


211 Springfield Road

Newport, NH



Just Listed

This beautiful 3-bedroom, 2.5-bath, ranch-style home provides comfortable first floor living. Built just two years ago, the property comes with 16.34 acres of land. Expect to be greeted by a shady front porch as you walk in the front door. Pass through the foyer's archway into a wide-open living room/kitchen space. On one end of the home there are 2 guest bedrooms with a 3/4 bathroom and at the other you will find a large primary suite with ensuite bath and walk-in closet. There is also a spacious laundry room, half bath and entrance into the attached garage. Off the living room is a deck with ample space for hosting and relaxing in the yard with views to Mount Sunapee Resort. The property has a large, detached garage and shed toward the rear of the home. Located just a short drive to Claremont and Lake Sunapee and Sunapee Harbor for convenient shopping, amenities and day trips!

 \$695,000

Bedrooms: 3 Year Built: 2021
Bathrooms: 2.5 Taxes: \$11,448
Acres: 16.34 Sq. Ft.: 2,094

 **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



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2021
Architectural Style Ranch
Color
Total Stories 1
Zoning R40 R
Taxes TBD No
Tax - Gross Amount \$11,448.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 16.34
Lot - Sqft 370,260
Common Land Acres
Garage Yes
Basement No
Basement Access Type
Date - Initial Showings Beain

Rooms - Total 9
Bedrooms - Total 3
Baths - Total 3
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,094
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 672
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,094
Footprint
Road Frontage Yes
Road Frontage Length 222
Roads Dirt, Gravel

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains
Resort

Remarks - Public This beautiful 3-bedroom, 2.5-bath, ranch-style home provides comfortable first floor living. Built just two years ago, the property comes with 16.34 acres of land. Expect to be greeted by a shady front porch as you walk in the front door. Pass through the foyer's archway into a wide-open living room/kitchen space. On one end of the home there are 2 guest bedrooms with a 3/4 bathroom and at the other you will find a large primary suite with ensuite bath and walk-in closet. There is also a spacious laundry room, half bath and entrance into the attached garage. Off the living room is a deck with ample space for hosting and relaxing in the yard with views to Mount Sunapee Resort. The property has a large, detached garage and shed toward the rear of the home. Located just a short drive to Claremont and Lake Sunapee and Sunapee Harbor for convenient shopping, amenities and day trips! *Showings begin at the open house on Saturday 8/10 from 11 AM to 1 PM.
Directions Heading to Newport take Route 11/Route 103/Sunapee Street to Springfield Road. Property will be on the right.

Bedroom with 1 14'8" x 18'9"
Living Room 1 21'9" x 13'3"
Kitchen 1 12'3" x 13'9"
Bedroom 1 11'11" x 13'6"
Dining Room 1 8'4" x 13'9"
Bedroom 1 11'1" x 10'8"
Utility Room 1 11'1" x 5'4"
Foyer 1 5'10" x 9'11"
Laundry Room 1 9'1" x 5'3"

Map 216
Block 000
Lot 000
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 2087
DeedPage 545
TotDeeds
Covenants No
Seasonal No

SchDistrict Newport Sch Dst SAU #58
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School

Lot Features Mountain View
Construction Materials Vinyl Siding
Foundation Slab - Concrete
Roof Shingle - Asphalt
Driveway Dirt, Gravel
Electric 150 Amp, Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company Eastern
Cable Company Comcast

Utilities Cable - Available, Gas - LP/Bottle
Items Excluded

Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer
Features - Exterior Building, Deck, Shed, Storage
Features - Interior Primary BR w/ BA, Walk-in Closet, Laundry - 1st Floor
Flooring Vinyl Plank
Heating Hot Water, Mini Split
Heat Fuel Gas - LP/Bottle
Cooling Mini Split
Water Source Drilled Well
Sewer Private

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



KW Coastal and Lakes & Mountains
 Off: 603-526-8600
 listings@ohgrp.com



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211 Springfield Rd, Newport, NH

