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

**Bedrooms: 3**

**Year Built: 1940**

**Bathrooms: 2**

**Taxes: \$11,520**

**Acres: 2.38**


**Sq Ft: 2,230**




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

**kwl** LAKES &  
MOUNTAINS  
KELLER WILLIAMS REALTY

*Each Office is Independently Owned and Operated*

Residential 4952319	Single Family Active	<b>12 Red House Road Acworth</b>	<b>NH 03601</b>	Unit/Lot	Listed: 5/11/2023 Closed:	\$895,000
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<b>County</b> NH-Sullivan <b>Village/Dist/Locale</b> <b>Construction Status</b> Existing <b>Year Built</b> 1940 <b>Style</b> Contemporary, Ranch <b>Color</b> <b>Total Stories</b> 1 <b>Zoning</b> RES <b>Taxes TBD</b> No <b>Tax - Gross Amount</b> \$11,520.00 <b>Tax Year</b> 2021 <b>Tax Year Notes</b> <b>Owned Land</b> <b>Lot Size Acres</b> 2.380000 <b>Lot - Sqft</b> 103,673 <b>Common Land Acres</b> <b>Garage</b> No <b>Garage Type</b> <b>Garage Capacity</b> <b>Basement</b> Yes <b>Basement Access Type</b> Walkout <b>Date - Initial Showings Begin</b>	<b>Rooms - Total</b> 8 <b>Bedrooms - Total</b> 3 <b>Baths - Total</b> 2 <b>Baths - Full</b> 2 <b>Baths - 3/4</b> 0 <b>Baths - 1/2</b> 0 <b>Baths - 1/4</b> 0 <b>SqFt-Apx Fin Above Grade</b> 1,472 <b>SqFt-Apx Fin AG Source</b> Public Records <b>SqFt-Apx Unfn Above Grade</b> 0 <b>SqFt-Apx Unfn AG Source</b> Public Records <b>SqFt-Apx Fin Below Grade</b> 758 <b>SqFt-Apx Fin BG Source</b> Public Records <b>SqFt-Apx Unfn Below Grade</b> 560 <b>SqFt-Apx Unfn BG Source</b> Measured <b>SqFt-Apx Total Finished</b> 2,230 <b>Footprint</b> <b>Road Frontage</b> Yes <b>Road Frontage Length</b> 189 <b>Roads</b> Gravel	<b>Waterfront Property</b> Yes <b>Water Body Access</b> Yes <b>Water Body Name</b> Crescent Lake <b>Water Body Type</b> Lake <b>Water Access Details</b> Deep Water Access, Directly Adjoining, Dock Access <b>WaterFrRit</b> Exclusively Owned <b>Water Body Restrictions</b> Yes <b>ROW - Parcel Access</b> <b>ROW - Length</b> <b>ROW - Width</b> <b>ROW to other Parcel</b> <b>Flood Zone</b> Unknown <b>Timeshare/Fract. Ownrshp</b> No <b>T/F Ownership Amount</b> <b>T/F Ownership Type</b> <b>Foreclosed/Bank-Owned/REO</b> No <b>Days On Market</b> 1 <b>Auction</b> No <b>Current Use</b> <b>Land Gains</b>
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**Remarks - Public** This stunning lake house, located on Crescent Lake in the quaint town of Acworth, boasts 3 bedrooms, 2 bathrooms and wood floors, walls and ceilings throughout. The main level offers first -floor living with a primary bedroom and balcony overlooking the lake, full bathroom with laundry, office and an enclosed porch for soaking in the serene views and lovely stone fireplace in the center of the home. The partially finished walkout basement provides ample space for entertaining with a large family room, bedroom with bunk beds, bathroom and mudroom. The home has an abundance of storage. With 667 feet of waterfront and 2.38 acres of privacy, you can enjoy kayaking on the lake or relaxing on the porch with your morning coffee. The property also features a permanent dock with wood decking, a small detached bunk house, outdoor dining area and fireplace. Driveway offers plenty of parking and the owner is leaving most furnishings and lake equipment for your enjoyment. If kayaking, swimming and fishing aren't enough outdoor activities, you will also find many nearby golf courses and hiking trails. 30 minutes to Mount Sunapee Resort and Lake Sunapee for year-round fun and 20 minutes to Claremont and Newport for local shopping, dining and amenities. 45 minutes to Keene for more local shops, dining, coffee shops, theater and activities and only two hours to Boston. Delayed showings until Open House on Saturday, May 13th, from 10:00 - 1:00.

