


149 Old Province Road

Goshen, NH



Just Listed

Constructed in 2021, this custom post and beam home is offered for the first time. White oak floors, marble counters, exposed beams and vaulted ceilings paired with modern architectural features lend to a sophisticated and welcoming interior. This home was created with a focus on comfort, quality, and attention to detail, with space for everyone to enjoy. The main level features an open floor plan connecting the living, kitchen, and dining areas. The rooms are anchored by captivating focal points, such as the stone hearth crafted from the original stone of the sugar house that once stood on the property. This level also includes a sunroom that opens to the outdoor patio, first-floor bedroom, large mudroom and laundry area. Upstairs, the primary bedroom takes center stage with sliding glass doors opening to the spacious balcony looking out toward the pond. A guest suite complete with a bedroom, family room, bathroom and kitchenette offers a relaxing retreat. Completing the second floor are a second bathroom, a walk-through master closet, and a private deck looking toward the backyard. For those in search of true serenity, a spiral staircase leads from the guest suite to the cupola, from here you can take in the natural surroundings of the peaceful landscape. Located off a quiet country road just a short walk from the top of South Peak at Mount Sunapee Ski Resort!

 \$1,495,000

Bedrooms: 3

Year Built: 2021

Bathrooms: 3

Taxes: \$9,554

Acres: 12.66

Sq. Ft. 3,734

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

256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

kw LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY



Unbranded Tour URL 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2021
Architectural Style Contemporary, Post and Beam
Color
Total Stories 2.5
Zoning RES
Taxes TBD No
Tax - Gross Amount \$9,554.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 12.66
Lot - Sqft 551,470
Common Land Acres
Garage Yes
Basement No
Basement Access Type
Date - Initial Showings Begin 3/9/2024

Rooms - Total 13
Bedrooms - Total 3
Baths - Total 3
Baths - Full 1
Baths - 3/4 2
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 3,734
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 265
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source
SqFt-Apx Total Finished 3,734
Footprint
Road Frontage Yes
Road Frontage Length 685
Roads Gravel

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 No
Current Use
Land Gains
Resort

Remarks - Public Constructed in 2021. this custom post and beam home is offered for the first time. White oak floors. marble counters. exposed beams and vaulted ceilings paired with modern architectural features lend to a sophisticated and welcoming interior. This home was created with a focus on comfort, quality, and attention to detail, with space for everyone to enjoy. The main level features an open floor plan connecting the living, kitchen, and dining areas. The rooms are anchored by captivating focal points, such as the stone hearth crafted from the original stone of the sugar house that once stood on the property. This level also includes a sunroom that opens to the outdoor patio, first-floor bedroom, large mudroom and laundry area. Upstairs, the primary bedroom takes center stage with sliding glass doors opening to the spacious balcony looking out toward the pond. A guest suite complete with a bedroom, family room, bathroom and kitchenette offers a relaxing retreat. Completing the second floor are a second bathroom, a walk-through primary closet, and a private deck looking toward the backyard. For those in search of true serenity, a spiral staircase leads from the guest suite to the cupola, from here you can take in the natural surroundings of the peaceful landscape. Located off a quiet country road just a short walk from the top of South Peak at Mount Sunapee Ski Resort! *Delayed showings until the Open House 3/9/24 from 10 am to 12 pm.

Directions Off Brook Road, turn onto Old Province Road, go towards the end of the road, house will be on the left. *Note this is Old Province Road, not Province Road

Kitchen	1	20'4" x 28'7"	Other	2	5'9" x 8'11"
Dining Room	1	12'2" x 15'9"	Loft	3	10'11" x
Living Room	1	14'9" x 38'7"			
Den	1	14'10" x 9'5"			
Bedroom	1	19'10" x 8'11"			
Laundry Room	1	6'11" x 7'8"			
Mudroom	1	14'1" x 6'1"			
Primary Bedroom	2	17'11" x 22'2"			
Bedroom	2	10'5" x 10'9"			
Family Room	2	14'3" x 23'2"			
Office/Study	2	17'4" x 8'11"			

