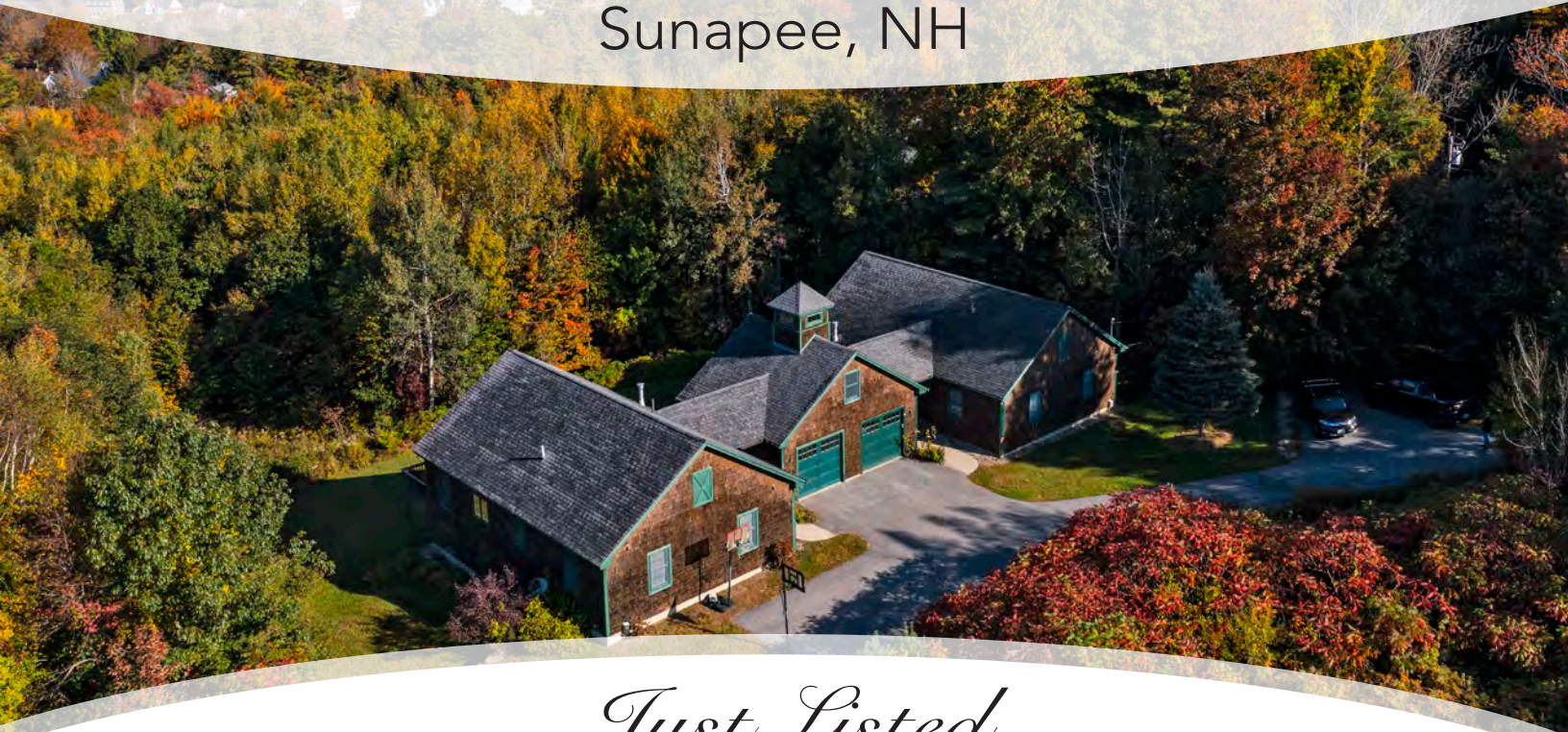


68A Burkehaven Hill Road
Sunapee, NH



Just Listed

This beautiful contemporary condo located near Sunapee Harbor is the perfect year-round get-away for anyone looking to enjoy all the area has to offer. With four bedrooms and three bathrooms, there is plenty of space for everyone to have their own privacy. The open concept layout of the living area includes vaulted ceilings, gas fireplace, wood floors, granite countertops and plenty of windows allowing for natural light. The deck provides the perfect spot to relax and while looking at the mountain views. The primary bedroom, ensuite bathroom, and laundry are all conveniently located on the first floor. The lower level features radiant heat and offers additional living space with a family room, game room, two additional bedrooms, and a full bathroom. Located just a short walk or drive from Sunapee Harbor where you can enjoy local shops, dining and boat cruises. Mount Sunapee Resort is only a 10-minute drive away and downtown New London is just a 15-minute drive. Close to golf courses, hiking trails, beaches and more for all your outdoor activities. 45 minutes from Concord, 30 minutes to Dartmouth Health and less than 2 hours away from Boston. No monthly condo fees!



\$769,900

Bedrooms: 4

Year Built: 2004

Bathrooms: 3

Taxes: \$7,588

Sq Ft: 2,469

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

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

 **LAKES & MOUNTAINS**
KELLERWILLIAMS. REALTY

Each Office is Independently Owned and Operated



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2004
Architectural Style Contemporary, Duplex
Color Brown
Total Stories 1
Zoning Residential
Taxes TBD No
Tax - Gross Amount \$7,588.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 2.12
Lot - Sqft 92,347
Common Land Acres 2.12
Garage Yes
Basement Yes
Basement Access Type Walkout
Date - Initial Showin as Beain

Rooms - Total 9
Bedrooms - Total 4
Baths - Total 3
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 1,415
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 322
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 1,054
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 311
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,469
