


371 Little Sunapee Road

New London, NH



Just Listed

Great opportunity to live close to downtown New London! This 4-bedroom, 2-bathroom Colonial offers old home charm and character. The first level includes hardwood floors throughout, the kitchen with handmade cabinets and butcher block countertops, dining room with built in cabinets and living room with a beautiful stone fireplace and woodstove. Off the living room there is a lovely screened porch. There is a 3/4 bath and laundry closet to complete the first level. The second level has 4 bedrooms and full bathroom. Outside there is plenty of room for your gardens, detached 2-car garage and fence for some privacy. Just minutes from Little Lake Sunapee and Bucklin Beach for swimming, paddle boarding or laying out and enjoying summer days. Just a quick walk or drive to the downtown area where you will find local dining, shops, cafes, theater, hospital and all your necessary amenities. Close to Lake Sunapee Country Club, Twin Lake Villa and other local golf courses, hiking and biking trails, 10 minutes to Lake Sunapee and 20 minutes to Mount Sunapee Resort. Only 30 minutes to Dartmouth Health and the Upper Valley for more dining, shopping and fun and 1.5 hours to Boston.

 **\$418,000**





Bedrooms: 4	Year Built: 1920
Bathrooms: 2	Taxes: \$2,503
Acres: 0.64	Sq. Ft.: 1,451

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

256 Main Street, New London, NH
C: 603-877-1031
O: 603-526-8600

 ohgrp.com


kW LAKES AND
MOUNTAINS
KELLERWILLIAMS REALTY

Residential 5031066	Single Family Active	371 Little Sunapee Road New London	NH 03257	Unit/Lot	Listed: 3/5/2025 Closed:	\$418,000		
			County NH-Merrimack Village/Dist/Locale Construction Status Existing Year Built 1920 Architectural Style New Englander Color Natural Total Stories 2 Zoning R2 - Residential Taxes TBD No Tax Annual Amount \$2,503.87 Tax Year 2024 Tax Year Notes Owned Land Lot Size Acres 0.64 Lot - Sqft 27,878 Common Land Acres Garage Yes Basement No Basement Access Type		Rooms - Total 8 Bedrooms - Total 4 Baths - Total 2 Baths - Full 1 Baths - 3/4 1 Baths - 1/2 0 Baths - 1/4 0 SqFt-Apx Fin Above Grade 1,451 SqFt-Apx Fin AG Source Public Records SqFt-Apx Unfn Above Grade 0 SqFt-Apx Unfn AG Source Public Records SqFt-Apx Fin Below Grade 0 SqFt-Apx Fin BG Source Public Records SqFt-Apx Unfn Below Grade 0 SqFt-Apx Unfn BG Source Public Records SqFt-Apx Total Finished 1,451 Footprint Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 100		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	
   Unbranded Tour URL 1			Date - Initial Showinas Beain 3/8/2025					

Remarks - Public Great opportunity to live close to downtown New London! This 4-bedroom, 2-bathroom Colonial offers old home charm and character. The first level includes hardwood floors throughout, the kitchen with handmade cabinets and butcher block countertops, dining room with built in cabinets and living room with a beautiful stone fireplace and woodstove. Off the living room there is a lovely screened porch. There is a 3/4 bath and laundry closet to complete the first level. The second level has 4 bedrooms and full bathroom. Outside there is plenty of room for your gardens, detached 2-car garage and fence for some privacy. Just minutes from Little Lake Sunapee and Bucklin Beach for swimming, paddle boarding or laying out and enjoying summer days. Just a quick walk or drive to the downtown area where you will find local dining, shops, cafes, theater, hospital and all your necessary amenities. Close to Lake Sunapee Country Club, Twin Lake Villa and other local golf courses, hiking and biking trails. 10 minutes to Lake Sunapee and 20 minutes to Mount Sunapee Resort. Only 30 minutes to Dartmouth Health and the Upper Valley for more dining, shopping and fun and 1.5 hours to Boston. *Showings begin at the open house on Saturday, March 8th, from 10:00 am - 12:00 pm.


Directions From Main Street, continue straight onto Little Sunapee Road, house will be on the left.

Kitchen 1 8'7" x 13'5" Dining Room 1 11'10" x 11'4" Living Room 1 14'1" x 25'4" Utility Room 1 9'2" x 19'5" Primary 2 12' x 13' Bedroom 2 12' x 11'10" Bedroom 2 8'7" x 8'6" Bedroom 2 8'8" x 9'11"	Map 046 Block 000 Lot 008 SPAN Number Property ID PlanUrbDev	DeedRecTy Warranty DeedBook 3687 DeedPage 1290 TotDeeds Covenants Unknown Seasonal No	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Appliances Dishwasher, Dryer, Range - Electric, Refrigerator, Washer, Water Heater - Tankless Equipment CO Detector, Smoke Detectr-Hard Wired, Stove-Wood Features - Exterior Porch - Screened Features - Interior Fireplaces - 1, Laundry - 1st Floor Flooring Wood Heating Oil, Baseboard, Hot Water, Stove - Wood Cooling None Water Source Public Sewer 1250 Gallon, Concrete, Leach Field, Private, Septic	Lot Features Level Construction Materials Wood Frame Foundation Block, Stone Roof Shingle - Asphalt Driveway Paved Electric 100 Amp, Circuit Breaker(s) Phone Company Electric Company Fuel Company Eastern Propane Cable Company TDS Internet Service Provider TDS	Utilities Cable, Telephone Available Items Excluded	Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt
		Fees - Condo - Mobile	ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor
		Condo Fees Fee Fee Frequency AssnFee2 AssnFee2Frq AssnFee3 AssnFee3Frq	



