


# 65 Barrett Road

New London, NH



## *Just Listed*

Amazing opportunity in the heart of New London! Come home to this 4-bedroom, 3-bathroom Colonial with a beautifully updated kitchen including granite counter tops, center island and stainless steel appliances. Relax in the spacious living room with a crackling fire, enjoy meals with family and friends in the formal dining room with a propane stove and sliders to the backyard. A first-floor bedroom and bathroom with laundry completes the first floor. The second level offers a large primary bedroom with ensuite bathroom, two additional bedrooms and full bathroom, large office space and an enormous great room gathering area. The finished attic offers more possibilities for a game room, craft room or play room. Plenty of parking in the oversized attached 2-car garage with extra space for a workshop. Centrally located where you can stroll the neighborhood or take a quick drive to local shops, the library, theater, dining and all the necessary amenities. Close to many golf courses, lakes and beaches, 15 minutes to Mount Sunapee Resort and Lake Sunapee, Ragged Mountain and hiking trails. So many outdoor activities nearby, you can enjoy living in the Sunapee Region all year round. Dartmouth Health and the Upper Valley or Concord are all just 30 minutes away and 1.5 hours to Boston.

 \$599,000

Bedrooms: 4      Year Built: 1967  
Bathrooms: 3      Taxes: \$7,138  
Acres: 0.23      Sq. Ft.: 3,229

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

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

 ohgrp.com

 **LAKES AND MOUNTAINS**  
KELLERWILLIAMS REALTY



Virtual Tour URL Unbranded 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1967  
**Architectural Style** Colonial  
**Color** Rust  
**Total Stories** 2  
**Zoning** R1 - Urban Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$7,137.94  
**Tax Year** 2024  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.23  
**Lot Size Square Feet** 10,019  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Interior  
**Initial Showings Begin Date**

**Rooms Total** 11  
**Bedrooms Total** 4  
**Bathrooms Total** 3  
**Bathrooms Full** 2  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 3,229 Measured  
**Above Grade Unfinished Area** 842  
**Above Grade Unfinished Area Source** Measured  
**Below Grade Finished Area** 0  
**Below Grade Finished Area Source** Measured  
**Below Grade Unfinished Area** 878  
**Below Grade Unfinished Area Source** Measured  
**Total Finished Area** 3,229  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 115

**Waterfront Property**  
**Water Body Access** Yes  
**Water Body Name** Little Sunapee Lake  
**Water Body Type** Lake  
**Water Access Details** Municipal Residents Only  
**WaterFrRit**  
**Water Body Restrictions** Yes  
**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** 80  
**Auction** No  
**Current Use**  
**Land Gains**

**Public Remarks** Amazing opportunity in the heart of New London! Come home to this 4-bedroom, 3-bathroom Colonial with a beautifully updated kitchen including granite counter tops, center island and stainless steel appliances. Relax in the spacious living room with a crackling fire, enjoy meals with family and friends in the formal dining room with a propane stove and sliders to the backyard. A first-floor bedroom and bathroom with laundry completes the first floor. The second level offers a large primary bedroom with ensuite bathroom, two additional bedrooms and full bathroom, large office space and an enormous great room gathering area. The finished attic offers more possibilities for a game room, craft room or play room. Plenty of parking in the oversized attached 2-car garage with extra space for a workshop. Centrally located where you can stroll the neighborhood or take a quick drive to local shops, the library, theater, dining and all the necessary amenities. Close to many golf courses, lakes and beaches. 15 minutes to Mount Sunapee Resort and Lake Sunapee. Rugged Mountain and hiking trails. So many outdoor activities nearby, you can enjoy living in the Sunapee Region all year round. Dartmouth Health and the Upper Valley or Concord are all just 30 minutes away and you're just 1.5 hours to Boston.  
**Directions** From Main Street, turn onto Pearl Street, turn right onto Barrett Road. House will be on the right.

**Mudroom** 1 6'1" x 9'6"  
**Kitchen** 1 19'7" x 14'3"  
**Dining Room** 1 16'3" x 13'5"  
**Living Room** 1 13'5" x 21'4"  
**Bedroom** 1 9'2" x 11'8"  
**Other** 1 13'5" x 11'8"  
**Primary** 2 13'3" x 18'11"  
**Bedroom** 2 13'5" x 11'4"  
**Bedroom** 2 11'3" x 11'4"  
**Office/Study** 2 18'9" x 9'5"  
**Finished Attic** 3 21'8" x 28'3"

**Appliances** Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Gas Water Heater  
**Other Equipment** Dehumidifier, Security System, Gas Stove  
**Exterior Features** Deck  
**Interior Features** Wood Fireplace  
**Flooring** Carpet, Softwood, Tile  
**Heating** Propane, Oil, Forced Air  
**Cooling** None  
**Water Source** Public  
**Sewer** Public