Map 412
Block 029
Lot 001
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 2121
DeedPage 802
TotDeeds
Covenants No
Seasonal No

SchDistrict
SchElem Choice
SchMiddle Choice
SchHigh Choice

Lot Features Level, Ski Area, Trail/Near Trail, Walking Trails, Wooded
Construction Materials Cedar
Exterior
Foundation Concrete, Slab - Concrete
Roof Standing Seam
Driveway Crushed Stone
Electric Circuit Breaker(s), Generator
Phone Company
Electric Company
Fuel Company
Cable Company

Utilities Satellite, Telephone Available
Items Excluded

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

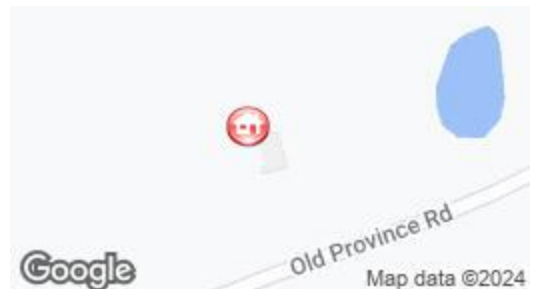
Buyer Agency 2.50% **SubAgency** **Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**
NonAgency Facilitator 2.50 %
Compensation Based On Net Sales Price
 The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.
Compensation Comments



O'Halloran Group
 listings@ohgrp.com



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



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149 Old Province Rd, Goshen, NH

2nd Floor Finished Area 1633.81 sq ft
Unfinished Area 174.99 sq ft



PREPARED: 2024/03/02

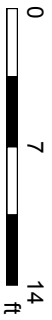


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



149 Old Province Rd, Goshen, NH

1st Floor Finished Area 1962.56 sq ft
Unfinished Area 951.57 sq ft



PREPARED: 2024/03/02

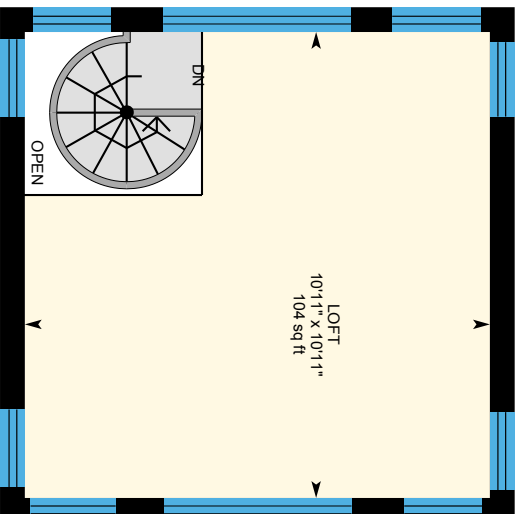


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



149 Old Province Rd, Goshen, NH

3rd Floor Finished Area 137.63 sq ft



PREPARED: 2024/03/02



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:** Ian Gregory
- 2. **PROPERTY LOCATION:** 149 Old Province Rd, Goshen, NH 03752
- 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No
- 4. **SELLER:** has has not occupied the property for 2 _____ 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: 50 feet off of the Mudroom Door, across the driveway marked by an 18" black pipe and green cap
Installed By: Cushing and Sons Date of Installation: 2022
What is the source of your information? NHDES

- 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 _____
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:

200 feet deep, 8 gallons a minute, static level is 20 feet

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: 150 feet across driveway from front Location Unknown Date of Installation: 2015
Date of Last Servicing: Unknown Name of Company Servicing Tank: Unknown
Have you experienced any malfunctions? Yes No
Comments: at any point in time, only 1 or 2 people have been using the septic

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 149 Old Province Rd, Goshen, NH 03752

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: Where white pipe comes out of ground, frnt right prop Size: _____ Unknown: _____
Date of installation of leach field: 2015 Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: See plan attached

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"/>	Chey Insulation	Blown in	<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"/>	Chey Insulation	Blown in	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chey Insulation	Blown in	<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)? Propane
Age of tank(s): September 2022 Size of tank(s): 1,000 gallons
Location: 30 feet to the left of the well
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: Buried underground propane tank for stove, on demand hot water heater and modine hot dawg heater in garage
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: _____ By: _____
Results: _____ 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 _____ / _____