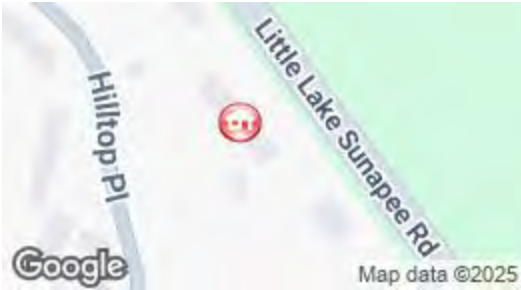
O'Halloran Group

listings@ohgrp.com



KW Coastal and Lakes & Mountains

Off: 603-526-8600



Printed: 03/05/2025 10:16 AM Page 1 of 1

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371 Little Lake Sunapee Rd, New London, NH

Main Floor Finished Area 778.04 sq ft
Unfinished Area 206.82 sq ft



PREPARED: 2025/03/04



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.

371 Little Lake Sunapee Rd, New London, NH

2nd Floor Finished Area 673.10 sq ft



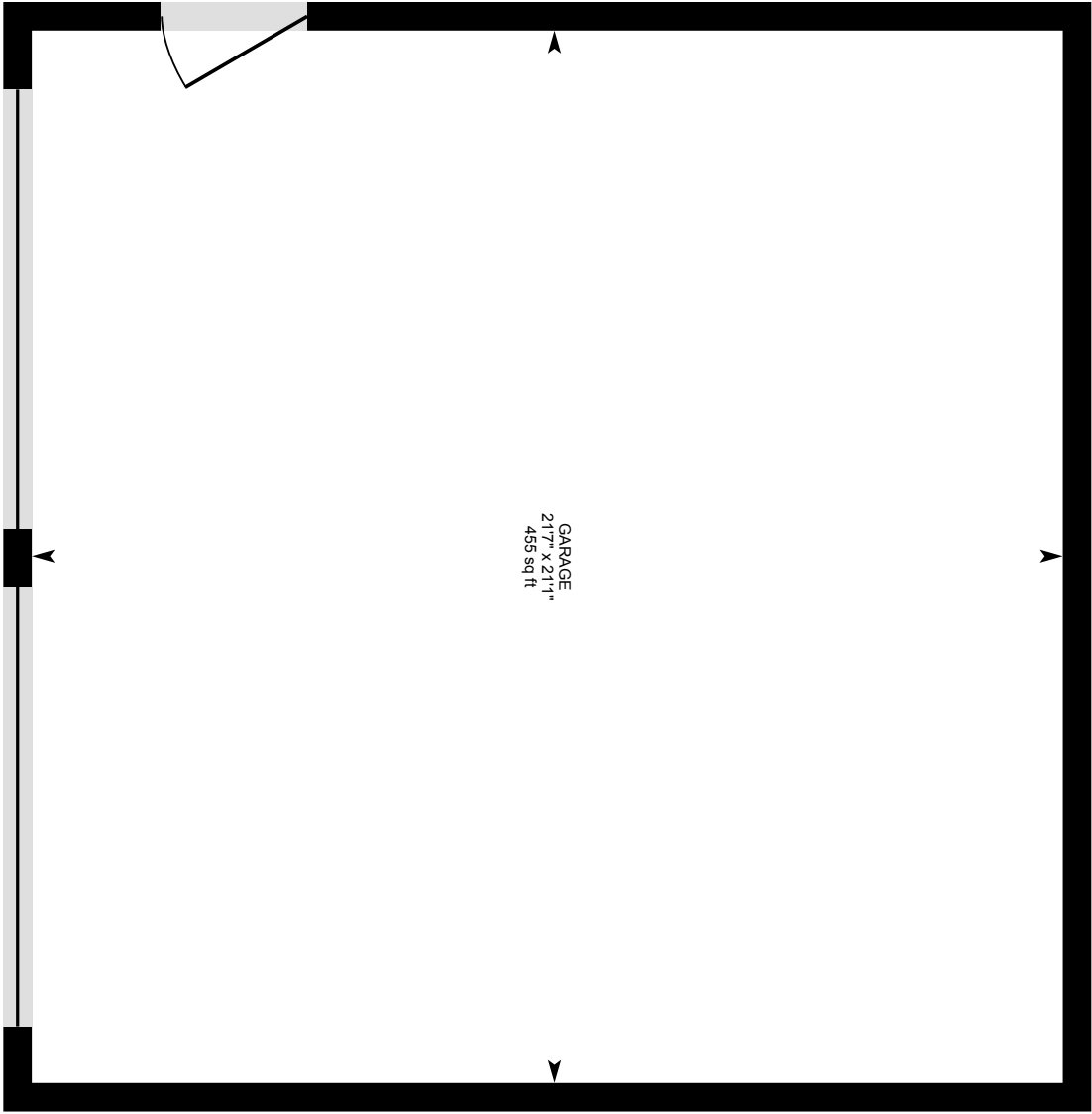
PREPARED: 2025/03/04



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.

371 Little Lake Sunapee Rd, New London, NH

Detached Garage Unfinished Area 505.31 sq ft



PREPARED: 2025/03/04



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.