Main Floor Finished Area 2094.40 sq ft
Unfinished Area 672.65 sq ft



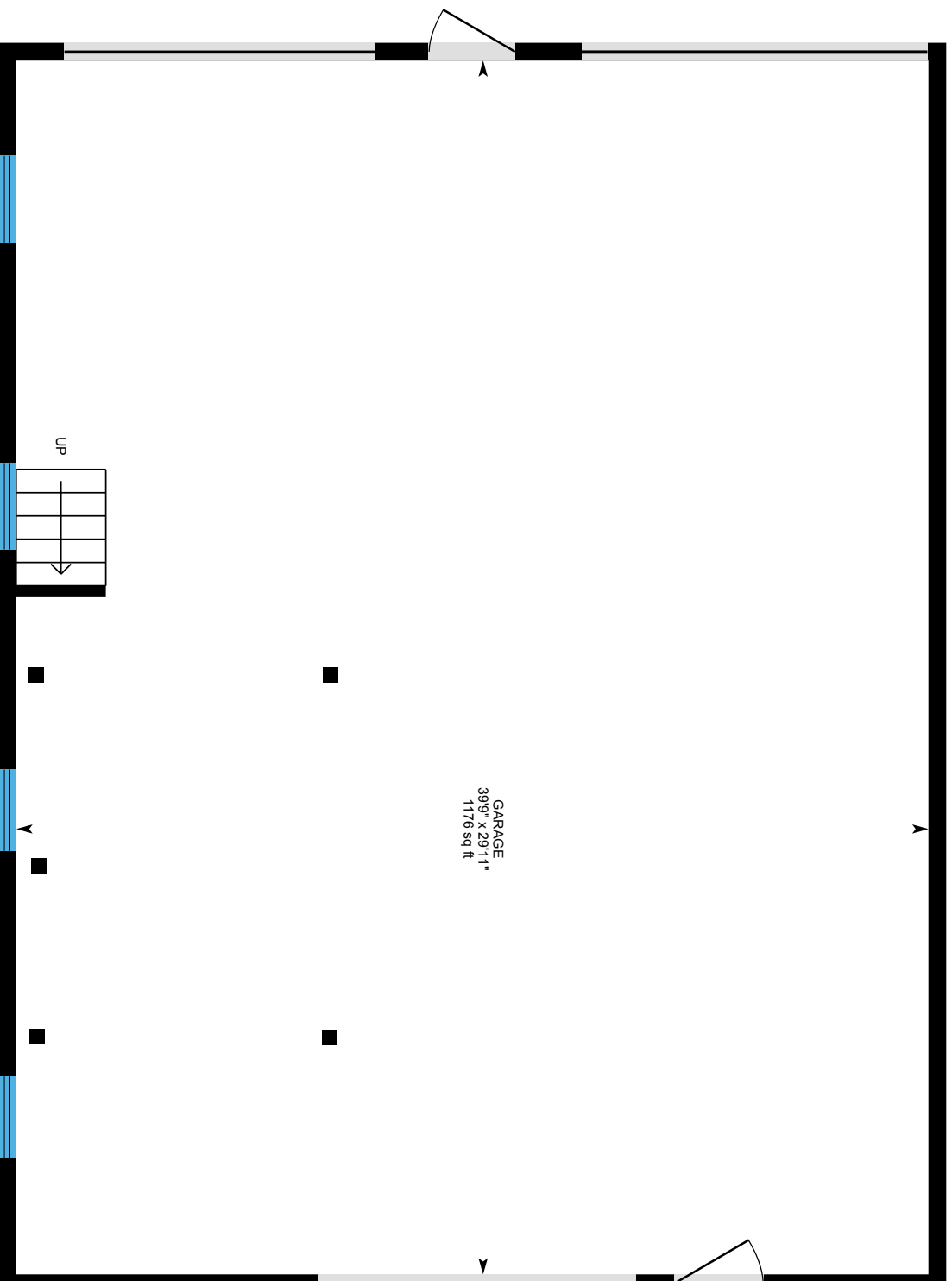
PREPARED: 2024/08/06

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.



211 Springfield Rd, Newport, NH

Garage Detached Unfinished Area 1271.32 sq ft



PREPARED: 2024/08/06



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.