**Directions** From Newport, take Unitv Sprinas Road and turn right onto Lemaster St. Follow N Shore Road and Anderson Road to Red House Road in. Please note, for GPS, you may need to use the address 213 Anderson Road, Unity.

<b>Kitchen</b> 1 17'3" x 10'3" <b>Living Room</b> 1 18'8" x 13'4" <b>Sunroom</b> 1 8'9" x 23'7" <b>Office/Study</b> 1 10'1" x 11'5" <b>Primary</b> 1 12'8" x 13' <b>Bedroom</b> 1 11'2" x 13' <b>Bedroom</b> B 10'4" x 13'5" <b>Family Room</b> B 16'7" x 17'7"	<b>Map</b> 201 <b>Block</b> 000 <b>Lot</b> 030 <b>SPAN Number</b> <b>Property ID</b> <b>PlanUrbDev</b>	<b>DeedRecTy</b> Warranty <b>DeedBook</b> 2206 <b>DeedPage</b> 30 <b>TotDeeds</b> <b>Covenants</b> No <b>Seasonal</b> No	<b>SchDistrict</b> Fall Mountain Reg SD SAU #60 <b>SchElem</b> Acworth Elementary School <b>SchMiddle</b> <b>SchHigh</b> Fall Mountain High School
<b>Appliances</b> Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Wine Cooler <b>Equipment</b> Air Conditioner, Security System <b>Features - Exterior</b> Boat Slip/Dock, Docks, Balcony, Deck, Outbuilding, Windows - Double Pane, Porch - Heated <b>Features - Interior</b> Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplaces - 1, Furnished, Kitchen/Living, Natural Light, Natural Woodwork, Security, Storage - Indoor, Laundry - 1st Floor, Laundry - Basement <b>Flooring</b> Hardwood, Wood <b>Heating</b> Forced Air <b>Heat Fuel</b> Oil <b>Cooling</b> Central AC <b>Water</b> Drilled Well, Private <b>Water Heater</b> Electric <b>Sewer</b> 1500+ Gallon, Concrete, Leach Field, Private, Septic	<b>Lot Description</b> Beach Access, Lake Access, Lake Frontage, Lake View, Lakes, View, Water View, Wooded <b>Construction</b> Wood Frame <b>Foundation</b> Concrete, Stone <b>Roof</b> Shingle - Asphalt <b>Exterior</b> Clapboard <b>Driveway</b> Gravel <b>Electric</b> 200 Amp, Circuit Breaker(s) <b>Phone Company</b> <b>Electric Company</b> NH Electric Co <b>Fuel Company</b> Eastern Propane <b>Cable Company</b> Consolidated	<b>Utilities</b> Satellite, Telephone Available <b>Items Excluded</b>	<b>Condo Name</b> <b>Building Number</b> <b>Floor Number</b> <b>Units Per Building</b> <b>LmtComArea</b> <b>SpecAssmt</b>
		<b>Fees - Condo - Mobile</b>	<b>ParkName</b> <b>Mobile Co-Op</b> <b>MobPkApvl</b> <b>MustMove</b> <b>Mobile Make</b> <b>MobileMod</b> <b>MobileSer#</b> <b>Mobile Anchor</b>
		<b>Condo Fees</b> <b>Fee</b> <b>Fee Frequency</b> <b>AssnFee2</b> <b>AssnFee2Frq</b> <b>AssnFee3</b> <b>AssnFee3Frq</b>	

<b>Buyer Agency</b>	3.00%	<b>SubAgency</b>	<b>NonAgency Facilitator</b>	3.00%	<b>Transactional Broker</b>
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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.