Return to:
Natalie CJ Evans
371 Little Sunapee Road
New London, NH 03257

\$4050

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Patricia L. G. Freeman, single, of PO Box 244, Prides Crossing, MA 01965, for consideration paid grants to Natalie C. J. Evans, Single, of PO Box 364, Wilmot, NH 03287, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings and other improvements thereon, situated in New London, County of Merrimack, and State of New Hampshire, bounded, and described as follows:

Beginning at an iron pin at the junction of two stone walls on the west side of Little Sunapee Road (the highway leading from New London to Springfield), the same being the east corner of the tract herein conveyed, and the north corner of land now or formerly of Walter B. Bucklin; thence Northwesterly along stone wall and aforesaid highway 100 feet to land now or formerly of Mary J. A. C. MacAdam; thence Southwesterly along last-named land 300 feet to a stake and stone and land now or formerly of Fred B. Gay and Paul B. Gay; thence Southeasterly along land of said Gays 100 feet to land of said Bucklin; thence Northeasterly along land of said Bucklin 300 feet to the point of beginning on said highway.

Granting also to the within grantee, her heirs and assigns, an easement and right-of-way for ingress and egress over a portion of the abutting real estate lying northwesterly of the above-described premises, said abutting real estate owned by Mark G. Ashton and Lori M. Ashton, acquired by deed recorded in Volume 2285, Page 263 of the Merrimack County Registry of Deeds. The right-of-way is presently used as a paved driveway, and a condition of this grant of easement is that the easement shall be limited to driveway use only. As a further condition of this grant of easement, the within grantee accepts for herself, her heirs, successors and assigns the sole obligation to maintain the paved driveway within the limits of the right-of-way.

The location and dimensions of the right-of-way are as follows:

"Beginning at a point along the common boundary of the parties 62.00 feet from the iron pipe marking the parties' boundary at Little Sunapee Road; thence continuing South 50° 23' 49" West 110 feet to a point; thence South 45° 27' 16" East 11.21 feet to a point on the parties' common boundary; thence in a Northeasterly direction along said common boundary 109.43 feet to the point of beginning. For further reference, please see the survey, Property of Mark G. and Lori M. RE: 2020-44908

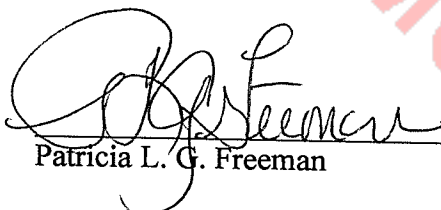
Ashton dated December 20, 2005' prepared by Pennyroyal Hill Land and Surveying & Forestry, Clayton E. Platt, Licensed Land Surveyor, recorded herewith.

This right-of-way is limited for use as a driveway only and no other further or additional use of the right-of-way is permitted. "

Meaning and intending to describe and convey the same premises conveyed to Patricia L.G. Freeman by virtue of a Deed from Lisa E. McKenna dated November 1, 2006 and recorded in the Merrimack Registry of Deeds in Deed Book 2942 at Page 254.

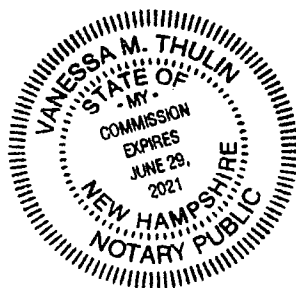
The property is not the residence of the Grantor or her spouse.


Executed this July 20, 2020


Patricia L. G. Freeman

State of New Hampshire
County of Merrimack

Then personally appeared before me on this 20th day of July 2020, the said Patricia L. G. Freeman and acknowledged the foregoing to be her voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: June 29, 2021

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:** Natalie C. J. Evans

2. **PROPERTY LOCATION:** 371 Little Sunapee Road, New London, NH 03257

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. **INSTALLATION:** Location: INCRAWL SPACE UNDER THE KITCHEN AREA

Installed By: UNKNOWN

Date of Installation: UNKNOWN

What is the source of your information? UNKNOWN

c. **USE:** Number of persons currently using the system: 1

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

Tank Size 1250 Gal. ☐ Unknown ☐ Other _____

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: FRONT ROADSIDE YARD ☐ Location Unknown Date of Installation: UNKNOWN

Date of Last Servicing: APRIL, 2024 Name of Company Servicing Tank: BYRONS SEPTIC

Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: _____

SELLER(S) INITIALS NCE / _____

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: FRONT ROADSIDE YARD Size: SERVES 4 BEDROOMS ☐ Unknown
 Date of installation of leach field: AUGUST 2015 Installed By: PHILPACARD/BYRON SEPTIC
 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 septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOWN	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAT	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<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 app _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 371 Little Sunapee Road, New London, NH 03257

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: EASEMENT ON FILE - NEIGHBOR ON THE DRIVEWAY SIDE

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? RESIDENTIAL

i. Heating System Age: 15 Type: WAL MCLEAN Fuel: OIL Tank Location: UTILITY ROOM

Owner of Tank: PRIVATE

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? GOODRICH OIL, 2022 (NOW EASTERN)

Secondary Heat Systems: WOOD STOVE IN THE LIVING ROOM

Comments: _____

j. Roof Age: UNKNOWN **Type of Roof Covering:** ASPHALT SHINGLES

Moisture or leakage: NONE

Comments: _____

SELLER(S) INITIALS

MS
(3/24/25)

/

BUYER(S) INITIALS

/

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k. Foundation/Basement: ☐ Full ☐ Partial ☒ Other: CRAWL SPACE ☐ Type: STONE , CEMENT BLOCKS
 Moisture or leakage _____
 Comments: _____

l. Chimney(s) How Many? 1 Lined? YES Last Cleaned: OCTOBER 2024 Problems? NONE
 Comments: CHECKED ON THE STAINLESS-STEEL LINER AND WOOD STOVE HOOKUP

m. Plumbing Type: COPPER Age: UNKNOWN
 Comments: _____

n. Domestic Hot Water: Age: 15 YERAS Type: TANKLESS COIL Gallons: 3.5 GALLONS PER MINUTE

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

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

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

r. 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: _____

s. Air Conditioning: Type: N/A Age: _____ Date Last Serviced and by whom: _____
 Comments: _____


t. Pool: Age: N/A Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____

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

v. Internet: Type Currently Used at Property: TDS

w. Other (e.g. Alarm System, Irrigation System, etc.) FUEL TANK ALARM, HARD WIRED CO2 AND FORE DETECTORS
 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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PROPERTY LOCATION: 371 Little Sunapee Road, New London, NH 03257

10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

HOME CAN BE SOLD PARTIALLY FURNISHED.

