

# 238 Croydon Turnpike

Plainfield, NH



## *Just Listed*

Amazing opportunity in Plainfield! 4-bedroom, 4-bathroom duplex set privately on over 7.50 wooded acres. Both units are identical, with kitchen, dining room, spacious living room, bedroom and full bathroom on the main level. There is also a great deck on each side to sit outside and admire the stunning gardens or enjoy the quietness that surrounds the property. Each unit includes a loft where you will find the primary bedrooms and additional bathroom. The units also have their own full basements that could be finished for further living space. The outside has a beautiful setting, 2-car garage and an invisible dog fence covering 5 acres. At the top of Croydon Turnpike you have easy access to miles of trails. Enjoy hikes to Little Mount Washington with a spectacular view to the east. Another easily reached peak is Snow Mountain. Leavitt Pond and Chase Pond are local favorites, particularly beautiful during foliage season. This is the best of both worlds, live in a quiet country setting yet be close in proximity to Lebanon, Hanover and White River. 15 minutes to the Center of Lebanon for dining and shopping, 20 minutes to Dartmouth Health, 25 minutes to Hanover and White River Junction for theater, local dining, bakeries, shops and so much more.

 \$400,000

Bedrooms: 4      Year Built: 1992  
Bathrooms: 4      Taxes: \$8,244  
Acres: 7.70      Sq Ft: 2,796

 **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



County NH-Sullivan  
 Village/Dist/Locale  
 Construction Status Existing  
 Year Built 1992  
 Architectural Style Duplex  
 Color  
 Total Stories 2  
 Zoning RCI-RU  
 Taxes TBD No  
 Tax - Gross Amount \$8,244.00  
 Tax Year 2022  
 Tax Year Notes  
 Owned Land  
 Lot Size Acres 7.70  
 Lot - Sqft 335,412  
 Common Land Acres  
 Garage Yes  
 Basement Yes  
 Basement Access Type Walkout  
 Date - Initial Showings Begin 3/30/2024

Rooms - Total 10  
 Bedrooms - Total 4  
 Baths - Total 4  
 Baths - Full 4  
 Baths - 3/4 0  
 Baths - 1/2 0  
 Baths - 1/4 0  
 SqFt-Apx Fin Above Grade 2,796  
 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 1,828  
 SqFt-Apx Unfn BG Source Measured  
 SqFt-Apx Total Finished 2,796  
 Footprint  
 Road Frontage Yes  
 Road Frontage Length 316  
 Roads Gravel

Waterfront Property  
 Water Body Access  
 Water Body Name  
 Water Body Type  
 WaterFRit  
 Water Body Restrictions  
 ROW - Parcel Access  
 ROW - Length  
 ROW - Width  
 ROW to other Parcel  
 Flood Zone No  
 Timeshare/Fract. Ownrsh 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



Unbranded Tour URL 1

**Remarks - Public** Amazing opportunity in Plainfield! 4-bedroom, 4-bathroom duplex set privately on over 7.50 wooded acres. Both units are identical, with kitchen, dining room, spacious living room, bedroom and full bathroom on the main level. There is also a great deck on each side to sit outside and admire the stunning gardens or enjoy the quietness that surrounds the property. Each unit includes a loft where you will find the primary bedrooms and additional bathroom. The units also have their own full basements that could be finished for further living space. The outside has a beautiful setting, 2-car garage and an invisible dog fence covering 5 acres. At the top of Croydon Turnpike you have easy access to miles of trails. Enjoy hikes to Little Mount Washington with a spectacular view to the east. Another easily reached peak is Snow Mountain. Leavitt Pond and Chase Pond are local favorites, particularly beautiful during foliage season. This is the best of both worlds, live in a quiet country setting yet be close in proximity to Lebanon, Hanover and White River. 15 minutes to the Center of Lebanon for dining and shopping. 20 minutes to Dartmouth Health, 25 minutes to Hanover and White River Junction for theater, local dining, bakeries, shops and so much more. \*Delayed showings until the Open House on Saturday, March 30th, from 10:00 am - 12:00 pm. \*Agent interest\*

**Directions** From I-89 take exit 16 from I-89 N. Eastman Hill Rd toward Methodist Hill Rd. Turn left onto NH-120 S. Slight left onto Croydon Take Rd.