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PROPERTY LOCATION: 149 Old Province Rd, Goshen, NH 03752

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ 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: Dead end street with hiking trail and direct access to South Peak of Mt Sunapee

j. Heating System Age: 2021 Type: Haier Fuel: Electric Tank Location: N/A

Owner of Tank: N/A

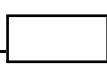
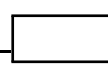
Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2022 Heath and Field

Secondary Heat Systems: Woodstove

Comments: Annual TOTAL electric bill was \$3033

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 149 Old Province Rd, Goshen, NH 03752

k. Roof Age: 2021 Type of Roof Covering: Metal Standing Seam
Moisture or leakage: _____
Comments: Standing Seam Metal Roof

l. Foundation/Basement: Full Partial Other: _____ Type: Slab
Moisture or leakage: No
Comments: _____

m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: _____ Problems? _____
Comments: PROGRESS HYBRID BY WOODSTOCK SOAPSTONE PUT IN 2022

n. Plumbing Type: Copper and Pex Age: 2021
Comments: _____

o. Domestic Hot Water: Age: 2021 Type: On Demand Gallons: Tankless

p. Electrical System: # of Amps 400 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: Haier Age: 2021 Date Last Serviced and by whom: 2022 Heath and Field
Comments: 4 mini splits throughout the house, heat and AC

u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____


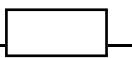
v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 20 Last Date of Service: 8/2023
If Portable: Included Negotiable
Comments: Brand new whole house generator to support 400 amp service

w. Internet: Type Currently Used at Property: Fidium Fiber Optic

x. Other (e.g. Alarm System, Irrigation System, etc.) Google Nest Cameras around house
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  / 

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PROPERTY LOCATION: 149 Old Province Rd, Goshen, NH 03752

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

4 minute walk to the South Peak of Mt Sunapee, can walk up the street, ski throughout Mt Sunapee then take the South Peak ski lift up and ski/walk home! 12 acres of serenity.

Post and beam home with complete custom cabinetry by Wood-Mode throughout the entire kitchen and every bathroom. Oversized marble island in the kitchen with custom free floating live edge breakfast bar and marble throughout the kitchen. All Sub-Zero/Wolf appliances including full sized wine fridge. Custom stone mantle with new Woodstock Hybrid, Soap Stone woodstove. White oak flooring throughout the house. Custom tile in all bathrooms, marble and glass enclosed showers in the master and upstairs. 4 mini-split heat/AC throughout the house. New high-end Anderson windows/doors. French drains around the house and newly installed perforated drainage around the yard/property for added assurance. Hand made natural stone (not veneer) retaining walls around the driveway, yard and pond. Front patio redone 1 year ago. Full garage storage system installed 1 year ago. 2 decks on each side of the house with added storage under the back deck. Highest R rating of B1B (blown in insulation) by Chey Insulation throughout the house.

Electric 240v car charger installed in the garage.

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).

Jan Gregory
dotloop verified
03/04/24 1:10 PM EST
RXO3-4AR7-TJGQ-IXXV
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 _____

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



TO BE COMPLETED BY SELLER

- 1. **SELLER:** Ian Gregory
- 2. **PROPERTY LOCATION:** Old Province Rd, Goshen, NH 03752 - map 412 lot 28 consisting of 7.51 +/- acres
- 3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

- 5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other
 - b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation: _____ What is the source of your information? _____
 - c. USE: Number of Persons currently using the system: _____
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 Unknown
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 _____
If YES to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been 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? _____
 - f. COMMENTS: _____

- 6. **SEWAGE DISPOSAL SYSTEM**
 - a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No
Comments: _____
 - 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 500 Gal. 1,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No Comments: _____
 - d. LEACH FIELD: Yes No Other
IF YES: Size _____ Location: _____ 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: _____
 - f. COMMENTS: _____

