

49 Main Street

Sunapee, NH

49 Main Street 

Just Listed

Amazing opportunity in Sunapee Harbor! This 4-unit multi-family consists of two 1-bedroom units and two 4-bedroom units. There is a full basement and all of the units have their own heating and electrical. Enjoy being located just a short walk or drive to Sunapee Harbor for local shops, restaurants, summer concerts, dinner boat, Dewey beach (Sunapee residents only) and more! Mount Sunapee Resort is only 10 minutes away for your winter fun. You are also only 15 minutes from the center of New London where you will find more local shops and restaurants, New London Hospital and theater. Close to many local golf courses, beaches and hiking trails for outdoor fun. Conveniently located 40 minutes to Concord and the Upper Valley, and only 1.5 hours to Boston. Now is your chance to own property in the heart of the Sunapee Region.

 \$695,000

Units: 4

Gross Income: \$58,200

Net Income: \$34,019

Year Built: 1800

Taxes: \$5,232

Sq. Ft. 4,092

 **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 AND
MOUNTAINS
KELLERWILLIAMS. REALTY

49 Main Street

Sunapee, NH

49 Main Street



Financials

	Beds	Baths	Rent	Utilities Paid by Tennant
Unit 1	1	1	\$1,300/mo	E, H, HW
Unit 2	4	1	\$1,450/mo	E, H, HW
Unit 3	1	1	\$850/mo	E, H, HW
Unit 4	4	1	\$1,250/mo	E, H, HW
Total	10	4	\$4,850/mo	

Yearly Operating Costs

Annual Taxes: \$5,232

Hazard Insurance: \$3,152.60

Snow Removal: \$500

Yard Maintenance: \$600

Fuel (Landlord Cost): \$1,026

Trash: \$750

Water & Sewer: \$3,680



256 Main Street, New London, NH

C: 603-252-6428

O: 603-526-8600



Multi-Family
5000178

Active

49 Main Street
Sunapee

NH 03782

Unit/Lot

Listed: 6/12/2024 \$695,000
Closed:



County NH-Sullivan
 Village/Dist/Locale
 Construction Status Existing
 Year Built 1800
 Architectural Style Multi-Family
 Color
 Total Stories 3
 Zoning VILLAG
 Taxes TBD No
 Tax - Gross Amount \$5,232.00
 Tax Year 2024
 Tax Year Notes
 Lot Size Acres 0.18
 Lot - Sqft 7,841
 Garage No
 Garage Capacity
 Basement Yes
 Basement Access Type Interior
 Separate Utilities

Date - Initial Showings Begin

Total Rooms Above Ground
 Total Full Baths 4
 Total Units 4
 Total Leases
 Total 1 BR Units 2
 Total 2 BR Units 0
 Total 3+ BR Units 2
 SqFt-Apx Fin Above Grade 4,092
 List \$/SqFt Fin ABV Grade \$169.84
 SqFt-Apx Fin Below Grade 0
 Footprint
 Road Frontage Yes
 Road Frontage Length 70
 Roads Private

Waterfront Property No
 Water Body Name Lake Sunapee
 Water Body Access Yes
 Water Body Type Lake
 Water Access Details Beach Access, Municipal Residents Only
 WaterFRit
 Water Body Restrictions Yes
 ROW - Parcel Access
 ROW - Length
 ROW - Width
 ROW to other Parcel
 Surveyed Unknown
 Surveyed By
 Flood Zone No
 Foreclosed/Bank-Owned/REO No
 Days On Market 0
 Current Use
 Auction

Remarks - Public Amazing opportunity in Sunapee Harbor! This 4-unit multi-family consists of two 1-bedroom units and two 4-bedroom units. There is a full basement and all of the units have their own heating and electrical. Enjoy being located just a short walk or drive to Sunapee Harbor for local shops, restaurants, summer concerts, dinner boat, Dewey beach (Sunapee residents only) and more! Mount Sunapee Resort is only 10 minutes away for your winter fun. You are also only 15 minutes from the center of New London where you will find more local shops and restaurants. New London Hospital and theater. Close to many local golf courses, beaches and hiking trails for outdoor fun. Conveniently located 40 minutes to Concord and the Upper Valley, and only 1.5 hours to Boston. Now is your chance to own property in the heart of the Sunapee Region.

Directions From Route 11, turn onto Main Street. Building on the left after Wildwood Smokehouse.