Footprint
Road Frontage Yes
Road Frontage Length 157
Roads Paved, Public

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 32
Auction No
Current Use
Land Gains
Resort



Unbranded Tour URL 1

Remarks - Public This beautiful contemporary condo located near Sunapee Harbor is the perfect year-round getaway for anyone looking to enjoy all the area has to offer. With four bedrooms and three bathrooms, there is plenty of space for everyone to have their own privacy. The open concept layout of the living area includes vaulted ceilings, a gas fireplace, wood floors, granite countertops and plenty of windows allowing for natural light. The deck provides the perfect spot to relax and while looking at the mountain views. The primary bedroom, ensuite bathroom, and laundry are all conveniently located on the first floor. The finished lower level features radiant heat and offers additional living space with a family room, game room, two additional bedrooms, and a full bathroom. Located just a short walk or drive from Sunapee Harbor where you can enjoy local shops, dining and boat cruises. Mount Sunapee Resort is only a 10-minute drive away and downtown New London is just a 15-minute drive. Close to golf courses, hiking trails, beaches and more for all your outdoor activities. 45 minutes from Concord. 30 minutes to Dartmouth Health and less than 2 hours away from Boston. No monthly condo fees!

Directions Off Route 11 in Sunapee, take a left onto Main Street and head to the harbor. Turn right up Burkehaven Hill and the house will be on the right.

Living Room 1 17.7 x 19.4
Dining Room 1 9.5 x 11.4
Kitchen 1 9.11 x 11.5
Bedroom 1 13.4 x 14.1
Primary BR 1 13.4 x 14.8
Bedroom B 9.11 x 13.9
Bedroom B 10 x 15.7
Family Room B 14.3 x 22.4
Rec Room B 12.11 x 14.3

Map 137
Block 0
Lot 31
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 1676
DeedPage 033
TotDeeds
Covenants Yes
Seasonal No

SchDistrict Sunapee
SchElem Sunapee Central School
SchMiddle Sunapee Middle High School
SchHigh Sunapee Sr. High School

Lot Features Landscaped, Mountain View, Sloping, View
Construction Materials Wood Frame, Shake Siding
Foundation Concrete
Roof Shingle - Asphalt
Driveway Paved
Electric 200 Amp
Phone Company
Electric Company
Fuel Company
Cable Company