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).

Natalie C. J. Enns

dotloop verified
03/04/25 9:08 AM EST
GB00-UP2P-KXCM-HVGX

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

SELLER(S) INITIALS

NCJ
03/04/25
9:08 AM EST
dotloop verified

BUYER(S) INITIALS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT 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: 371 Little Sunapee Road, New London, NH 03257

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.

Natalie C. J. Evans dotloop verified
03/05/25 9:30 AM EST
ZK0Q-QLNW-PPRR-OYNF

Seller Date

Seller Date

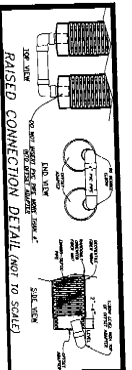
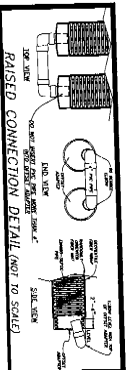
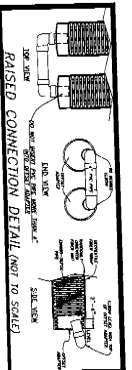
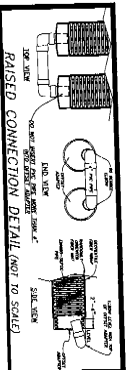
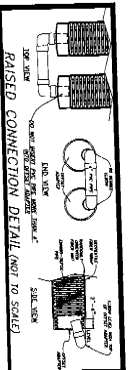
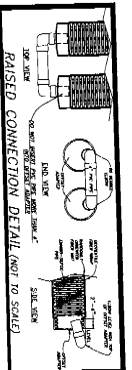
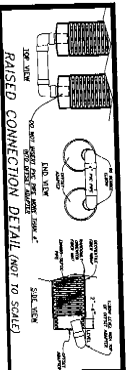
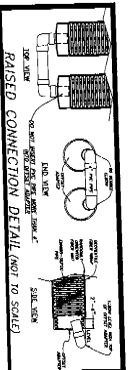
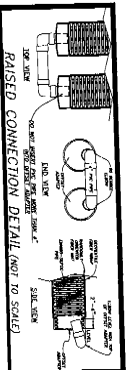
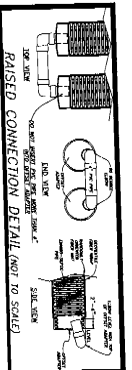
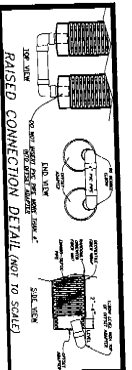
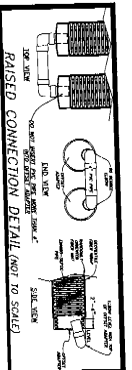
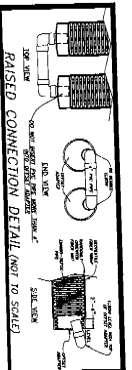
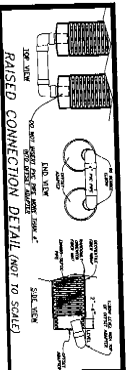
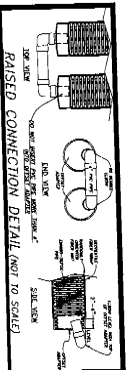
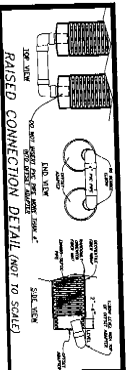
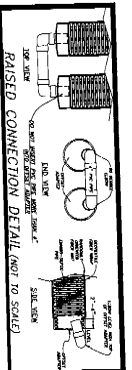
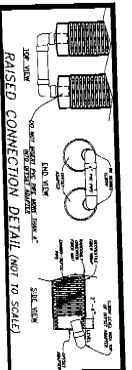
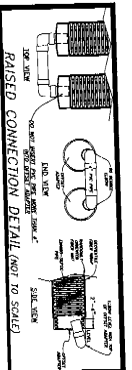
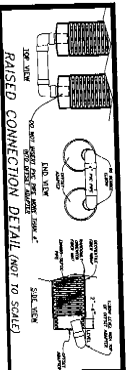
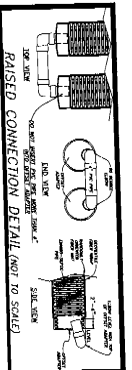