Brandy Waterman  
 Cell: 603-477-0938  
 brandy@ohgrp.com

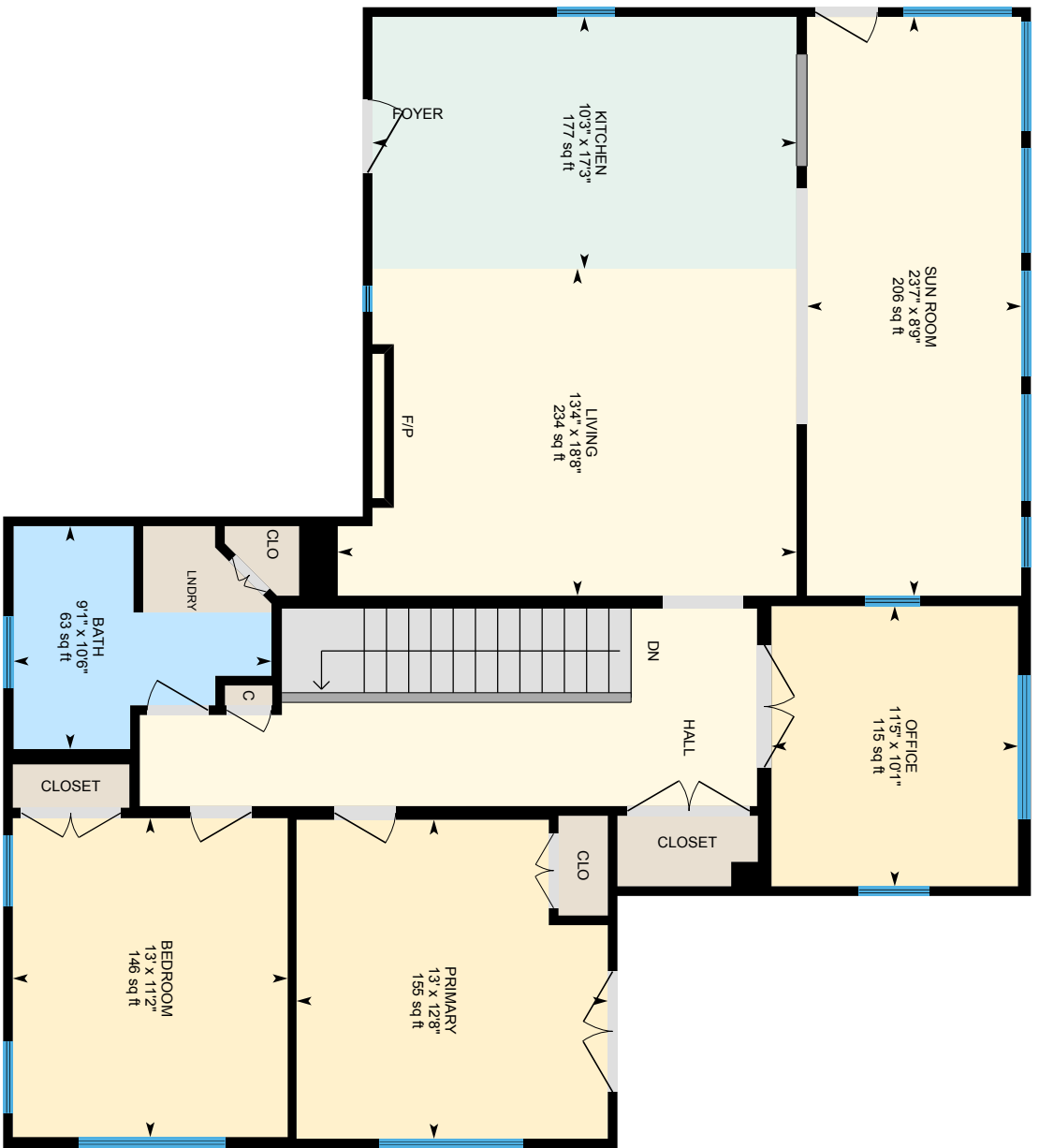
KW Coastal and Lakes & Mountains  
 Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

# 12 Red House Rd, Acworth, NH

Main Floor    Finished Area 1439.46 sq ft



PREPARED: 2023/05/12



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.