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Rooms	1	3 2&3	7 1	3 2&3	7			
Beds -- Baths	1	1 4	1 1	1 4	1			
Approximate SqFt	583	1,413	585	1,432				
Agreement -- Term	Y	ANN Y	ANN Y	M2M Y	M2M			
Status -- Deposit	LSED	\$1,195.00	LSED	\$1,395.00	M2M	\$800.00	LSED	\$1,195.00
Rent -- Frequency	\$1,195.00	ANNUL	\$1,450.00	MONTH	\$850.00	MONTH	\$1,250.00	MONTH
Unit Information	Dishwasher, Microwave, Range - Electric, Refrigerator	Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer	Dishwasher, Microwave, Range - Electric, Refrigerator	Dishwasher, Microwave, Range - Electric, Refrigerator, Washer	Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer			
Tenant Pays	Electric, Hot Water	Electric, Heat, Hot Water	Electric, Heat, Hot Water	Electric, Heat, Hot Water				
Occupant -- Show								
Occupant Phone								

Features - Exterior Porch - Covered
Heatina Baseboard, Hot Water
Heat Fuel Gas - LP/Bottle
Coolina None

SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 1.364
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 4,092

Total Electric Meters 4
Total Gas Meters
Total Heat Units 4
Total Ranges 4
Total Refrigerators 4
Total Water Heaters 4

Items Excluded
Operating Expense Includes
Operating Expense Incl. Insurance, Maintenance, Other, Trash, Utilities

ExpAnnual
ExpTax
ExpTrash
ExpHeat
ExpInsur
ExpMaint
ExpMam
ExpMisc
ExpSnow
ExpUtiliv
ExpWater

Utilities Cable - Available, Telephone Available
Electric 100 Amp, Circuit Breaker(s)
Water Source Public
Sewer Public

Map 133
Block 020
Lot 000
SPAN Number
Propertv ID

DeedRecTv Warrantv
DeedBook 1812
DeedPaae 0733
TotDeeds
Covenants No
Seasonal No

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

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency	2.50%	SubAgency	NonAgency Facilitator	2.50%	Transactional Broker
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

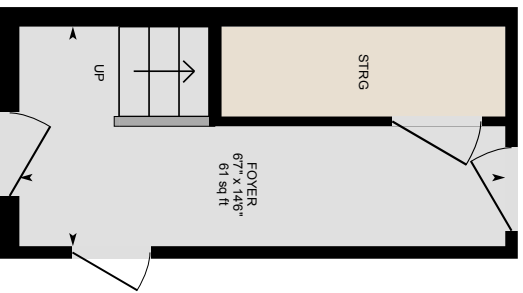
Realty/N.London
 Off: 603-526-8600



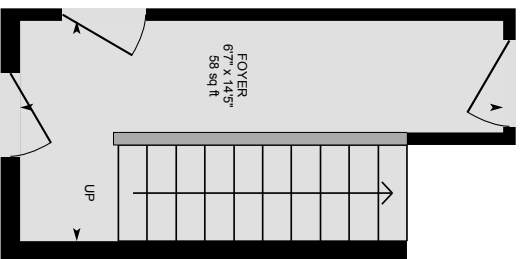
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49 Main St, Sunapee, NH

Main Building: Above Grade Finished Area 40'16.26 sq ft



Main Floor - Unit 4
Finished Area 121.11 sq ft



Main Level - Unit 2
Finished Area 109.49 sq ft



2nd Floor - Unit 2
Finished Area 691.91 sq ft

PREPARED: 2024/06/07

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.

49 Main St, Sunapee, NH

Main Building: Above Grade Finished Area 40'16.26 sq ft



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49 Main St, Sunapee, NH

Main Building: Above Grade Finished Area 40'16.26 sq ft



3rd Floor - Unit 2
Finished Area 613.17 sq ft



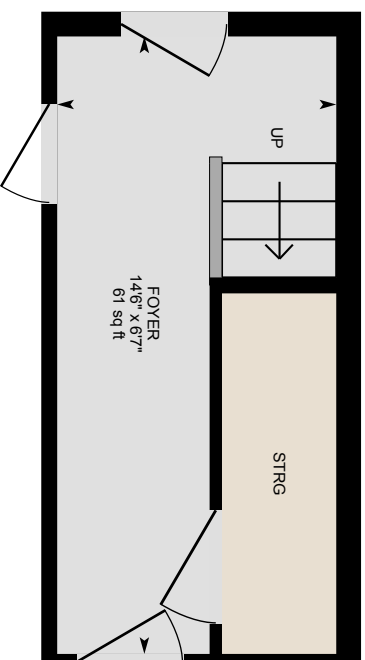
2nd Floor - Unit 4
Finished Area 691.71 sq ft

PREPARED: 2024/06/07

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.