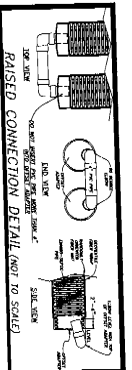
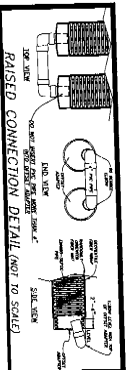
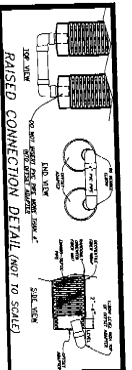
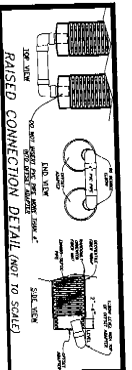
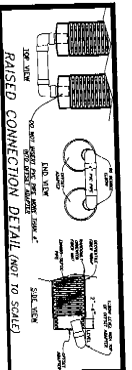
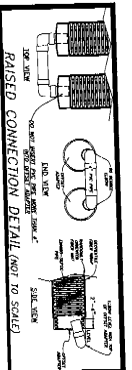
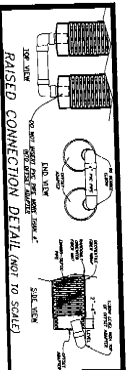
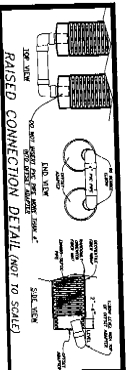
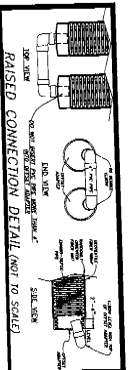
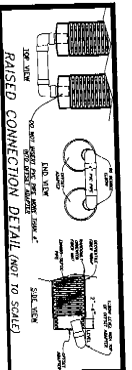
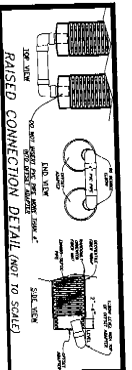
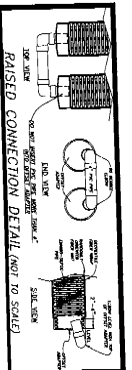
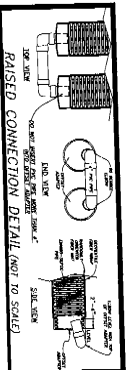
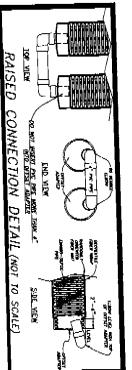
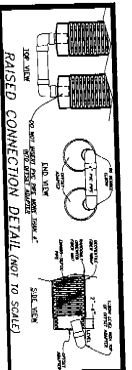
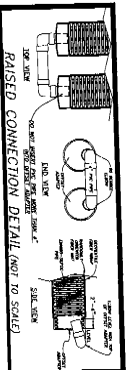
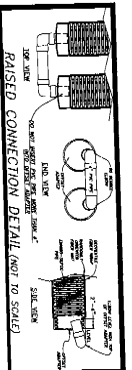
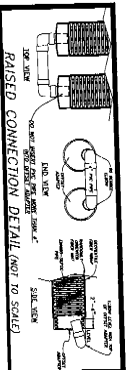
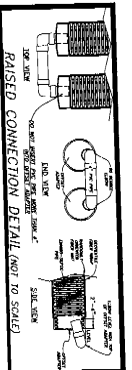
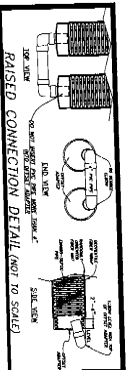
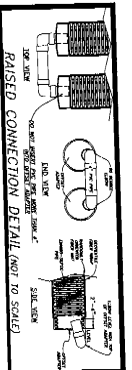
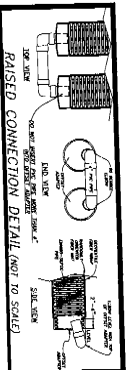
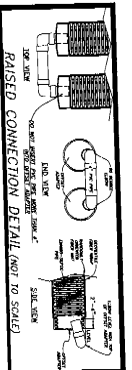
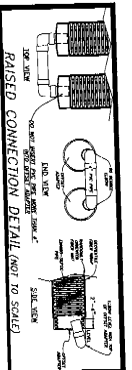
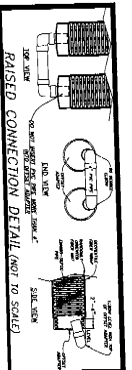
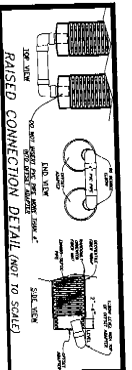
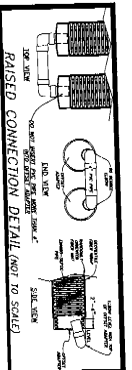
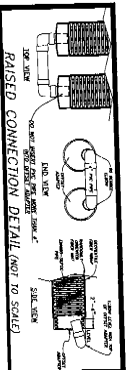
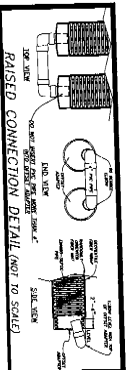
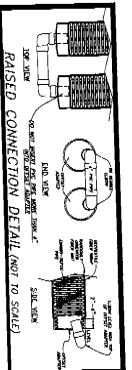
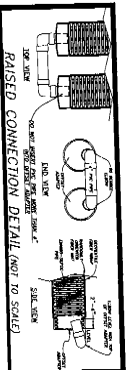
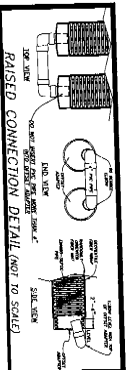
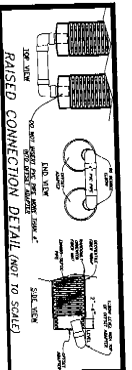
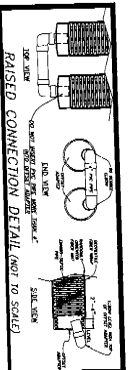
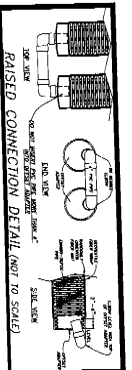