# 12 Red House Rd, Acworth, NH

Lower Level (Below Grade)    Finished Area 784.94 sq ft  
Unfinished Area 576.40 sq ft



PREPARED: 2023/05/12

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.





Janet Gibson, Register of Deeds  
Sullivan County New Hampshire  
LCHIP SUA073680 25.00  
TRANS TAX SU021118 12,615.00

Return To:

Gayle Davis  
PO Box 307  
S. Woodstock, VT 05071

Transfer Tax: \$12,615.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT we, **WILLIAM E. HIRSCHBERG and POLLY T. HIRSCHBERG**, husband and wife, of Acworth, County of Sullivan and State of New Hampshire, for consideration paid, grant to **GAYLE CHRISTINE DAVIS**, Trustee of the **GAYLE CHRISTINE DAVIS REVOCABLE TRUST**, of 46 Reeves Road, Hartford, Vermont 05084, with **WARRANTY COVENANTS**, the following described premises:

Two certain tracts or parcels of land with any buildings or improvements thereon situated mainly in Acworth and partly in Unity, County of Sullivan and State of New Hampshire, and bounded and described as follows:

Tract 1: A certain tract or parcel of land with the improvements thereon situated mainly in Acworth and partly in Unity, County of Sullivan and State of New Hampshire and now known as Parcel ABC on a plan entitled "Plan Showing Annexation, Property of George P. Hardy, Roger J. Hardy & Raymond V. Denault, Acworth & Unity, N.H." done by Walter E. Breckenridge, RLS, dated December, 1964, approved by the Acworth Planning Board on June 25, 1980, and recorded in the Sullivan County Registry of Deeds, Planfile 2, in Pocket 6, Folder 3, Number 32, bounded and described as follows:

Beginning at a point on the shore of Crescent Lake, said point being the northerly portion of the premises being conveyed herein and the northwesterly corner of premises now or formerly of Gaffney; thence following the shore line of Crescent Lake in a general westerly and southerly direction a distance of 586 feet, more or less, to land now or formerly of Mayo; thence North 47° East 15 feet to an iron pin; thence continuing North 47° East 96 feet to an iron pin; thence South 74° East 60 feet to an iron pin, the previous three courses being along land now or formerly of Mayo; thence South 60° East 74 feet along land now or formerly of Jenkins to an iron pin and a heap of rocks; thence North 12° 30' West 99 feet to an iron pin; thence North 52° 30' East 90 feet to an iron pin by a white birch tree; thence South 85° East 110 feet, more or less, to a tall iron

**BUCKLEY AND ZOPF · ATTORNEYS AT LAW**  
233 BROAD STREET, P.O. BOX 1485 · CLAREMONT, NEW HAMPSHIRE 03743

pin; the previous three courses being along land now or formerly of Denault and Hardy; thence North 28° West 172 feet along land now or formerly of Ahern to an iron pin; thence South 57° West 76 feet to an iron pin; thence North 27° 30' West 140 feet to an iron pin; thence continuing North 27° 30' West a short distance to the point of beginning, the previous three courses being along land now or formerly of Gaffney.

Said to contain 2.3 acres, more or less.

Excepting and reserving the right on the part of the power company to run lines across a portion of said premises.

Conveying also a right of way for the passage of men and vehicles in common with others legally entitled thereto over the road which leads in an easterly direction from the property herein conveyed to the Newport-Acworth Highway.