49 Main St, Sunapee, NH

Main Floor - Unit 4 Finished Area 121.11 sq ft



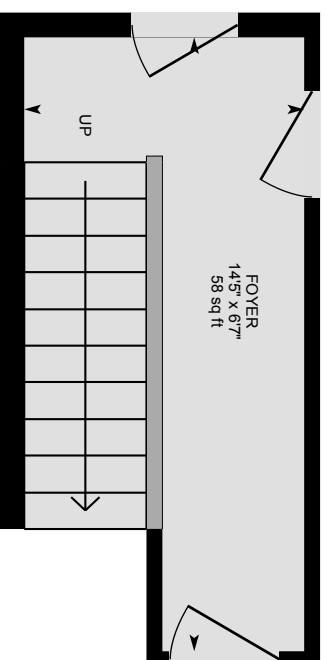
PREPARED: 2024/06/07



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49 Main St, Sunapee, NH

Main Level - Unit 2 Finished Area 109,49 sq ft



PREPARED: 2024/06/07



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49 Main St, Sunapee, NH

2nd Floor - Unit 2 Finished Area 691.91 sq ft



PREPARED: 2024/06/07



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49 Main St, Sunapee, NH

Main Floor - Unit 1 Finished Area 582.93 sq ft



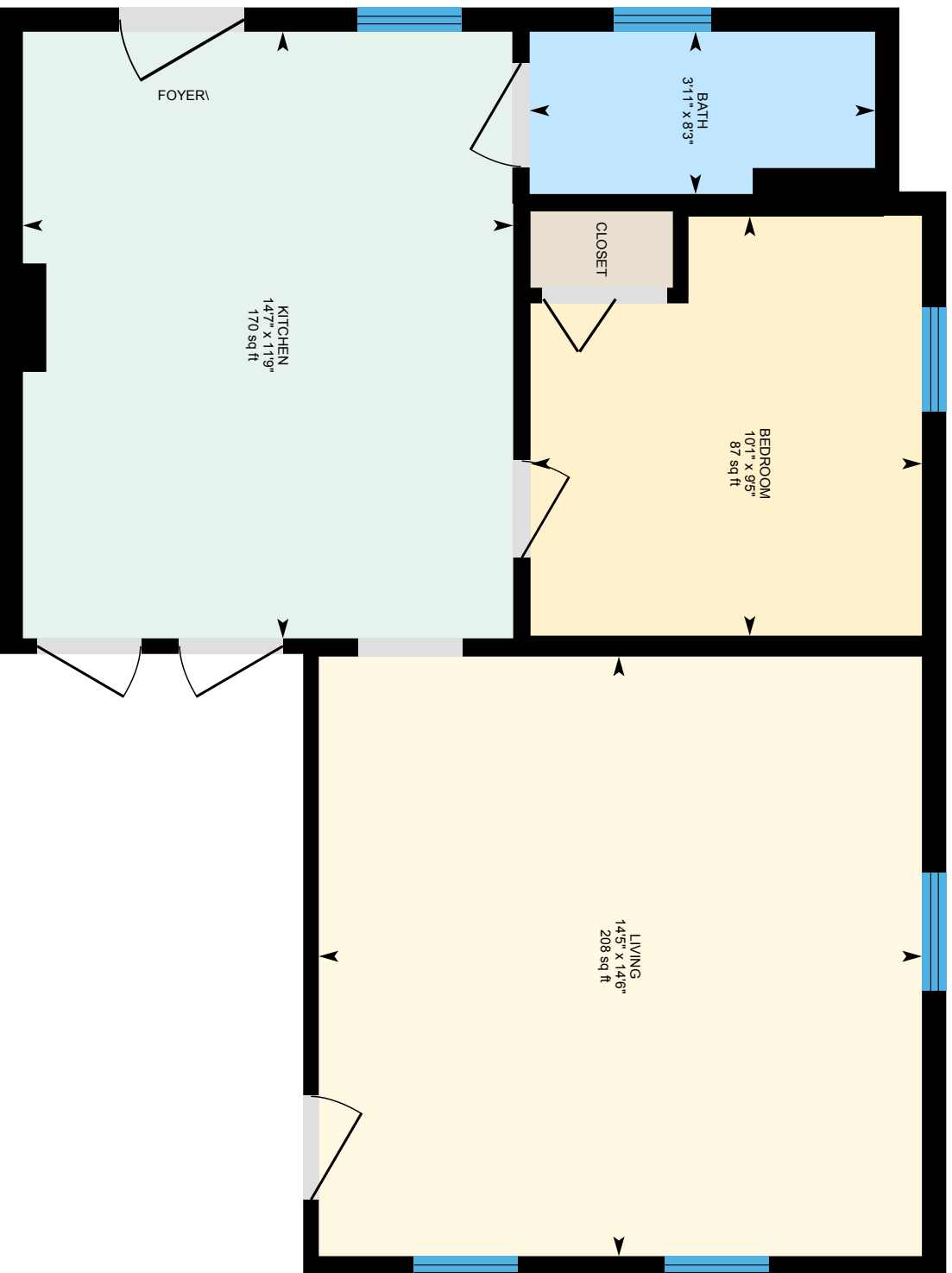
PREPARED: 2024/06/07



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49 Main St, Sunapee, NH

Main Floor - Unit 3 Finished Area 585.08 sq ft



PREPARED: 2024/06/07



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49 Main St, Sunapee, NH

3rd Floor - Unit#4 Finished Area 620.85 sq ft
Unfinished Area 85.80 sq ft



PREPARED: 2024/06/07



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.

49 Main St, Sunapee, NH

3rd Floor - Unit 2 Finished Area 613.17 sq ft
Unfinished Area 80.22 sq ft



PREPARED: 2024/06/07



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.

49 Main St, Sunapee, NH

2nd Floor - Unit 4 Finished Area 691.71 sq ft



PREPARED: 2024/06/07



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.

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



New Hampshire Association of REALTORS® Standard Form

1. SELLER: 350 Enterprises, LLC

2. PROPERTY LOCATION: 49 Main Street, Sunapee, NH 03782

3. GENERAL INFORMATION:

a. Number of city/town approved units: 4

b. Number and type of appliances included in sale: all appliances

c. Number and location of washer / dryer hookups: two, in units 2 and 4 (4 bedroom units)

d. Number and type of electrical service entrances: 4

e. Number and type of heating systems (note ages): 4

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? no
If yes, please explain:

j. Smoke detectors: Locations all bedrooms and carbon/smokes on each floor Hard-wired? Yes No

4. RENT SCHEDULE:

Table with 9 columns: 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. Rows 1-4 contain data for units 1, 2, 3, and 4.

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:

Empty rectangular box for comments.

SELLER(S) INITIALS [Signature] []

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: 49 Main Street, Sunapee, NH 03782

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): no

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 5220
- b. Annual hazard insurance: 3152.16
- c. Annual snow removal expense: 500
- d. Annual lawn mowing, yard maintenance expense: 600
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: _____ Cost: 1026
- f. Annual electric costs paid by landlord: 0
- g. Annual trash removal expense: 750
- h. Annual water/sewer expenses paid by landlord: 3680
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