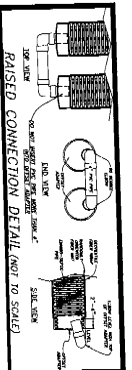
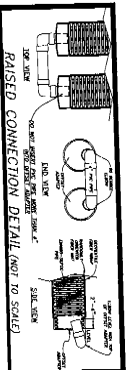
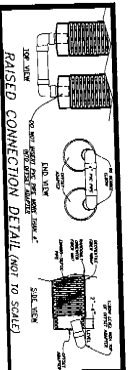
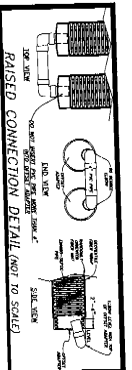
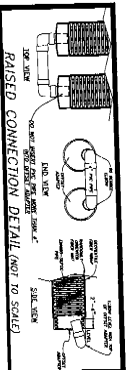
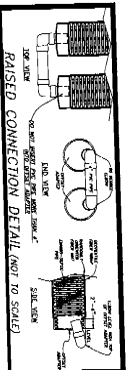
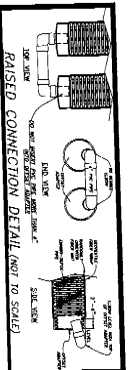
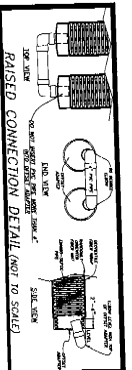
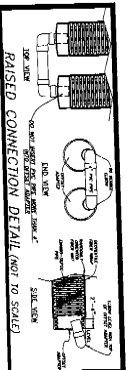
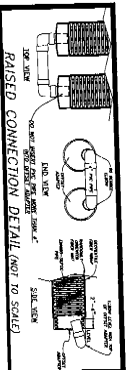
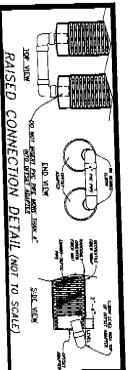
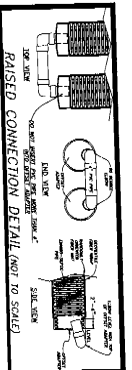
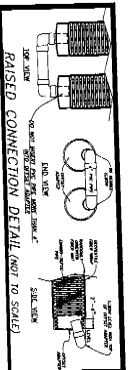
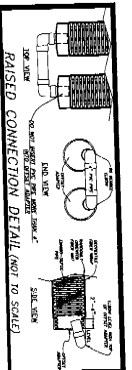
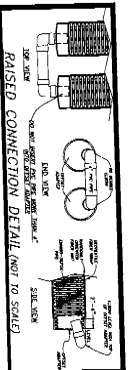
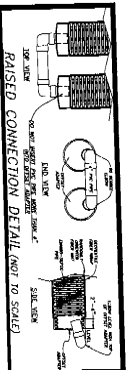
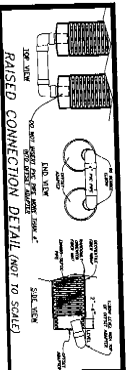
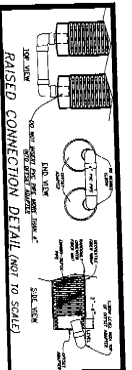
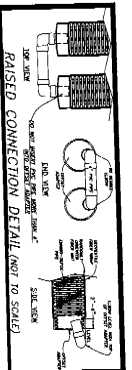
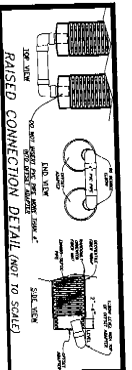
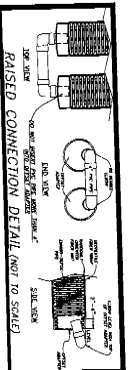
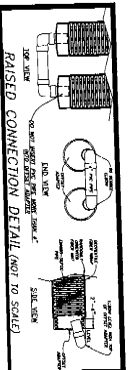
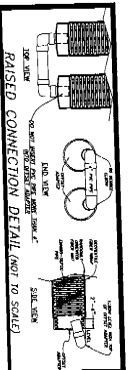
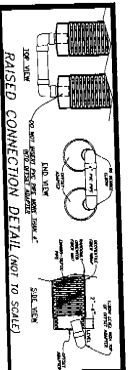
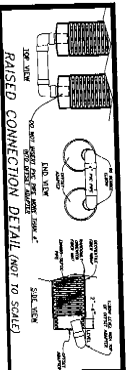
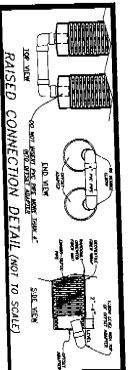
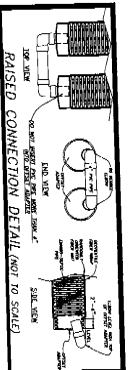
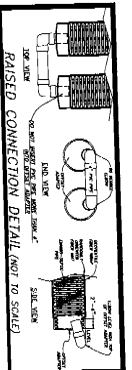
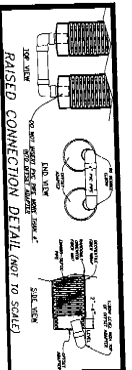
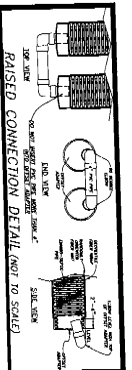
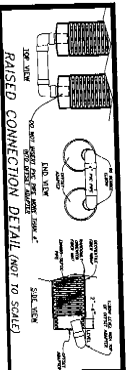
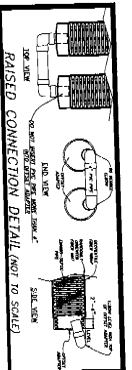
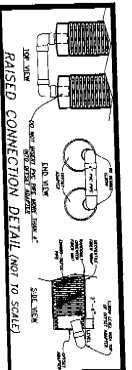
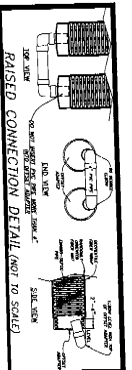