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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:** Sonia Musbek and Alan Musbek

2. **PROPERTY LOCATION:** 211 Springfield Road, Newport, NH 03773

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

4. **SELLER:** has has not occupied the property for 2+ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. **INSTALLATION:** Location: by garage
 Installed By: Bob Kusus Date of Installation: 2021
 What is the source of your information? _____

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 2024
 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:

Bob Kusus tested the water and said it was fine

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? Yes No
 What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size 1250 Gal. Unknown Other: _____
 Tank Type Concrete Metal Unknown Other: _____
 Location: side of deck Location Unknown Date of Installation: 2020
 Date of Last Servicing: None Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

SELLER(S) INITIALS SM | AM

BUYER(S) INITIALS _____ | _____

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d. LEACH FIELD: Yes No Other: _____
 IF YES, Location: behind deck Size: _____ Unknown: _____
 Date of installation of leach field: 2020 Installed By: owner/contractor
 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>blown</u>	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>-</u>	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>fiberglass</u>	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>foam</u>	_____	<input type="checkbox"/>
	_____	<input checked="" 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: 2021 By: contractor
 Results: Past 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 AM / Jm

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 211 Springfield Road, Newport, NH 03773

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: current use

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? res

i. Street (check one): Public Private Association

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

Additional Information: _____

j. Heating System Age: 2021 Type: FHW Fuel: Propane Tank Location: side of garage

Owner of Tank: Eastern

Annual Fuel Consumption: _____ Price: _____ Gallons: 853

Date system was last serviced and by whom? 2024

Secondary Heat Systems: mini-split

Comments: _____

SELLER(S) INITIALS AM | SM

BUYER(S) INITIALS _____ | _____

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- k. Roof Age: 2021 Type of Roof Covering: shingle
Moisture or leakage: NO
Comments: _____
- l. Foundation/Basement: Full Partial Other: slab Type: concrete
Moisture or leakage: NO
Comments: _____
- m. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: copper + pex Age: 2021
Comments: _____
- o. Domestic Hot Water: Age: 2021 Type: off boiler Gallons: _____
- p. Electrical System: # of Amps 150 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: Pond outback
- 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: mini Age: 2021 Date Last Serviced and by whom: 2024
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: xfinity
- x. Other (e.g. Alarm System, Irrigation System, etc.) xfinity
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 AM | SM

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:

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).

<i>Alan Musick</i>	<i>7/17/2024</i>	<i>Bria C. Masbek</i>	<i>7/17/2024</i>
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

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA056165 25.00
TRANS TAX SU016719 938.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Joshua R. Howe, Single, of 20 Cold Pond Road, Unity, NH 03603, for consideration paid grants to Alan F. Musbek and Sonia Bernacki, of 10 Carriage Drive, Naugatuck, CT 06770, as joint tenants with rights of survivorship, **WARRANTY COVENANTS:**

Two certain tracts or parcels of land, with any improvements thereon, situated in Newport, County of Sullivan and State of New Hampshire, being Lot 2 and Lot 3 as shown on a certain Plan of Lots entitled "Sudivision Plan of 'Ethan Smith Farms' Owned by Robert Snow and George M. Rose - Springfield Road - Newport, New Hampshire", dated November 20, 1987, prepared by Wayne C. McCutcheon, L.L.S., recorded in Planfile 2, Pocket 13, Folder 3, Number 17 of the Sullivan County Registry of Deeds, said tracts or parcels being more particularly bounded and described as follows:

Tract 1: A certain tract or parcel of land, with any improvements thereon, being Lot 2 on the above-referenced Plan, bounded and described as follows:

Beginning at an iron pin set in a stone wall on the Easterly edge of the right-of-way for Old Springfield Road, so-called, said point of beginning being the Southwesterly corner of Lot 1 as shown on said Plan, and being the Northwesterly corner of the premises described herein; thence South 88° 44' East one thousand six hundred eighty-one and seven tenths (1681.7) feet along said Lot 1 to an iron pin set on the Sunapee-Newport Town Line at land of Michael S. Colby; thence South 0° 45' 30" West 200 hundred and no tenths (200.0) feet along said Town Line and against said Colby land to an iron pin at Lot 3 as shown on said Plan; thence North 88° 00' 30" West one thousand six hundred seventy-seven and two tenths (1677.2) feet along said Lot 3 to an iron pin set in a stone wall on the Easterly edge of the right-of-way for said Old Springfield Road; thence Northerly along the Easterly edge of the right-of-way for said Old Springfield Road for a distance of two hundred eight (208) feet, more or less, to the point of beginning (the closure line for this last stated course being North 0° 28' West 208.1 feet); containing 7.9 acres, more or less.

Tract 2: A certain tract or parcel of land, with any improvements thereon, being Lot 3 on the above-referenced Plan, bounded and described as follows:

Beginning at an iron pin set in a stone wall on the Easterly edge of the right-of-way for Old Springfield Road, so-called, said point of beginning being the Southwesterly corner of Lot 2 as shown on said Plan, and being the Northwesterly corner of the premises described herein; thence South 88° 00' 30" East one thousand six hundred seventy seven and two tenths (1,677.2) feet along said Lot 2 to an iron pin set on the Sunapee-Newport Town Line at land of Michael S. Colby; thence South 0° 45' 30" West two hundred thirty-nine and nine tenths (239.9) feet along said Town Line and against said Colby land to an iron pin at Lot 4 as shown on said Plan; thence North 87° 36' West one thousand one hundred seventy-seven and four tenths (1177.4) feet to an iron pin; thence North 88° 05' West two hundred sixty-one and seven tenths (261.7) feet to an iron pin set near the Southerly end of a stone wall; thence South 87° 47' 30" West two hundred eleven and three tenths (211.3) feet to an iron pin set in a stone wall on the Easterly edge of the right-of-way for said Old Springfield Road, the previous three courses having been against said Lot 4; thence Northerly along a stone wall and along the Easterly edge of the right-of-way for said Old Springfield Road for a distance of two hundred twenty-two (222) feet, more or less, to the point of beginning (the closure line for this last-stated course being North 6° 27' West 220.5 feet); containing 8.5 acres, more or less.

Granting also to the within grantee, his heirs, successors or assigns, the right to pass and repass on foot or horseback over and across a right-of-way designated on said Plan as "Cross Country Ski and Bridle Path Easement", said easement crossing Lots 2 through 12 on the Ethan Smith Farms Subdivision, the right and easement conveyed hereby to be used in common with others.

EXCEPTING AND RESERVING, however, for the benefit of Robert Snow and George M. Rose, their heirs and assigns and others to whom they may convey like rights, the right to pass and repass on foot or horseback over and across a right-of-way designated on said Plan as "Cross Country Ski and Bridle Path Easement", the approximate location of said right-of-way being as shown on said Plan. The said Robert Snow and George M. Rose specifically reserve the right to convey rights to the use of said easement to other Lot owners in the "Ethan Smith Farms Subdivision".

The within conveyance is made subject to and with the benefits of the provisions of a Declaration of Protective Covenants for Ethan Smith Farm, recorded March 28, 1988 in Volume 843, Page 706 of the Sullivan County Registry of Deeds, and to a Supplementary Declaration of Protective Covenants for Ethan Smith Farms, dated September 23, 1988, recorded in Volume 863, Page 694 of said Registry. The provisions of such Declaration and Supplementary Declaration shall run with the land conveyed herein and shall be binding upon the within grantee, his heirs, successors and assigns.

Meaning and intending to describe and convey all and the same premises conveyed to Joshua R. Howe by warranty deed dated October 20, 2018 and recorded in the Sullivan County Registry of Deeds in Book 2054 and Page 133.

These are not homestead premises.


Executed this 1st day of November, 2019.