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

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Old Province Rd, Goshen, NH 03752 - map 412 lot 28 consisting of 7.51 +/- acres

7. HAZARDOUS MATERIAL

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): _____ Owner of tank(s): _____
Location: _____
Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____
Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN
If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN
Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN
If YES, Explain: _____
If YES, what is your source of information? _____
b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN
c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN
If YES, Explain: _____
d. What is your source of information? _____
e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN
If YES, Explain: _____
f. 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: _____
g. How is the property zoned? _____ Source: _____
h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO
i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO
j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO
k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO
l. Have you subdivided the property? YES NO UNKNOWN
m. Are there any local permits? YES NO UNKNOWN Please explain: _____
n. Are there attachments explaining any of the above? YES NO UNKNOWN
o. Septic/Design plan available? YES NO UNKNOWN
p. 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: _____

9. ADDITIONAL INFORMATION:

Wooded lot of land...

10. NOTE 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. 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 - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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.

Jan Gregory
dotloop verified
03/04/24 12:20 PM EST
A1TG-UCII-OUFV-QZWJ

SELLER DATE

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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.

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BUYER DATE

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BUYER DATE

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA061145 25.00
TRANS TAX SU017978 810.00

Tax Stamps = \$810.00

Seven (7) Pages

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **Gary F. Perrino**, of 23 Ash Street, Rehoboth, MA 02769, an unmarried man, **Jodie L. Perrino**, of 210 Simmonsville Avenue, Apartment 4, Johnston, RI 02919, an unmarried woman, and **Mathiew R. Sadlier**, of 1003 Oakhill Avenue, Attleboro, MA 02703, an unmarried man,

For consideration paid grant to **Ian Gregory**, individually, as an unmarried man, of 11927 Gorham Avenue, Apt. 302, Los Angeles, CA 90049

with *WARRANTY COVENANTS*:

Certain real property with the buildings and other improvements thereon, in the Town of Goshen, County of Sullivan, and State of New Hampshire, identified as "Tax Map 412, Parcel 28, OTHER LAND OF JOSEPH A. PERRINO ESTATE" on a certain plan of land entitled "Plan of Subdivision – Property of Joseph A. Perrino Estate – Anthony R. Mignanelli, Administrator – Located in Goshen, New Hampshire," dated March 16, 2009, prepared by Pierre J. Bedard, L.L.S., approved by the Goshen Planning Board on March 31, 2009, and recorded in Plan Drawer 02, Number 082 in the Sullivan County Registry of Deeds on April 7, 2009 (the "Plan"), and being more particularly bounded and described as follows:

Beginning at a ¾ inch iron rod at or near the end of a stone wall on the northerly side of Old Province Road at the southeast corner of the within described premises and at southwest corner of Lot #2 as shown on said Plan;

Thence South 83° 16' 23" West a distance of 13.68 feet along the northerly sideline of said Old Province Road to a point in said stone wall;

Thence South 85° 39' 18" West a distance of 122.70 feet along the northerly sideline of said Old Province Road and said stone wall to a point;

PROPERTY ADDRESS: OLD PROVINCE ROAD, GOSHEN, NH 03752

Thence South $81^{\circ} 46' 17''$ West a distance of 163.51 feet along the northerly sideline of said Old Province Road and said stone wall to a $\frac{3}{4}$ " smooth iron rod 3.7' exposed found at land now or formerly of Lydia R. Hawkes, said iron rod being the southwest corner of the within described premises, as shown on the Plan;

Thence North $00^{\circ} 30' 56''$ East a distance of 2.94 feet along said land of Hawkes to a point, and continuing along the same course a distance of 100.56 feet to a point at or near the end of a stone wall, as shown on the Plan;

Thence North $06^{\circ} 31' 58''$ East a distance of 73.02 feet along said land of Hawkes and said stone wall to a point, as shown on the Plan;

Thence North $13^{\circ} 36' 48''$ East a distance of 450.20 feet along said land of Hawkes and said stone wall to a point at a corner of stone walls, as shown on the Plan;