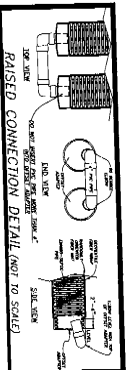
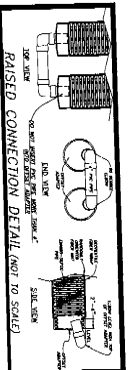
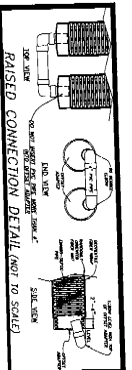
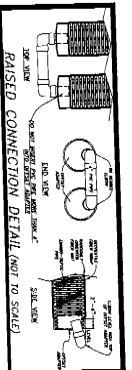
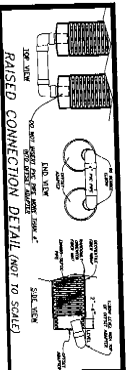
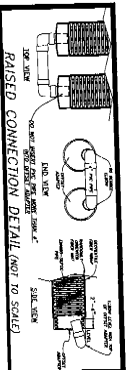
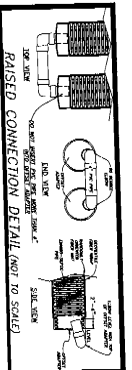
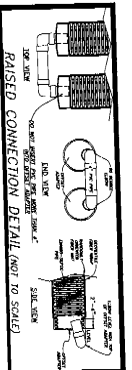
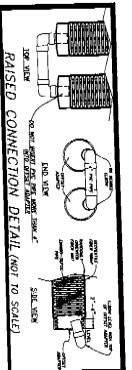
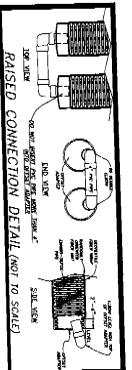
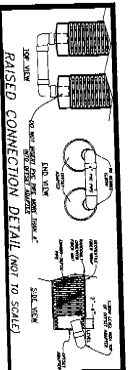
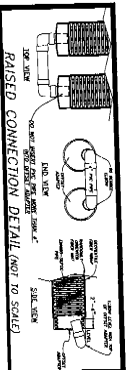
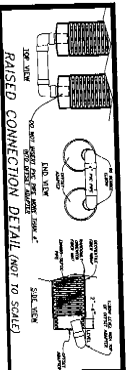
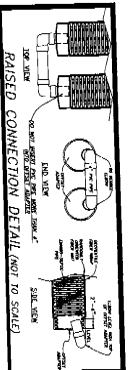
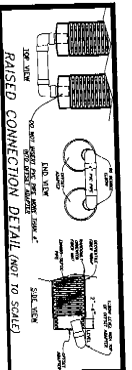
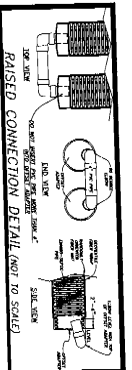
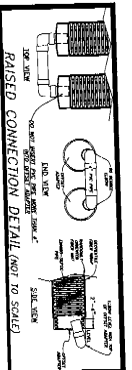
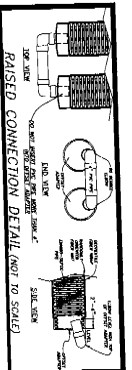
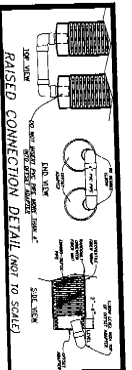
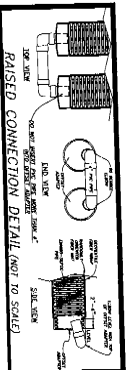
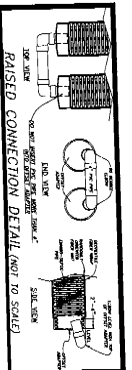
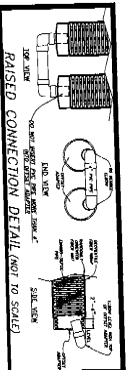
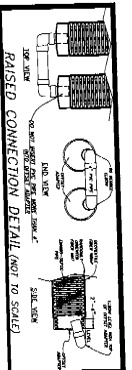
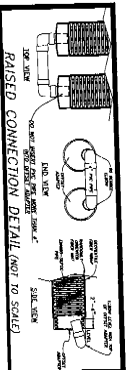
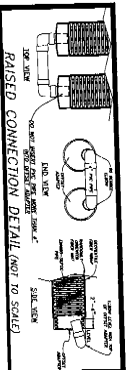
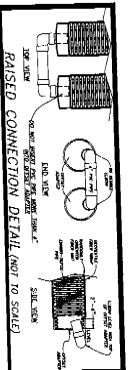
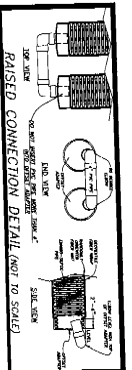
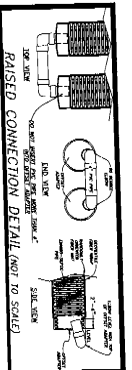
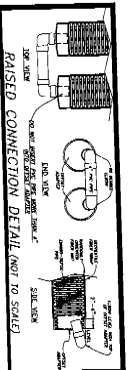
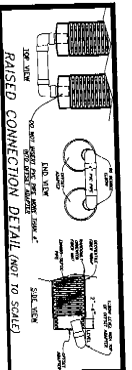
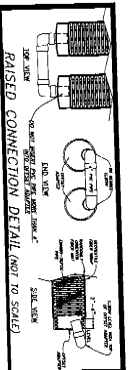
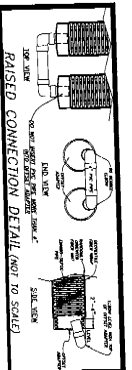
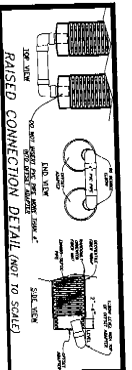
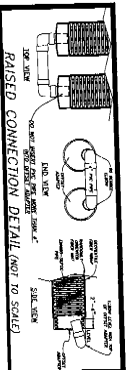
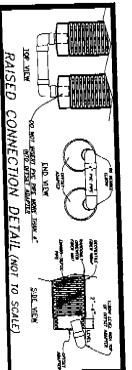
Purchaser Date