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

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>Patrick Clapp, Member</i>	dotloop verified 05/30/24 2:08 PM EDT N4QP-PAJD-OZ6H-EUTN		
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	BUYER
DATE	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:** 350 Enterprises, LLC

2. **PROPERTY LOCATION:** 49 Main Street, 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 never occupied 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: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 4 units
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 yearly
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? Town tests yearly

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: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS PCM / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 49 Main Street, 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"/>	blown-in cellulose	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	spray foam	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blow-in cellulose	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ 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: 49 Main Street, 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? Village Commercial

i. Street (check one): Public Private Association

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

Additional Information: _____

j. Heating System Age: _____ Type: _____ Fuel: Propane Tank Location: Left side of building

Owner of Tank: Irving

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Yearly by Irving

Secondary Heat Systems: _____

Comments: 4 separate propane forced hot water boilers

SELLER(S) INITIALS PCM / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 49 Main Street, Sunapee, NH 03782

k. Roof Age: 2018 Type of Roof Covering: Asphalt Shingle
Moisture or leakage: No
Comments: Rubber Roof on top, age unknown...no leaks.

l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____

m. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

n. Plumbing Type: Copper and PVC Age: _____
Comments: _____

o. Domestic Hot Water: Age: 4 tanks Type: Electric Gallons: _____

p. Electrical System: # of Amps 100 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____

t. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____

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

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

w. Internet: Type Currently Used at Property: _____

x. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 49 Main Street, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Energy audit done about 5 years ago and spray foam added to basement walls and cellulose insulation added to walls and attic. Building is very efficient for an old building.
New exterior siding done two years ago. lots of other upgrades done throughout the years.