Thence North $04^{\circ} 40' 09''$ West a distance of 381.14 feet along said land of Hawkes to a $1\frac{1}{4}$ " iron pipe 0.9 feet exposed found in a stone wall at land now or formerly of Robert J. Bell, said iron pipe marking the northwest corner of the within described premises, as shown on the Plan;

Thence North $84^{\circ} 01' 08''$ East a distance of 201.80 feet along said land of Bell and said stone wall to a $\frac{5}{8}$ " iron rod in drillhole 0.8' exposed found, as shown on the Plan;

Thence North $85^{\circ} 52' 53''$ East a distance of 109.26 feet along said land of Bell and said stone wall to a point in said stone wall, as shown on the Plan;

Thence North $87^{\circ} 27' 48''$ East a distance of 197.99 feet along said land of Bell and said stone wall to a $\frac{3}{4}$ " iron pipe 0.9' exposed found at an intersection of stone walls as Lot #1 as shown on the Plan, said iron pipe marking the northeast corner of the within described premises, as shown on the Plan;

Thence South $21^{\circ} 36' 38''$ West a distance of 35.09 feet along said Lot #1 and said stone wall to point, as shown on the Plan;

Thence South $31^{\circ} 45' 05''$ West a distance of 96.46 feet along said Lot #1 and said stone wall to point, as shown on the Plan;

Thence South $29^{\circ} 50' 19''$ West a distance of 169.15 feet along said Lot #1 and said stone wall to a point at an intersection of stone walls as Lot #2, as shown on the Plan;

Thence South $28^{\circ} 12' 59''$ West a distance of 113.13 feet along said stone wall and said Lot #2 to a point, as shown on the Plan;

Thence South $20^{\circ} 51' 44''$ West a distance of 58.57 feet along said stone wall and said Lot #2 to a point at an intersection of stone walls, as shown on the Plan;

Thence South $09^{\circ} 59' 18''$ West a distance of 85.83 feet along said stone wall and said Lot #2 to a point at the end of said stone wall, as shown on the Plan;

Thence South $06^{\circ} 18' 21''$ East a distance of 12.92 feet along said Lot #2 to a point at the end of a stone wall, as shown on the Plan;

Thence South $03^{\circ} 28' 13''$ West a distance of 185.10 feet along said stone wall and said Lot #2 to a point, as shown on the Plan;

Thence South $13^{\circ} 07' 39''$ East a distance of 102.74 feet along said stone wall and said Lot #2 to a point, as shown on the Plan;

Thence South $06^{\circ} 46' 26''$ East a distance of 83.87 feet along said stone wall and said Lot #2 to a point at the corner of stone walls, as shown on the Plan;

Thence South $87^{\circ} 36' 39''$ West a distance of 87.07 feet along said stone wall and said Lot #2 to a point at a corner of stone walls, as shown on the Plan;

Thence South $03^{\circ} 26' 52''$ East a distance of 112.13 feet along said stone wall and said Lot #2 to the point of beginning.

The within conveyed premises containing 7.51 acres, more or less, as shown on the Plan.

SUBJECT TO any covenants, conditions, easements, restrictions, reserved rights, and other matters of record.

The grantors herein hereby release all rights of homestead in the above described premises and state that no other person has any homestead rights in said premises.

For Grantor's title, see deed of Anthony R. Mignanelli dated December 21, 2010 and recorded on January 7, 2011 at the Sullivan County District Registry of Deeds at Book 1794, Page 228, as Document No. 165; and see deed of Mark M. Perrino dated December 27, 2013 and recorded on January 7, 2014 at the Sullivan County District Registry of Deeds at Book 1905, Page 47, as Document No. 72

**[END OF DOCUMENT]
[SEE SIGNATURE(S)/ACKNOWLEDGEMENT(S)]
[ON FOLLOWING PAGE(S)]**

Executed this 22 day of September, 2020.

Jodie L Perrino
Jodie L. Perrino

STATE OF Massachusetts

Bristol County, ss.

September 22, 2020

On this 22 day of September, 2020, before me, the undersigned notary public, personally appeared Jodie L. Perrino, who proved to me through satisfactory evidence of identification, which was a valid, unexpired government issued photo identification card, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Susan C. Harris
Notary Public:
My Commission Expires: 11/26/2026



Executed this 22 day of September, 2020.