**Kitchen** 1 11'11" x 15'9"  
**Dining Room** 1 12'3" x 10'10"  
**Living Room** 1 13' x 17'1"  
**Bedroom** 1 9'2" x 12'5"  
**Primary** 2 22' x 19'2"  
**Kitchen** 1  
**Dining Room** 1  
**Living Room** 1  
**Bedroom** 1  
**Primary** 2

**Map** 227  
**Block** 000  
**Lot** 012  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 1476  
**DeedPage** 490  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Plainfield  
**SchElem** Plainfield Elementary  
**SchMiddle**  
**SchHigh** Lebanon High School

**Lot Features** Country Setting, Landscaped, Trail/Near Trail, Walking Trails, Wooded  
**Construction Materials** Wood Siding  
**Foundation** Concrete  
**Roof** Standing Seam  
**Driveway** Gravel  
**Electric** 200 Amp, Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Liberty  
**Fuel Company** Irving  
**Cable Company** Comcast

**Utilities** Phone, Cable - Available  
**Items Excluded**

**Appliances** Dishwasher, Dryer, Refrigerator, Washer, Stove - Gas, Stove - Electric, Water Heater - Off Boiler  
**Equipment** Stove-Gas  
**Features - Exterior** Deck, Fence - Invisible Pet, Garden Space  
**Features - Interior** Dining Area, Kitchen/Dining, Natural Light, Skylight, Laundry - Basement  
**Flooring** Carpet, Tile, Wood  
**Heating** Baseboard, Forced Air, Stove - Gas  
**Heat Fuel** Gas - LP/Bottle, Oil  
**Cooling** None  
**Water Source** Drilled Well  
**Sewer** 1500+ Gallon, Leach Field, Septic

**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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# 238 Croydon Tpk Rd, Plainfield, NH