Utilities Gas - LP/Bottle
Items Excluded

Appliances Dishwasher, Dryer, Range - Electric, Refrigerator, Washer, Water Heater - Off Boiler
Features - Exterior Deck
Features - Interior Fireplace - Gas, Kitchen Island, Kitchen/Dining, Kitchen/Family, Kitchen/Living, Primary BR w/ BA, Natural Light, Storage - Indoor, Vaulted Ceiling
Flooring Hardwood
Heating Hot Water, Radiant, Radiant Floor
Heat Fuel Gas - LP/Bottle
Cooling Central AC
Water Source Drilled Well
Sewer Public

Fees - Condo - Mobile
Condo Fees No
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building 1
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%

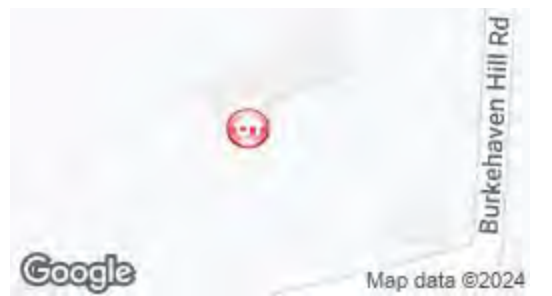
Compensation Based On Net Sales Price
 The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

Compensation Comments



O'Halloran Group
 listings@ohgrp.com

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



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 2024 PrimeMLS.

68A Burkehaven Road, Sunapee, NH

Main Building: Above Grade Finished Area 1415.54 sq ft



Main Floor
Finished Area 1415.54 sq ft



Lower Level (Below Grade)
Finished Area 1054.99 sq ft



PREPARED: 2023/10/04

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 RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Donald K. Lamburn and Lynn M. Lamburn
68A Burkehaven Hill Road, Sunapee, NH 03782
- 2. Association Name (if applicable): _____
- 3. Property Manager/Agent: _____ Phone: _____

4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
 - b. Is there a time share operation existing at Property? Yes No Unknown
 - c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
 - d. Are you aware of any rental, use or age restrictions? Yes No Unknown
 - e. Number of allocated parking spaces available for this unit: 3
 - f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
 - g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
 - h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

5. **MASTER INSURANCE POLICY**
- a. Name of Company: Andover Company
 - b. Name of Agent: McCrislis Phone: _____

6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$0
 - b. What do the monthly fees include?

| | | |
|---|--|---|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input type="checkbox"/> Trash Removal |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Recreation/Community Association Dues | <input type="checkbox"/> Water |
| <input type="checkbox"/> Other: _____ | | |
 - c. Are there any additional fees? If so, please specify: Share landscaping, exterior maintenance and insurance expenses.
 - d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____
- Additional Comments: _____

7. **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.

Donald K. Lamburn
SELLER _____ DATE _____
dotloop verified
05/11/24 10:13 AM EDT
ZUCM-ZZ3F-FISZ-NJMS

Lynn M. Lamburn
SELLER _____ DATE _____
dotloop verified
05/09/24 3:53 PM EDT
T63F-OE6F-BJZE-PQVZ

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 AND OTHER ADVISORS.

BUYER _____ DATE _____

BUYER _____ DATE _____

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:** Donald K. Lamburn and Lynn M. Lamburn

2. **PROPERTY LOCATION:** 68A Burkehaven Hill Road, Sunapee, NH 03782

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

4. **SELLER:** has has not occupied the property for 15 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. **INSTALLATION:** Location: Front yard near underground propane tank.
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 4
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:

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 _____ Gal. Unknown Other:
Tank Type Concrete Metal Unknown Other:
Location: right corner under deck. Location Unknown Date of Installation: 2005
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: Holding Tank pumps to town sewer

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 68 Burkehaven Hill Road, Sunapee, NH 03782

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: _____ Size: _____ Unknown: _____
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