Math R. Sadlier
Mathiew R. Sadlier

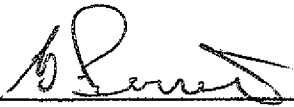
STATE OF Massachusetts
Bristol County, ss. September 22, 2020

On this 22 day of September, 2020, before me, the undersigned notary public, personally appeared Mathiew R. Sadlier, who proved to me through satisfactory evidence of identification, which was a valid, unexpired government issued photo identification card, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Susan C. Harris
Notary Public:
My Commission Expires: 11/06/2026



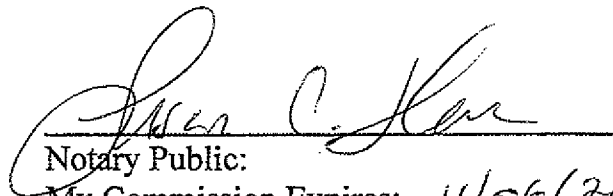
Executed this 22 day of September, 2020.



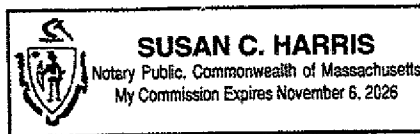
Gary F. Perrino

STATE OF Massachusetts
Bristol County, ss. September 22, 2020

On this 22 day of September, 2020, before me, the undersigned notary public, personally appeared Gary F. Perrino, who proved to me through satisfactory evidence of identification, which was a valid, unexpired government issued photo identification card, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public:
My Commission Expires: 11/06/2026



Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA060232 25.00
TRANS TAX SU017706 3,075.00

Tax Stamps = \$3,075.00

Four (4) Pages

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Jeffrey A. Perrino**, of 149 Old Province Road, Goshen, NH 03752 an unmarried man

For consideration paid grant to **Ian Gregory**, individually, as an unmarried man, of 11927 Gorham Avenue, Apt. 302, Los Angles, CA 90049

with *WARRANTY COVENANTS*:

Certain real property, with the buildings and other improvements thereon, in the Town of Goshen, County of Sullivan, and State of New Hampshire, identified as Lot #2 on a certain plan of land entitled "Plan of Subdivision – Property of Joseph A. Perrino Estate – Anthony R. Mignanelli, Administrator- Located in Goshen, New Hampshire," dated March 16, 2009, prepared by Pierre J. Bedard, L.L.S., approved by the Goshen Planning Board on March 31, 2009, and recorded in Plan Drawer 02, Number 082 in the Sullivan County Registry of Deeds on April 7, 2009 (the "Plan"), and being more particularly bounded and described as follows:

Beginning a ¾ inch iron rod at the edge of Old Province Road at the southeast corner of Lot #1 as shown on said Plan;

Thence North seventeen degrees, fifty minutes, thirty-nine seconds West (N 17° 50' 39" W), One hundred twenty and four hundredths feet (120.04'), to a ¾ inch iron rod;

Thence North fourteen degrees twenty-seven minutes, nineteen seconds East (N 14° 27' 19" E), four hundred forty-eight and thirty hundredths feet (448.30') to a ¾ inch iron rod in a stone wall;

PROPERTY ADDRESS: 149 OLD PROVINCE ROAD, GOSHEN, NH 03752

Thence along said stone wall, North sixty-four degrees, fourteen minutes, fifty-three seconds West (N 64° 14' 53" W), three hundred sixteen and ninety-two hundredths feet (316.92') to the end of said stone wall;

Thence North seventy-one degrees, thirty-four minutes, fifty-two seconds West (N 71° 34' 52" W), twenty-eight and thirty-nine hundredths feet (28.39') to a ¾ inch iron rod in a stone wall at other land of Joseph A. Perrino Estate, as shown on the Plan. The previous 4 courses are along Lot #1, as shown on the Plan;

Thence along said stone wall, South twenty-eight degrees, twelve minutes, fifty-nine seconds West (S 28° 12' 59" W), one hundred thirteen and thirteen hundredths feet (113.13') to a point in said stone wall;