Main Floor Finished Area 915.14 sq ft



PREPARED: 2024/03/26

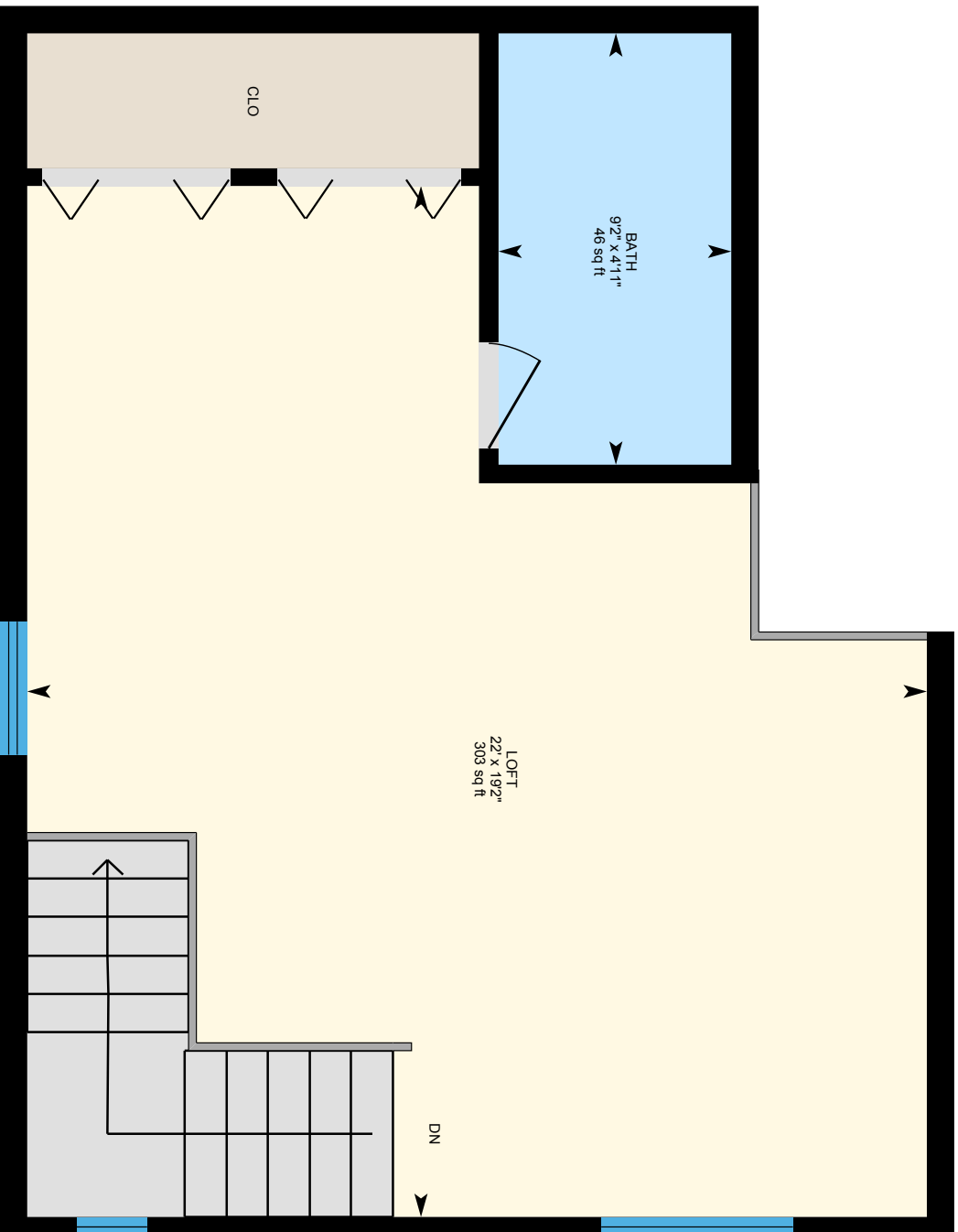


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 238 Croydon Tpk Rd, Plainfield, NH