ACKNOWLEDGEMENTS

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

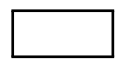
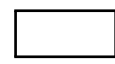
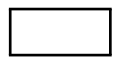
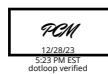
Patrick Clapp, Member
dotloop verified
12/28/23 5:23 PM EST
UM7D-05AS-GBMG-ECBZ
SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 49 Main Street, Sunapee, NH 03782

Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Patrick Clapp, Member dotloop verified 12/28/23 5:23 PM EST FHWI-TFJE-VTSV-FAPI

Seller Date

Purchaser Date

Dan O'Halloran dotloop verified 06/12/24 4:03 PM EDT HOVI-R9FC-4SYM-E0TW

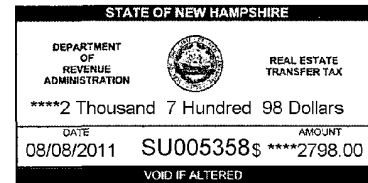
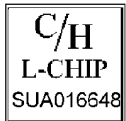
Agent Date

Seller Date

Purchaser Date

Agent Date

Sharon A. Krig



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Richard A. D'Amante, an individual, having an address of 2 Clocktower Place, #544, Nashua, New Hampshire 03060

for consideration paid, grants to 350 Enterprises, LLC, a limited liability company organized under the laws of the State of New Hampshire, having an address of 22 Blue Wave Lane, Sanbornville, New Hampshire 03872

with warranty covenants unto 350 Enterprises, LLC

A certain tract or parcel of land, with the buildings thereon, situate in the Town of Sunapee, County of Sullivan and State of New Hampshire, bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground in the center of a driveway on the north side of east Main Street, so-called; thence West along East Main Street seventy (70) feet to a corner of the wall; thence North along the wall and land now or formerly of Clifford Gamsby one hundred ten (110) feet to a maple tree; thence East along land now or formerly of Wiggins seventy-seven (77) feet to an elm tree; thence South to an iron pin in the ground at East Main Street.

Also, included in this conveyance, the sewer rights reserved in a deed from the U.S. Hame Company to the Town of Sunapee.

These are not homestead premises.

MEANING AND INTENDING to convey the parcel of land having a frontage of seventy (70) feet on East Main Street on which there is situated a four (4) tenement house.

MEANING AND INTENDING to convey all and the same premises conveyed to Richard A. D'Amante by The Sun Four, LLC by Warranty Deed dated April 9, 2004 at Volume 1439, Page 548 of the Sullivan County Registry of Deeds.

Signed this 5th day of August, 2011.

Richard D'Amante
Richard A. D'Amante

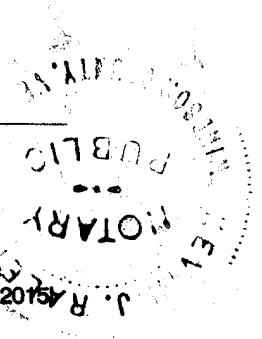
STATE OF VERMONT
COUNTY OF WINDSOR

On this the 5th day of August, 2011, before me, the undersigned officer, personally appeared Richard A. D'Amante, who acknowledged himself as such person, and that he, being authorized so to do, executed the foregoing instrument for the purposes herein contained, by signing his name hereon.

In witness whereof I hereunto set my hand and seal.

Kevin J. Raleigh
Notary Public

My commission expires:
KEVIN J. RALEIGH, Notary Public
My Commission Expires February 10, 2015





7
0.76 AcC

8
0.10 AcC

9
1.0 AcC

10
0.21 AcC

18
0.13 Ac

128-10
0.11 AcC

19
0.14 AcC

20
0.18 AcC

21
0.31 AcC

22
0.29 AcC

13
0.38 AcC

TOWN OF SUNAPEE

12
0.84 AcC

TOWN OF SUNAPEE

89
0.05 AcC

88
0.64 Ac

90
0.54 AcC

PUMP STATION

87-1
0.95 Ac

ALPINE

COURT

ALPINE CT.

MAIN

SUGAR RIVER

RIVER

ST.