Thence continuing on said stone wall, South twenty degrees fifty-one minutes, forty-four seconds West (S 20° 51' 44" W), fifty-eight and fifty-seven hundredths feet (58.57') to a point at an intersecting stone wall;

Thence continuing along said stone wall, South nine degrees, fifty-nine minutes, eighteen seconds West (S 09° 59' 18" W), eighty-five and eighty-three hundredths feet (85.83') to the end of said stone wall;

Thence South six degrees, eighteen minutes, twenty-one seconds East (S 06° 18' 21" E), twelve and ninety-two hundredths feet (12.92') to the end of a stone wall;

Thence along said stone wall, South three degrees, twenty-eight minutes, thirteen seconds West (S 03° 28' 13" W), one hundred eighty-five and ten hundredths feet (185.10') to a point in said stone wall;

Thence continuing along said stone wall, South thirteen degrees, seven minutes, thirty-nine seconds East, one hundred two and seventy-four hundredths feet (102.74') to a point in stone wall;

Thence continuing along said stone wall, South six degrees, forty-six minutes, twenty-six seconds East (S 06° 46' 26" E), eighty-three and eighty-seven hundredths feet (83.87') to a corner of stone wall;

Thence along said stone wall, South eighty-seven degrees, thirty-six minutes, thirty-nine seconds West (S 87° 36' 39" W), eighty-seven and seven hundredths feet (87.07') to a corner of said stone wall;

Thence along said stone wall, South three degrees, twenty-six minutes, fifty-two seconds East (S 03° 26' 52" E), one hundred twelve and thirteen hundredths feet (112.13') to a ¾ inch iron rod at the side of Old Province Road;

Thence along the side of Old Province Road North eighty-three degrees, eight minutes, eleven seconds East (N 83° 08' 11" E), two hundred thirty-one and fifty hundredths feet (231.50) to a point;

Thence continuing along the side of Old Province Road, North eighty-five degrees, fifteen minutes, thirty-four seconds East (N 85° 15' 34" E), one hundred fifty- three and ninety-nine hundredths feet (153.99') to the point of beginning.

Said Lot #2 containing 5.15 acres, more or less, as shown on the Plan.

SUBJECT TO any covenants, conditions, easements, restrictions, reserved rights, and other matters of record.

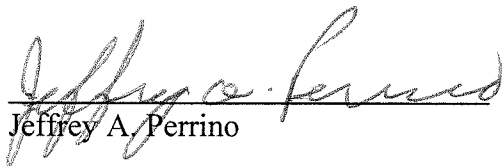
The grantor herein hereby release all rights of homestead in the above described premises and state that no other person has any homestead rights in said premises.

For Grantor's title, see deed of Anthony R. Mignanelli, Successor Trustee of the Trust of Joseph A. Perrino and recorded on September 30, 2010 at the Sullivan County Registry of Deeds at Book 1782, Page 444.

[END OF DOCUMENT]

[SEE SIGNATURE/ACKNOWLEDGEMENT ON FOLLOWING PAGE]

Executed this 5th day of August, 2020.

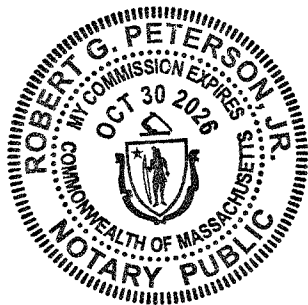

Jeffrey A. Perrino

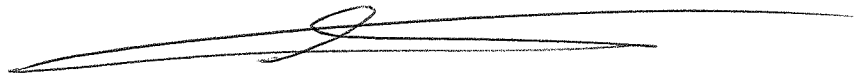
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

August 5, 2020

On this 5th day of August, 2020, before me, the undersigned notary public, personally appeared Jeffrey A. Perrino, who proved to me through satisfactory evidence of identification, which was a valid, unexpired government issued photo identification card, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Notary Public: Robert G. Peterson, Jr.
My Commission Expires: 10/30/2026