2nd Floor Finished Area 483.69 sq ft



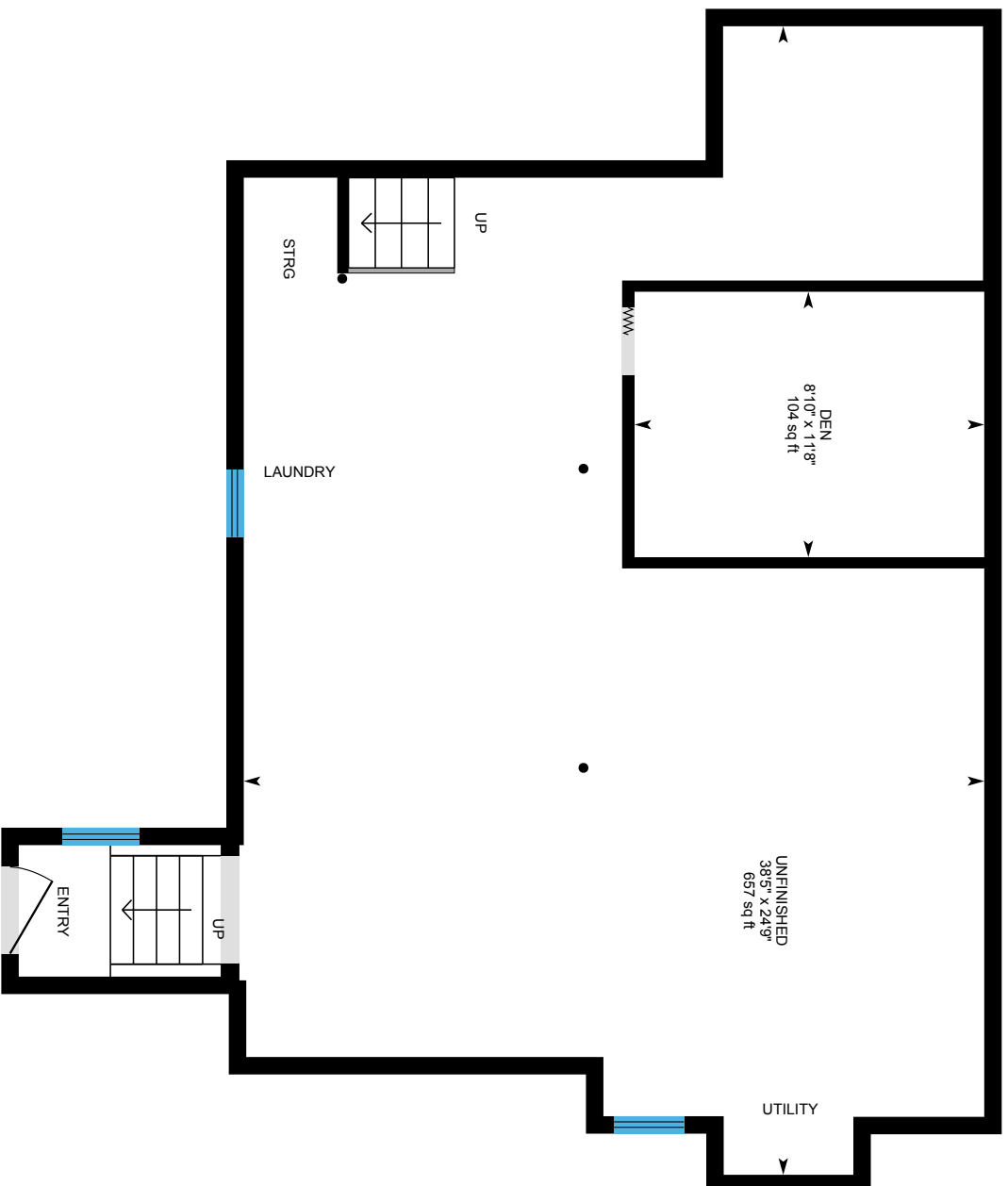
PREPARED: 2024/03/26

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.



# 238 Croydon Tpk Rd, Plainfield, NH

Basement (Below Grade) Unfinished Area 914.24 sq ft



PREPARED: 2024/03/26



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

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:** Diane Marie Andrews

2. **PROPERTY LOCATION:** 238 Croydon Turnpike, Plainfield, NH 03781

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

4. **SELLER:**  has  has not occupied the property for 19.5 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: A side driveway  
Installed By: \_\_\_\_\_ Date of Installation: 1991  
What is the source of your information? Original building documents

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 2004  
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? A back flush water filter installed to address odor and yellow staining.

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: Edge of garden B side Location Unknown  Date of Installation: 1991  
Date of Last Servicing: 2023 Name of Company Servicing Tank: Herrin's  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS DMR / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**PROPERTY LOCATION:** 238 Croydon Turnpike, Plainfield, NH 03781

d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: In open grassy area B side Size: \_\_\_\_\_ Unknown: Unknown  
Date of installation of leach field: 1991 Installed By: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: D box replaced 2018

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"/>	Blown in	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Basement sill and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blue board and f	_____	<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: 3/29/2023 By: Alpha Energy Laboratories  
Results: 3.0 pCi/L If applicable, what remedial steps were taken? \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: Basement only

SELLER(S) INITIALS DM / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**PROPERTY LOCATION:** 238 Croydon Turnpike, Plainfield, NH 03781

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

Has the property been tested?  Yes  No  Unknown

If YES: Date: 8/14/2004 By: Aqualab, Inc.