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

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

| 7. <u>INSULATION</u> | <u>LOCATION</u> | <u>Yes</u> | <u>No</u> | <u>Unknown</u> | <u>If YES, Type</u> | <u>Amount</u> | <u>Unknown</u> |
|----------------------|-----------------|-------------------------------------|--------------------------|--------------------------|---------------------|---------------|--------------------------|
| | Attic or Cap | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fiberglass | _____ | <input type="checkbox"/> |
| | Crawl Space | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fiberglass | _____ | <input type="checkbox"/> |
| | Exterior Walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | fiberglass | _____ | <input type="checkbox"/> |
| | Floors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fiberglass | _____ | <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: _____ 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 _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 68 Burkehaven Hill Road, Sunapee, NH 03782

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? _____

i. Street (check one): Public Private Association

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

Additional Information: _____

j. Heating System Age: 15 Type: Peerless Fuel: Propane Tank Location: Front corner near well

Owner of Tank: Irving

Annual Fuel Consumption: _____ Price: _____ Gallons: 800

Date system was last serviced and by whom? 2021, Irving

Secondary Heat Systems: Gas Fireplace Insert

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: 68 Burkehaven Hill Road, Sunapee, NH 03782

- k. Roof Age: 15 Type of Roof Covering: Asphalt shingles
Moisture or leakage: _____
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- m. Chimney(s) How Many? 1 Lined? yes Last Cleaned: _____ Problems? no
Comments: _____
- n. Plumbing Type: Copper and Pex Age: 15
Comments: _____
- o. Domestic Hot Water: Age: 15 Type: Propane Gallons: _____
- 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: 15 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: Comcast
- x. Other (e.g. Alarm System, Irrigation System, etc.) Alarm - Tasco, not connected
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: 68 Burkehaven Hill Road, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

Installed new driveway and had the property stained approx 8-10 years ago.

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).

Donald K. Lamburn
SELLER _____ DATE _____
dotloop verified
05/11/24 10:13 AM EDT
B0YY-XEVA-QM5Z-2NYR

Lynn M. Lamburn
SELLER _____ DATE _____
dotloop verified
05/09/24 3:53 PM EDT
Z7RH-IJY1-EGNO-IJAK

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 _____

DKL
05/11/24
10:13 AM EDT
dotloop verified

LML
05/09/24
3:53 PM EDT
dotloop verified

Sharon A. Krig

| STATE OF NEW HAMPSHIRE | | |
|---|---|-----------------------------|
| DEPARTMENT OF REVENUE ADMINISTRATION |  | REAL ESTATE TRANSFER TAX |
| ***6 Thousand 1 Hundred 80 Dollars | | |
| DATE | | AMOUNT |
| 02/11/2008 | SU001350\$ | ***6180.00 |
| VOID IF ALTERED | | |

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **JOHN E. DOWD, JR.**, of Longmeadow, Massachusetts, for consideration paid, grants to **DONALD K. LAMBURN and LYNN M. LAMBURN** of 7 Green Needles Road, Littleton, Massachusetts 01460, as **joint tenants with rights of survivorship**, with **WARRANTY** covenants,

A certain tract or parcel of land, with any buildings and improvements thereon, situated in the Town of Sunapee, County of Sullivan and State of New Hampshire, more particularly described as follows:

Unit A in Burkehaven Hill Condominium No. 2, Town of Sunapee, County of Sullivan and State of New Hampshire, as established by the Declaration of Burkehaven Hill Condominium No. 2, which is dated December 7, 2004 and recorded at the Sullivan County Registry of Deeds, Volume 1489, Page 129, and Amended by the First Amendment to Declaration and Bylaws of Burkehaven Hill Condominium, No. 2, dated October 14, 2005 and recorded in Volume 1546, Page 532 at the Sullivan County Registry of Deeds, together with an undivided interest in the Common Area as defined in the Condominium Declaration, as such may be amended.

There is also conveyed hereby the right to use and enjoy certain limited common areas, as defined under said Condominium Declaration, as amended, as more particularly set forth on the Site Plan recorded in said Registry at Pocket 10, Folder 1, Number 43 of Plan File 4; and floor plans recorded at Pocket 10, Folder 1, Number 43, of Plan File 4, Sheets 2-4, and as set forth on additional site and floor plans as may be recorded.