Conveying also an easement for the passage of men and vehicles across the southwesterly corner of land formerly of Spicer, and now or formerly of Gaffney as reserved in the deed to said Spicer in Volume 375, Page 370 of the Sullivan County Registry of Deeds.

Excepting and reserving an easement over the easterly portion of said premises for the benefit of the property now or formerly of Gaffney.

Excepting and easement across the southeast corner of the premises, leading to the premises now or formerly of Mayo, said easement more particularly described in Volume 385, Page 558 of said Registry.

Also conveying to the Grantees herein an easement across the northwesterly portion of the property now or formerly of Mayo as described in the deed recorded in Volume 385, Page 558 of said Registry.

Meaning and intending to describe and convey all and the same premises conveyed to William E. Hirschberg and Polly T. Hirschberg by Anthony D. Brzozowski and Carol L. Brzozowski by Warranty Deed dated March 31, 1998, and recorded on April 1, 1998 in Volume 1146, Page 513 of the Sullivan County Registry of Deeds.

Tract 2: A certain tract or parcel of land with the buildings thereon situated in Acworth in the County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin, close to the northerly shore of Crescent Lake, so-called, which point is the southeasterly corner of the premises herein conveyed, and which is located a distance of 70 feet, more or less, westerly of an iron pin set in stones at the southwesterly corner of premises now or formerly of one Hayden and formerly of one Beryle; thence in a westerly direction along the northerly shore of said Lake, as a shore line runs, a distance of 80 feet, more or less, to an iron pin at other lands of the "grantors", now or formerly of George P. Hardy, Roger J. Hardy and Raymond V. Denault (hereinafter "grantors"); thence in a general northerly

or northeasterly direction along other land of the "grantors" herein, a distance of 100 feet, more or less, to an iron pin at other lands of the "grantors"; thence in an easterly direction along other land of the "grantors" a distance of 60 feet, more or less, to an iron pin at other lands of the "grantors" close to the top of the bank; thence in a general southerly or southwesterly direction, following close to the top of the bank, a distance of 125 feet, more or less, to the point of beginning.

Included in this conveyance is a right-of-way from the road leading to a camp now or formerly of Denault, in a southerly direction to the within-described premises, said right-of-way to be not more than fifteen feet in width, and the "grantors" herein, their heirs and assigns reserve the right to use said right-of-way in common with the "grantees" herein, their heirs and assigns; also the right on the part of the "grantees", their heirs and assigns, to use the present right-of-way leading to the Newport-Acworth road.

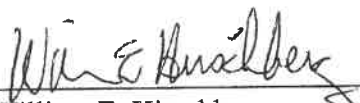
Excepting and reserving from the within conveyance the right to run power lines across the northerly portion of said premises for the purpose of furnishing power to other camps which may be constructed in the vicinity.

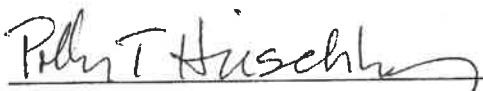
Also excepting and reserving a right-of-way across the northwesterly portion of said premises, for the purpose of reaching other lands of the "grantors".

Meaning and intending to describe and convey all and the same premises conveyed to William E. Hirschberg and Polly T. Hirschberg by Elaine S. Van Dusen, Trustee of the Revocable Trust of Elaine S. Van Dusen, by Warranty Deed dated August 22, 2017, and recorded on August 22, 2017 in Book 2016, Page 0549 of the Sullivan County Registry of Deeds.

Tract 1 and Tract 2 are subject to a MERGER OF LOTS OF RECORD by William E. Hirschberg and Polly T. Hirschberg approved by the Town of Acworth Planning Board on October 23, 2017, and recorded on November 6, 2017, in Book 2023, Page 0858 of the Sullivan County Registry of Deeds.

Dated this 22nd day of August, 2022.