Results: 3,070 pCi/L 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? Rural Conservation**

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

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

Additional Information:

**j. Heating System Age: 20 years Type: Boiler Fuel: Oil Tank Location: Basement**

Owner of Tank: Diane Andrews

Annual Fuel Consumption: 600 gallons Price: Varies Gallons:

Date system was last serviced and by whom? Suburban Propane 2023

Secondary Heat Systems: Gas stove in living room

Comments: Serviced 12/2023

SELLER(S) INITIALS DM /           

BUYER(S) INITIALS            /



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**PROPERTY LOCATION:** 238 Croydon Turnpike, Plainfield, NH 03781

- k. Roof Age: 20+ years Type of Roof Covering: Standing seam  
Moisture or leakage: No  
Comments: \_\_\_\_\_
  - l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: Concrete  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
  - m. Chimney(s) How Many? 2 Lined? Yes Last Cleaned: 2016? Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
  - n. Plumbing Type: Plastic and copper Age: 30+ years  
Comments: \_\_\_\_\_
  - o. Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_
  - p. Electrical System: # of Amps \_\_\_\_\_ 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: Mice  
Comments: JP pest services quarterly has eliminated the problem
  - 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: Modem but comcast xfinity has recently become available
  - 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 *DM* /           

BUYER(S) INITIALS            /

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**10. ADDITIONAL INFORMATION**

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

Yes  No

b. ADDITIONAL COMMENTS:

Decks replaced 2015-2016  
Bump out standing seam installed 2006  
New oil tanks 2019

**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).**

*Diane Marie Andrews* dotloop verified  
03/26/24 11:33 AM EDT  
V11Y-G2QN-ZGEY-8Q2P

SELLER DATE

[Empty signature box]

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

MULTIFAMILY PROPERTY DISCLOSURE RIDER  
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. SELLER: Diane Marie Andrews

2. PROPERTY LOCATION: 238 Croydon Turnpike, Plainfield, NH 03781

3. GENERAL INFORMATION:

a. Number of city/town approved units: 2

b. Number and type of appliances included in sale: 2 refrigerators, one gas stove, one electric stove, 2 microwaves, 2 washers, 2 drers

c. Number and location of washer / dryer hookups: Two, one in each basement

d. Number and type of electrical service entrances: 1 breakers in each basement. One breaker in garage

e. Number and type of heating systems (note ages): FHW. Boiler on A side replaced in 2023, boiler on B side replaced 2005

f. Any rented water heaters, burners or other equipment or appliances?  Yes  No If yes, please explain: \_\_\_\_\_

g. Any other leases or contracts for services on the building?  Yes  No If yes, please specify: \_\_\_\_\_

h. Is a municipal certificate of compliance required?  Yes  No If yes, list date of expiration: \_\_\_\_\_

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? \_\_\_\_\_  
If yes, please explain: \_\_\_\_\_

j. Smoke detectors: Locations One in each basement stairwell Hard-wired?  Yes  No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
A	Y	5 years	08/31/2024	1500	Yes	1400	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
B		19.5					<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
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Monthly Rent: If vacant please enter most recent rent.  
Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? No

Comments: Owner occupied B side.

SELLER(S) INITIALS DM /

BUYER(S) INITIALS  /

**MULTIFAMILY PROPERTY DISCLOSURE RIDER**  
**(To be used in conjunction with Property Disclosure - Residential)**



**New Hampshire Association of REALTORS® Standard Form**

**PROPERTY LOCATION:** 238 Croydon Turnpike, Plainfield, NH 03781

**5. ADDITIONAL PROPERTY INCOME** (laundry, storage, garage rental, etc.): \_\_\_\_\_

**6. EXPENSE INFORMATION:**

- a. Annual real estate taxes and year: 9338
- b. Annual hazard insurance: 1702
- c. Annual snow removal expense: 800
- d. Annual lawn mowing, yard maintenance expense: 250
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: \_\_\_\_\_ Cost: \_\_\_\_\_
- f. Annual electric costs paid by landlord: \_\_\_\_\_
- g. Annual trash removal expense: \_\_\_\_\_
- h. Annual water/sewer expenses paid by landlord: Pump septic every 4 years. 2023 expense was \$445
- i. Other expenses: \_\_\_\_\_

**7. ADDITIONAL INFORMATION:**

- a. Attachment regarding expenses, rents, lease information or additional information?  Yes  No
- b. Additional comments:

Shared well and septic system. Owner mows and maintains the property. Expenses for mower repairs claimed against rental.