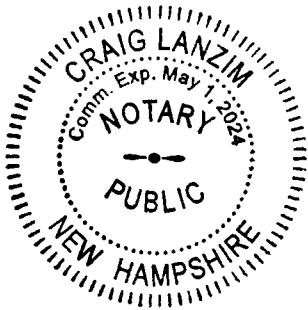
Joshuah R. Howe

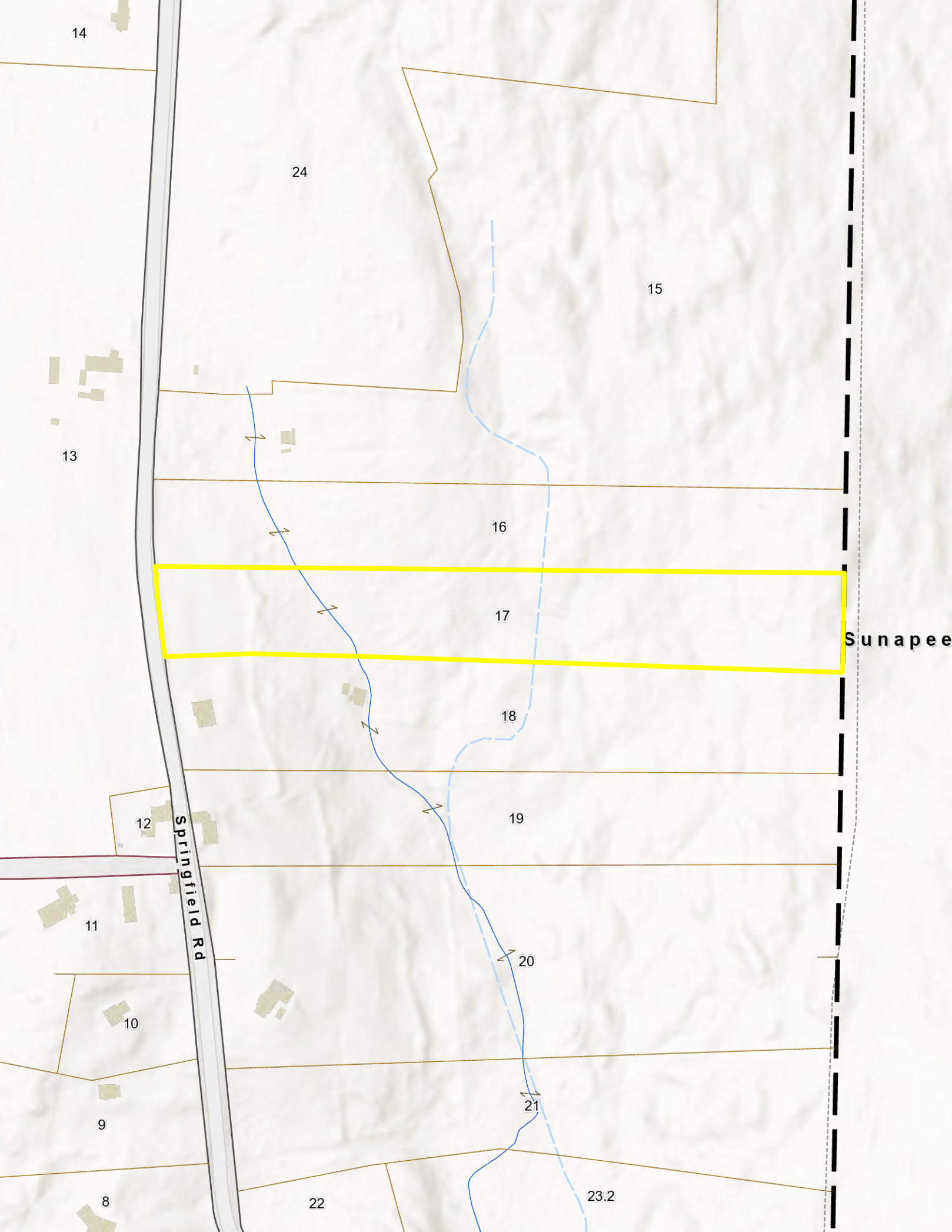
State of New Hampshire
County of Sullivan

Then personally appeared before me on this 1st day of November, the said Joshuah R. Howe and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 5-1-2024





14

24

15

13

16

17

Sunapee

18

12

Springfield Rd

19

11

20

10

21

9

8

22

23.2