  
William E. Hirschberg

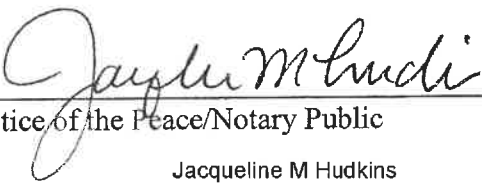
  
Polly T. Hirschberg

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

This 22 day of August, 2022

Personally appeared the above-named **William E. Hirschberg and Polly T. Hirschberg**, 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,  
  
My commission expires:

  
Justice of the Peace/Notary Public  
Jacqueline M Hudkins

Justice/Notary printed or typed name  
(seal)

JACQUELINE M. HUDKINS  
Notary Public - New Hampshire  
My Commission expires  
January 8, 2025



# 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:** Gayle Christine Davis Revocable Trust

2. **PROPERTY LOCATION:** 12 Redhouse Road, Acworth, NH 03601

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

4. **SELLER:** ☐ has ☒ has not occupied the property for                      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: off side driveway by large rocks  
 Installed By: wrap bros. Date of Installation: 2009  
 What is the source of your information? past sellers

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 2022  
 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 1500 Gal. ☐ Unknown ☐ Other:                       
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other:                       
 Location: side of parking area Location Unknown ☐ Date of Installation:                       
 Date of Last Servicing: 2022 Name of Company Servicing Tank: Mackenzie  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments:                     

SELLER(S) INITIALS GC /                     

BUYER(S) INITIALS                      /

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 12 Redhouse Road, Acworth, NH 03601

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other: \_\_\_\_\_  
 IF YES, Location: under parking area Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
 Date of installation of leach field: 2009 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: 2022 By: tommy birdsall


Results: 9.8 If applicable, what remedial steps were taken? \_\_\_\_\_

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

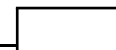
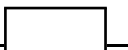
Are test results available? ☒ Yes ☐ No

Comments: \_\_\_\_\_

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 12 Redhouse Road, Acworth, NH 03601

**d. RADON/WATER - Current or previously existing:**

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

If YES: Date: 2022 By: \_\_\_\_\_

Results: 300 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: right of way to neighbors driveway

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?** res.

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

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

Additional Information: \_\_\_\_\_

**j. Heating System** Age: ? \_\_\_\_\_ Type: forced air Fuel: oil Tank Location: basement

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? lake sunapee heating

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS [Signature] /           

BUYER(S) INITIALS            /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
**New Hampshire Association of REALTORS® Standard Form**




**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 12 Redhouse Road, Acworth, NH 03601

- k.** Roof Age: 12 years Type of Roof Covering: shingle  
 Moisture or leakage: no  
 Comments: \_\_\_\_\_
- l.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: concrete and stone  
 Moisture or leakage: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- m.** Chimney(s) How Many? one Lined? no Last Cleaned: unknown Problems? no  
 Comments: \_\_\_\_\_
- n.** Plumbing Type: copper Age: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- o.** Domestic Hot Water: Age: 12 years 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: central Age: 12 year Date Last Serviced and by whom: may 2022  
 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.

SELLER(S) INITIALS  /           

BUYER(S) INITIALS            /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 12 Redhouse Road, Acworth, NH 03601

**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).

*Gayle Christine Davis Trustee*

dotloop verified  
04/21/23 2:46 PM EDT  
ZKDV-AIZM-OM7X-SSWI

SELLER

DATE

SELLER

DATE

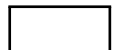
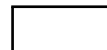
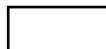
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER.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



## 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: 12 Redhouse Road, Acworth, NH 03601

### 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.

*Gayle Christine Davis Trustee* dotloop verified  
04/21/23 2:46 PM EDT  
T8US-LUSQ-56NS-ZQOP

Seller Date

Purchaser Date

Agent Date

Seller Date

Purchaser Date

*Dan O'Halloran* dotloop verified  
05/11/23 12:57 PM EDT  
OCRC-J2RA-0WZB-KUYX

Agent Date