**8. 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.**

<i>Diane Marie Andrews</i>	<small>dotloop verified 03/26/24 8:46 AM EDT KNVZ-SQRM-FLJ9-NNMP</small>		
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

RECEIVED  
SULLIVAN COUNTY  
REGISTRY OF DEEDS  
2004 OCT -1 A 8:52

196600

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

THOUSAND 5 HUNDRED AND 25 DOLLARS

10/01/2004 668090 \$ \*\*\*3525.00

VOID IF ALTERED

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that I, **Martin Warren**, unmarried, of Plainfield, County of Sullivan and State of New Hampshire, for consideration paid, grant to **Diane Marie Andrews**, of Plainfield, County of Sullivan and State of New Hampshire, whose mailing address is Route 120, Plainfield, NH 03781, with **WARRANTY COVENANTS**,

A certain tract or parcel of land, with the buildings thereon, situate in Plainfield, Sullivan County, New Hampshire, being shown as Lot No. 6 on a plan of land entitled "Subdivision Plan of Land Owned by Robert & Mary Ellen Theberge, Croydon Turnpike, Plainfield, New Hampshire" Scale: 1"=200', Dated: July 30, 1986, prepared by Wayne McCutcheon Associates, approved by the Plainfield Planning Board, and recorded in the Sullivan County Registry of Deeds in Planfile 2, Pocket 11, Folder 4, Number 25, Sheet 01, to which plan reference may be made for a more particular description.

Subject to easements, restrictions and rights of record.

Meaning and intending to convey all and the same land and premises conveyed to Martin Warren by warranty deed of Robert Theberge and Mary Ellen Theberge dated 19 January 2000 and recorded in the Sullivan County Registry of Deeds at Book 1214, Page 982.

Signed and dated on the 30 day of September, 2004.


  
Martin Warren

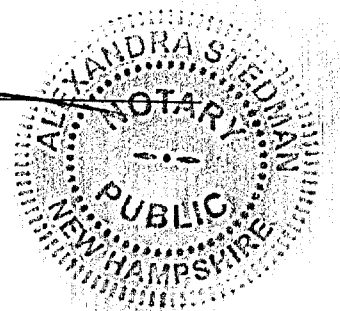
STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

The foregoing instrument was acknowledged before me on the 30<sup>th</sup> day of September, 2004 by Martin Warren.

SULLIVAN COUNTY RECORDS  
*Sharon A. King*, REGISTER

Alexandra Stedman  
Notary Public  
State of New Hampshire  
My Commission Expires  
May 5, 2009

Before me:   
Notary Public  
My commission expires:



9062wd



## DISCLOSURE OF PERSONAL INTEREST – SELLER

### New Hampshire Association of REALTORS® Standard Form

I, Dan O'Halloran, a licensee with Keller Williams Coastal Lakes & Mountains Realty, hereby disclose that I or a member of my family have a financial interest in the property located at 238 Croydon Turnpike, Plainfield, NH 03781 (“Property”). If you have questions about this disclosure for this Property, please contact me.

