

61 Brookside Road


Newbury, NH



PROPERTY LINES ARE APPROXIMATE AND DO NOT CONSTITUTE A LEGAL BOUNDARY

Just Listed

Fantastic location for your primary or vacation home in this year round recreational paradise. This level lot has been cleared for a house site, has a roughed in driveway and a septic design (expired). Only 1.5 miles to Lake Sunapee for summer fun, less than 2 miles to Andrew Brook hiking trail and only 4 miles to Mount Sunapee Resort for hiking or skiing. Several restaurants nearby and only 15 minutes to New London Hospital, the center of New London and Hogan Sport Center. Close to many golf courses, hiking and biking trails, beaches and more for outdoor activities. 45 minutes to Concord for more local dining, shopping, theater, health care and amenities. 90 minutes to Boston.

 \$119,000

Acres: 3.68

Taxes: \$598

 **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

Land 5006154 Active **61 Brookside Road** Newbury NH 03255 Unit/Lot Listed: 7/22/2024 \$119,000 Closed:



County NH-Merrimack
Village/Dist/Locale
Zoning RES
Taxes TBD No
Tax - Gross Amount \$598.00
Tax Year 2023
Tax Year Notes
Tax Class
Tax Rate
Assessment Year
Assessment Amount
Lot Size Acres 3.68
Lot - Sqft 160,301
Price Per Acre \$32,336.96
Total Lots
Estimated Open Space %

Road Frontage Yes
Road Frontage Length 388
Roads Dirt, Public
Permit Number
Pole Number

Waterfront Property
Water Body Access Yes
Water Body Name Lake Sunapee
Water Body Type Lake
Water Access Details Municipal Residents Only
Waterfront Property Rights
WaterRestr No
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone Unknown
Foreclosed/Bank-Owned/REO No
Days On Market 0
Current Use No
Land Gains
Resort No

Date - Initial Showings Begin

Remarks - Public Fantastic location for your primary or vacation home in this year round recreational paradise. This level lot has been cleared for a house site, has a roughed in driveway and a septic design (expired). Only 1.5 miles to Lake Sunapee for summer fun, less than 2 miles to Andrew Brook hiking trail and only 4 miles to Mount Sunapee Resort for hiking or skiing. Several restaurants nearby and only 15 minutes to New London Hospital, the center of New London and Hogan Sport Center. Close to many golf courses, hiking and biking trails, beaches and more for outdoor activities. 45 minutes to Concord for more local dining, shopping, theater, health care and amenities. 90 minutes to Boston.
Directions Route 103 East to the second entrance to Brookside Road on the right. #61 will be on your left.

Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Map 32
Block 499
Lot 293
SPAN Number
Property ID
Dev/Subd
PlanUrbDev

DeedRecTy Warranty
DeedBook 3726
DeedPage 1850
TotDeeds
Covenants Yes
Easements Yes

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem Bradford
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS
Surveyed Yes
Surveyed By Dombroski
Plan Survey Number

Lot Features Level
Utilities None
Electric At Street
Water Source None
Sewer None
Cable Company
Electric Company
Fuel Company
Phone Company

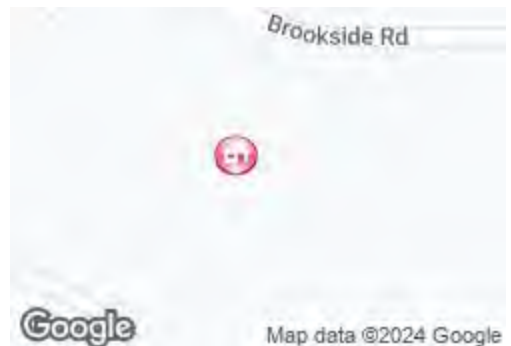
Documents Available Septic Design
Items Excluded
Auction
Date - Auction
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



O'Halloran Group
listings@ohgrp.com



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



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



TO BE COMPLETED BY SELLER

- 1. SELLER: John Cutter and Sarah Mann
2. PROPERTY LOCATION: 61 Brookside Road, Newbury, NH 03255
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
a. TYPE OF SYSTEM: [X] None [] Public [] Private [] Seasonal [] Unknown [] Drilled [] Dug [] Other
b. INSTALLATION: Location: Installed By: Date of Installation: What is the source of your information?
c. USE: Number of Persons currently using the system: Does system supply water for more than one household? [] Yes [X] No
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: [] Yes [X] No [] N/A Quantity: [] Yes [X] No [] Unknown Quality: [] Yes [X] No [] Unknown
e. WATER TEST: Have you had the water tested? [] Yes [X] No Date of most recent test IF YES to any question, please explain in Comments below or with attachment. To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? [] Yes [X] No IF YES, are test results available? [] Yes [X] No What steps were taken to remedy the problem?
f. COMMENTS:

- 6. SEWAGE DISPOSAL SYSTEM
a. TYPE OF SYSTEM: Public: [] Yes [X] No Community/Shared: [] Yes [X] No Private: [] Yes [X] No Unknown: [] Yes [X] No None: [X] Yes [] No Septic/Design Plan in Process? [] Yes [X] No Septic Design Available? [X] Yes [] No
Comments:
b. IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? [] Yes [X] No What steps were taken to remedy the problem?
c. IF PRIVATE: TANK: [] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other Tank Size [] 500 Gal. [X] 1,000 Gal. [] Unknown [] Other Tank Type [] Concrete [] Metal [] Unknown [] Other Location: [] Location Unknown Date of Installation: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? [] Yes [X] No Comments:
d. LEACH FIELD: [] Yes [X] No [] Other IF YES: Size Location: [] Unknown Date of installation of leach field: Installed By: Have you experienced any malfunctions? [] Yes [X] No Comments:
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] No [] Unknown IF YES, has a site assessment been done? [] Yes [X] No [] Unknown SOURCE OF INFORMATION:
f. COMMENTS: Septic design for a 3 bedroom home will convey at purchase.

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

SELLER(S) INITIALS

Handwritten initials JC and SM in boxes with dates 07/30/24 and 07/31/24

BUYER(S) INITIALS

Empty boxes for buyer initials

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PROPERTY LOCATION: 61 Brookside Road, Newbury, NH 03255

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] YES [x] NO [] UNKNOWN

IF YES: Are tanks currently in use? [] YES [] NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? [] Yes [] No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? [] YES [] NO [] UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? [] YES [] NO [] UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? [] YES [x] NO [] UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? [x] YES [] NO [] UNKNOWN

If YES, Explain: See deed

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? [x] YES [] NO [] UNKNOWN

If YES, Explain: streams run from the top of the property to the bottom, identified wetlands by the road (survey available)

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? [x] YES [] NO [] UNKNOWN If YES, is the survey available? [x] YES [] NO

i. Has the soil been tested? [x] YES [] NO [] UNKNOWN If YES, are the results available? [x] YES [] NO

j. Has a percolation test been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [x] YES [] NO

k. Has a test pit been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [x] YES [] NO [] UNKNOWN Please explain: driveway, timber removal

n. Are there attachments explaining any of the above? [x] YES [] NO [] UNKNOWN

o. Septic/Design plan available? [x] YES [] NO [] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [] YES [x] NO If YES, please explain: _____

9. ADDITIONAL INFORMATION:

House plans available to convey with purchase. Wetlands scientist was hired so the septic design could be finalized and approved. Culvert installed under the driveway per the DES requirements.

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

SELLER(S) INITIALS

Handwritten initials GP and SM with dates 07/30/24

BUYER(S) INITIALS

Empty boxes for buyer initials

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TO BE COMPLETED BY SELLER

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

ACKNOWLEDGEMENTS:
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

John Cutter
SELLER DATE
dotloop verified
07/30/24 11:51 PM EDT
4VRH-9Q7I-FXKM-34LZ

Sarah Mann
SELLER DATE
dotloop verified
07/30/24 8:05 PM EDT
1MXJ-WOGJ-IHAV-KCOV

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

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
John Cutter and Sarah Mann
113 Hall Avenue, Apartment 2
Henniker, New Hampshire, 03242

MICRO

22²⁰
2⁰⁰
25

600.00

WARRANTY DEED

THE GRANTOR(S),

John C. Brayshaw and Virginia J. Brayshaw, a married couple, of 300 Horne Street, Warner, Merrimack County, New Hampshire

for and in consideration of: \$40,000.00 grants, and conveys with warranty covenants to the GRANTEE(S):

John Cutter and Sarah Mann, 113 Hall Street, Apartment 2, Henniker, Merrimack County, New Hampshire, 03242,
the following described real estate, situated in Newbury, in the County of Merrimack, State of New Hampshire:

Legal Description:

A certain tract or parcel of land situated in Newbury, County of Merrimack and State of New Hampshire and being shown on Plan entitled "Annexation Plan for Botelho & Fabiani Development, Inc." drawn by Thomas C. Dombroski, LLS, dated March 15, 1996, revised

August 20, 1997, approved by the Newbury Planning Board and recorded in Merrimack County Registry of Deeds, as Plan #13639 bounded and described as follows:

Beginning at an iron pin set on the southerly sideline of Spind Terrace, said iron pin being the northeasterly corner of the premises being conveyed herein and the northwesterly corner of the premises now or formerly of Perkins; thence South $39^{\circ} 21' 52''$ West Five Hundred Eighty-Three and Forty-Two tenths (583.42) feet to an iron pin; thence North $30^{\circ} 45' 40''$ West One Hundred Fifty-Six and Seven Hundredths (156.07) feet to a point, thence following the arc of a curve to the left, having a radius of Seven Hundred Ninety-One and Twenty-Five Tenths (791.25) feet, a distance of One Hundred Sixty-five and Sixty-Six Tenths (156.66) feet to an iron pin, the previous two courses being along land now or formerly of Newbury Sand & Gravel; thence North $30^{\circ} 08' 48''$ East Four Hundred Three and One Hundredths (403.01) feet along Lots #8 and #7 as shown on Plan #2836, to an iron pin set on the southerly sideline of Spind Terrace; thence following the southerly sideline of Spind Terrace in a general easterly direction Three Hundred Eighty-Eight and Thirty-Eight Tenths (388.38) feet to the point of beginning.

Excepting and reserving all public utility easements of record including the easement in favor of Public Service of New Hampshire and New England Telephone & Telegraph Company dated August 26, 1986 and recorded in Volume 1593, Page 1103.

The lot being conveyed herein shall be held, transferred, sold, and occupied subject to the covenants and restrictions hereinafter set forth:

1. No quonset hut type buildings, tar paper shacks, tents, metal buildings, metal roofed buildings, trailers or prefabricated buildings shall be erected or placed on the property.
2. The lot shall be used for residential purposes only and one single family home may be erected thereon.
3. One thousand six hundred (1,600) square feet is the minimum requirement of living space for dwelling place on the lot.
4. The exterior of each building whose construction on a lot has begun, and the grading on the lot associated with the construction or placement of such building shall be completed within twelve (12) months from the commencement of construction.
5. No fowl or animals shall be kept on the lot except a reasonable and usual number of household pets.
6. No unregistered motor vehicle or inoperable motor vehicle shall be moved onto or kept on the lot.
7. All exterior walls of any building on the lot must be finished with materials other than vinyl or aluminum.
8. The covenants and restrictions set forth herein may be amended at any time by a vote of 3/4ths of the owners of lots in the subdivision shown on Plan #2836 of the Merrimack County Registry of Deeds. No such amendment shall be effective unless it is signed by the requisite 3/4ths majority and recorded in said Registry.

Subject to any and all matters shown on Plan No's. 2836 and 13639 recorded in the Merrimack County Registry of Deeds.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: NewB-0032-0499-0293

Grantor Signatures:

DATED: 2-17-21

DATED: 2-17-2021



John C. Brayshaw

300 Home Street

Warner, New Hampshire

03278



Virginia J. Brayshaw

300 Home Street

Warner, New Hampshire

03278

STATE OF NEW HAMPSHIRE, COUNTY OF MERRIMACK, ss:

This instrument was acknowledged before me on this 17 day of February
2021 by John C. Brayshaw and Virginia J. Brayshaw.

STACY L. FOGWILL, Notary Public
State of New Hampshire
My Commission Expires September 5, 2023