This conveyance is subject to certain rules and regulations as may be determined and amended from time to time by the Burkehaven Hill Condominium No. 2, as provided in said Declaration and Bylaws of the Condominium Association, as amended.

The property conveyed herein is subject to easements to New England Telephone and Telegraph Company, Public Service Company of New Hampshire, the Town of Sunapee for sewer lines and water lines, and to the easements, notes and matters set forth upon the said Site Plan.

EXCEPTING AND RESERVING however, from the within-conveyed premises, for the benefit of Lot #1 and Lot #2 on a certain Plan of Lots entitled "Revised Subdivision of The Fitts Land-Burkehaven Hill Road-Sunapee, N.H. 03782", dated January 12, 1995, revised December 15, 1997, prepared by Clifford P. Richer, L.L.S., approved by the Sunapee Planning Board January 8, 1998, recorded in Planfile 4, Pocket 5, Folder 3, Number 17 of the Sullivan County Registry of Deeds, rights of easement to install, maintain, use, repair and replace a sewer line crossing over a twenty-five foot wide easement running along the Northwesterly edge of said Burkehaven Hill Road, the precise location of said easement area being as shown on said Plan.

Excepting and reserving utility, water line and sewer easements to New England Telephone and Telegraph Company, Public Service Company of New Hampshire, the Town of Sunapee and as may be necessary for the benefit of the other lots shown on a certain Plan of Lots entitled "Revised Subdivision of The Fitts Land-Burkehaven Hill Road-Sunapee, N.H. 03782", dated January 12, 1995, revised December 15, 1997, prepared by Clifford P. Richer, L.L.S., approved by the Sunapee Planning Board January 8, 1998, recorded in Planfile 4, Pocket 5, Folder 3, Number 17 of the Sullivan County Registry of Deeds

Excepting and reserving an easement for drainage for the benefit of Lot #1 and Lot #2 on a certain Plan of Lots entitled "Revised Subdivision of The Fitts Land-Burkehaven Hill Road-Sunapee, N.H. 03782", dated January 12, 1995, revised December 15, 1997, prepared by Clifford P. Richer, L.L.S., approved by the Sunapee Planning Board January 8, 1998, recorded in Planfile 4, Pocket 5, Folder 3, Number 17 of the Sullivan County Registry of Deeds, on over and across the lot comprising Burkehaven Hill Condominium, No. 2, and to the easements, notes and matters set forth upon the said plan.

The premises are conveyed subject to any present effect of the Condition of Approval set forth on the "Revised Subdivision of The Fitts Land-Burkehaven Hill Road-Sunapee, N.H. 03782", dated January 12, 1995, revised December 15, 1997, prepared by Clifford P. Richer, L.L.S., approved by the Sunapee Planning Board January 8, 1998, recorded in Planfile 4, Pocket 5, Folder 3, Number 17 of the Sullivan County Registry of Deeds, which states as follows:

"CONDITION OF APPROVAL by The Sunapee Planning Board and The Town of Sunapee: 'All lots to provide storm water run off detention to minimize down slope impact within the limits of Individual Lot Development.' This condition to be satisfied prior to issuance of certificate of zoning compliance. This statement shall be included in all deeds and run with the land. Refer to the Planning Board minutes of July 20th, 1995 meeting."

The premises are subject to the following covenants and restrictions, which shall run with the land, which shall be enforceable by the grantor and the owners of Lots 1, 2 and 3 on the "Revised Subdivision of The Fitts Land-Burkehaven Hill Road-Sunapee, N.H. 03782", dated January 12, 1995, revised December 15, 1997, prepared by Clifford P. Richer, L.L.S., approved by the Sunapee Planning Board January 8, 1998, recorded in Planfile 4, Pocket 5, Folder 3, Number 17 of the Sullivan County Registry of Deeds, however these restrictions shall not be deemed to be a "common scheme of development":