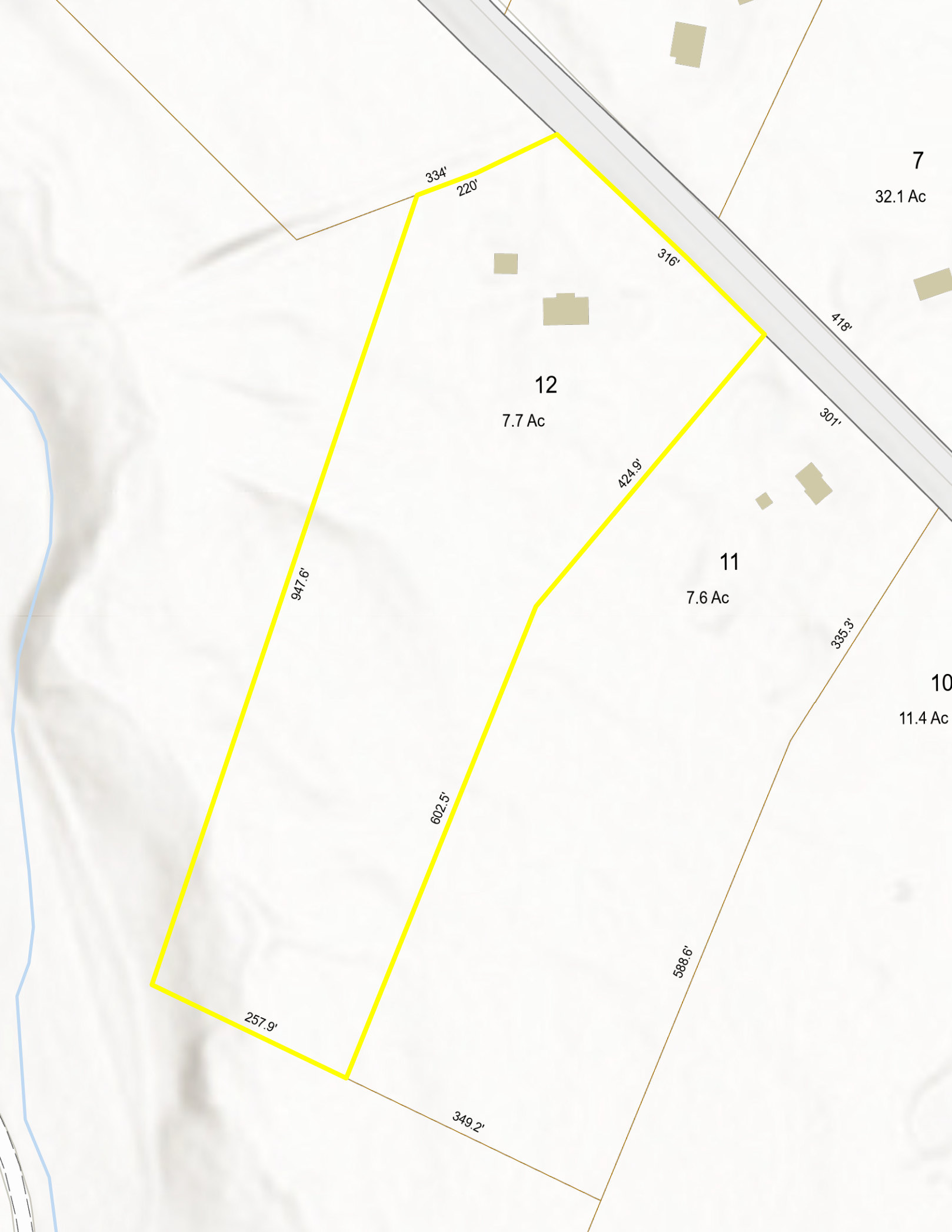
Dated: 03/25/2024

<i>Dan O'Halloran</i>	dotloop verified 03/25/24 10:02 PM EDT CQZW-VR7Q-JUVU-KXFG
Licensee	

I/we acknowledge receipt of this disclosure.

Buyer

Buyer



7  
32.1 Ac

12  
7.7 Ac

11  
7.6 Ac

10  
11.4 Ac

334'  
220'

316'

418'

301'

424.9'

335.3'

588.6'

947.6'

602.5'

257.9'

349.2'