Purchaser Date

Lori L. Meding dotloop verified
03/05/25 10:04 AM EST
XQ1O-EZX-9AVL-12YT

Agent Date

Agent Date





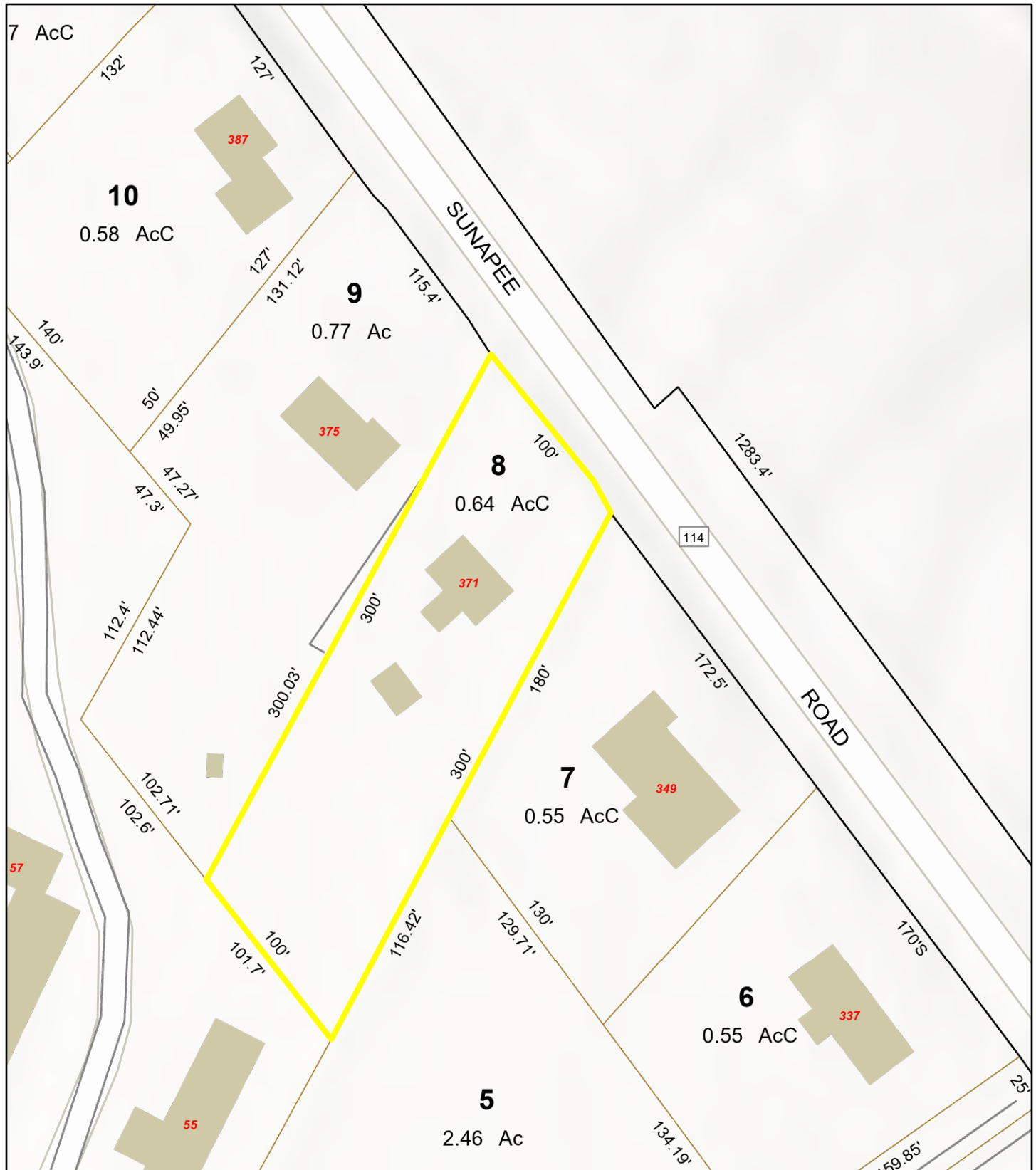
Tri-Town, NH

1 inch = 69 Feet



www.cai-tech.com

February 8, 2025



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