- a. No clothing, laundry, rugs or wash shall be hung from or spread upon or from any window or exterior portion of a building or in or upon any portion of the lot. All refuse and trash shall be placed in locations out of public view.
- b. No nuisance shall be allowed on the property nor shall any use or practice be allowed which is an annoyance or which interferes with the peaceful possession or proper use of any other housing unit on the premises or of any neighboring property owners.
- c. No animals, livestock or poultry of any kind shall be kept, bred or raised, with the exception that not more than three dogs, cats and other ordinary domestic pets may be kept provided they do not unduly disturb the peaceable enjoyment or proper use of any other housing unit on the premises or of any neighboring property owners and are not kept, bred or maintained for any commercial purpose.

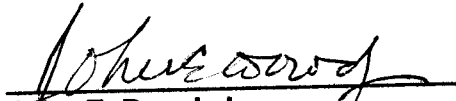
Meaning and intending to describe and convey Unit A of Burkehaven Hill Condominium No. 2 and all appurtenant rights in the common and limited common areas, located on Lot #2 of the premises conveyed by James R. Cruise, Jr., Trustee, New Liden Realty Trust u/t/a dated March 24, 1997, to Round Rock Properties, Inc. by Warranty Deed dated November 4, 1998 and recorded in Volume 1174, Page 370 of the Sullivan County Registry of Deeds. Unit A was conveyed from Round Rock Properties, Inc. to John E. Dowd, Jr. by Warranty Deed dated December 7, 2004 and recorded in Volume 1489, Page 160 of the Sullivan County Registry of Deeds. Reference is also made to the Warranty Deeds regarding annexation of certain parcels of land between Burkehaven Hill Condominium, No. 2 and Burkehaven Hill Condominium, No. 1, from Round Rock Properties, Inc. to John E. Dowd, Jr. and John P. Brousseau dated October 14, 2005, recorded in Volume 1546, Page 527 of the Sullivan County Registry of Deeds, and from Round Rock Properties, Inc., John E. Dowd, Jr. and John P. Brousseau to Round Rock Properties, Inc., dated October 14, 2005, recorded in Volume 1546, Page 529 of the Sullivan County Registry of Deeds.

Subject to the provisions of the View Easement Deed between Round Rock Properties, Inc., John E. Dowd, Jr., John P. Brousseau and Round Rock Properties, Inc., dated October 14, 2005 and recorded in Volume 1546, Page 535 of the Sullivan County Registry of Deeds. Reference is made to the View Easement Plan for Burkehaven Hill Condominiums No. 1 & No. 2, recorded at Pocket 10, Folder 1, Number 41 of Plan file 4 at said Registry.

Subject to the terms, provisions and easements, including the provisions of view easements, as such may affect Burkehaven Hill Condominium No. 2 contained in the Warranty Deeds from Round Rock Properties, Inc. to John R. Cruise for Unit A of Burkehaven Hill Condominium No. 1, dated October 14, 2005, recorded in Volume 1546, Page 571 of the Sullivan County Registry of Deeds, from Round Rock Properties, Inc. to John J. Ernst for Unit B of Burkehaven Hill Condominium No. 1, dated October 14, 2005, recorded in Volume 1546, Page 571 of the Sullivan County Registry of Deeds, and from Round Rock Properties, Inc. to Robert F. Swift, dated October 14, 2005, recorded in Volume 1547, Page 611 of the Sullivan County Registry of Deeds.

This is not homestead property.

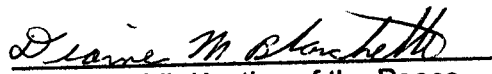
EXECUTED this 5th day of February 2008.


John E. Dowd, Jr.

COMMONWEALTH OF MASSACHUSETTS


COUNTY OF Hampden

On February 5 2008, before me, the undersigned officer, personally appeared John E. Dowd, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes contained herein.


Notary Public/Justice of the Peace

My Commission Expires: 9-7-12

Printed name of officer Dianne M. Blanchette

 DIANNE M. BLANCHETTE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 7, 2012