Notary Public
Signature of person taking acknowledgment

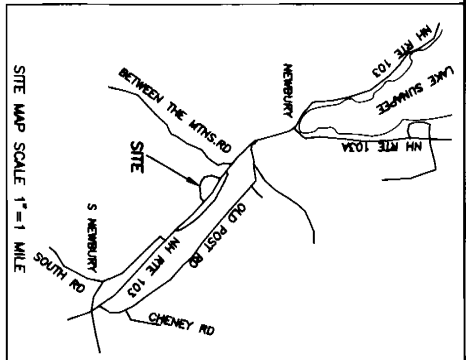
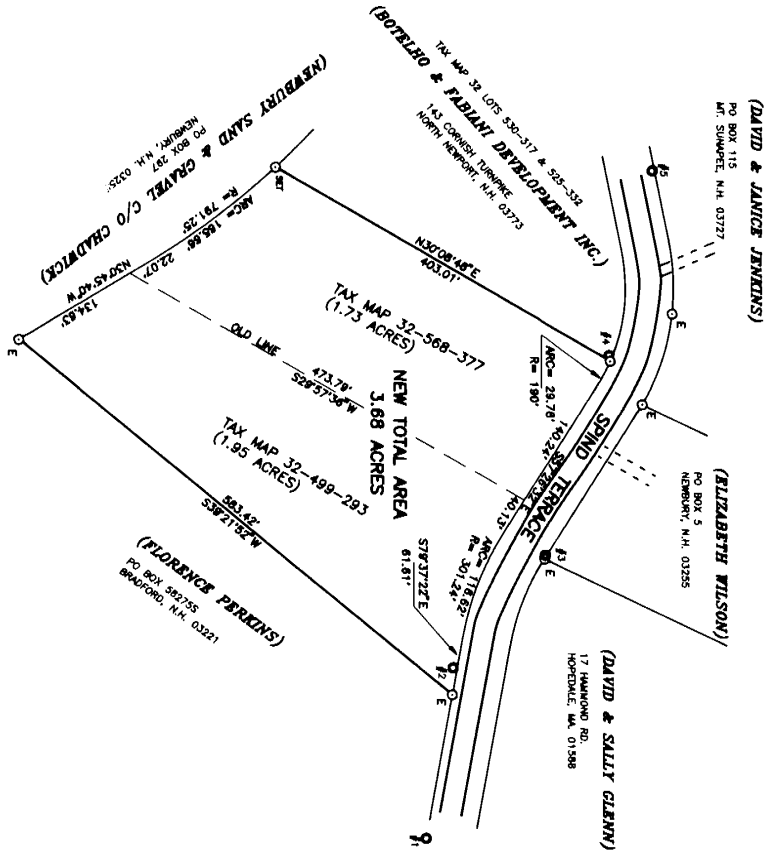
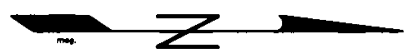
Notary Public
Title (and Rank)

My commission expires 9/5/2023

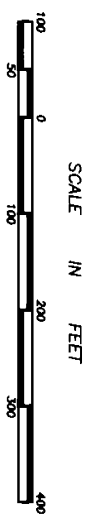
MICRD

#13639 Recorded May 24, 10:45 AM 1996

Affest: Judith M. Hamilton, Deputy Register



- LEGEND**
- F IRON PIPE OR PIN EXISTING
 - B IRON PIN SET
 - B BOUND
 - U UTILITY POLE
 - W WIRE FENCE
 - S STAKE WALL
 - S/S STAKE AND STONES
 - T TREE



THE PROPERTY COMBINED AS A RESULT OF THIS ANNEXATION SHALL NOT BE DEEMED OR CONSIDERED A SEPARATE LOT OF RECORD, BUT SHALL BE RECORDED AS MERGED INTO AND MADE AN INTEGRAL PART OF THE CONTIGUOUS LOT OF LAND PREVIOUSLY OWNED BY THE GRANTEE(S) SO THAT THE SAME HEREINAFTER BE ONE COMBINED SINGLE LOT OF RECORD.

HEARING DATE: _____ APPROVAL DATE: _____
 SIGNATURES OF BOARD: _____
 TOWN OF NEWBURY, N.H. PLANNING BOARD

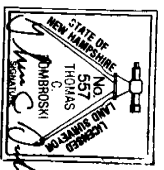
William McNeil
Richard P. Wright
Carl M. ...
David ...

ANNEXATION PLAN FOR:

BOTELHO & FABIANI DEVELOPMENT INC.

NEWBURY, N.H. TAX MAP LOT 32-499-293

OWNERS: BOTELHO & FABIANI DEVELOPMENT INC.
 143 CORNISH TURNPIKE
 NORTH NEWPORT, N.H. 03773
 SCALE: 1"=100'
 DATE: 03/15/96
 PROJECT NO.: _____
 FROM OFFICE OF: THOMAS C. DOMBROSKI L.L.S.
 19 MANTLE ST.
 CLAREMONT, N.H. 03743
 542-2518





10.5 Ac

Andrew Brook

103

103

BROOKSIDE ROAD

ROAD

85±
320'

85'

287'

172'

1120'

535-381

0.93 Ac (s)

568-377

(13)

(4)

(2)

190'

(1)

491-365

0.95 Ac(c)

439-638

1.11 Ac (s)

545-362

1.85 Ac

564-352

1.2 Ac

525-332

332

499-293

3.68 Ac(s)

530-317

1.25 Ac(s)

545-324

108.96'

91.8'

255'

388.38'

(6)

(5)

253.11'

(7)

403.01'

184.25'

530-317

1.25 Ac(s)

499-293

3.68 Ac(s)

236.26'

(8)

123.95'

583.42'

(6A)

(5A)

165.66'

22.07'

134.63'