**Map** 084  
**Block** 000  
**Lot** 043  
**SPAN Number**  
**Property ID**  
**PlanUrbDev**

**Lot Features** Landscaped, Sloping  
**Construction Materials** Wood Frame  
**Foundation Details** Block, Poured Concrete  
**Roof** Asphalt Shingle, Standing Seam  
**Driveway** Gravel  
**Electric** 200+ Amp Service, Circuit Breaker(s)  
**Phone Company** Xfinity  
**Electric Company**  
**Fuel Company** Huckleberry  
**Cable Company** Xfinity  
**Internet Service Provider** Xfinity

**DeedRecTy** Warranty  
**DeedBook** 3643  
**DeedPage** 0327  
**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

**Utilities** Cable, Propane  
**Exclusions**

**Fees - Condo - Mobile**  
**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**



O'Halloran Group  
 listings@ohgrp.com

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

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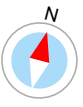
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# 65 Barrett Rd, New London, NH

Main Floor Finished Area 1328.50 sq ft  
Unfinished Area 932.05 sq ft



PREPARED: 2025/04/12

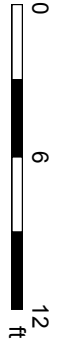
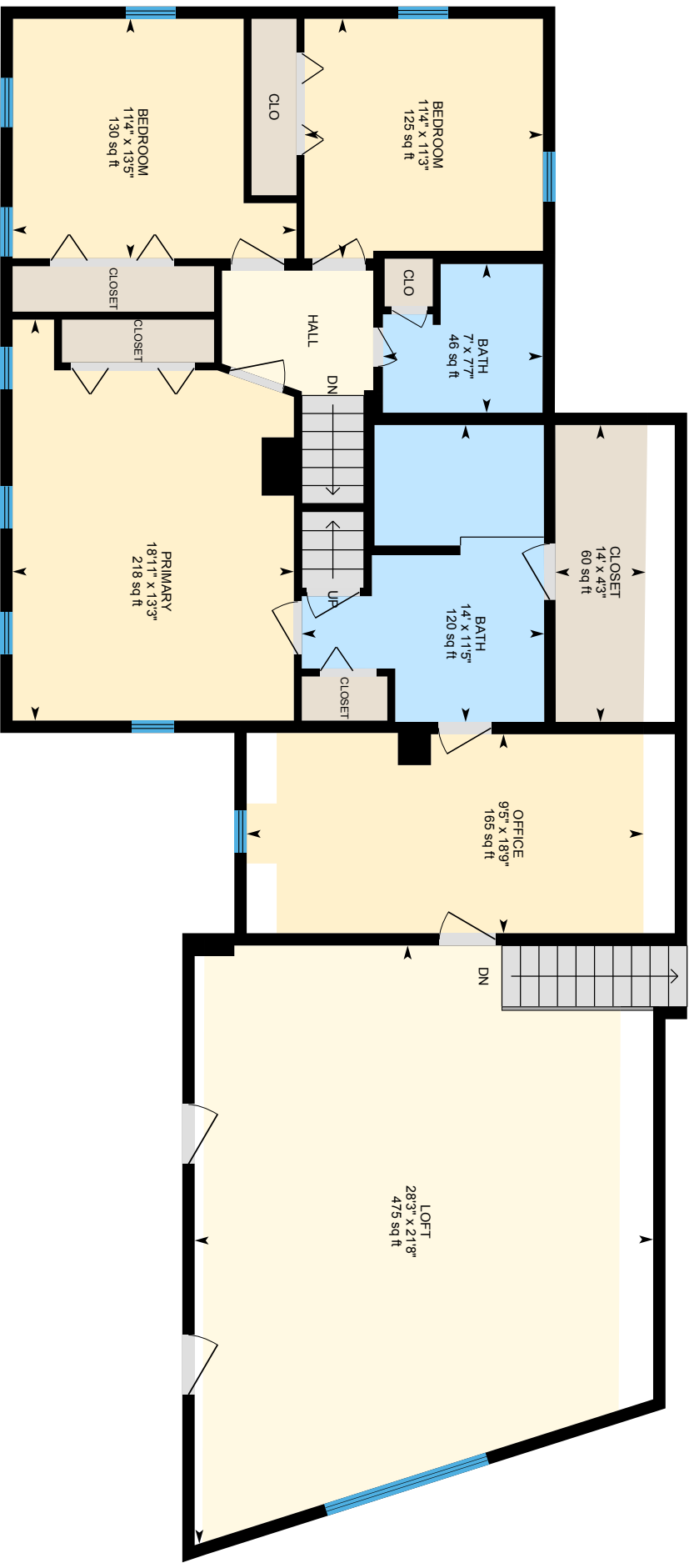


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

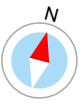


# 65 Barrett Rd, New London, NH

2nd Floor Finished Area 1661.48 sq ft  
Unfinished Area 133.87 sq ft



PREPARED: 2025/04/12

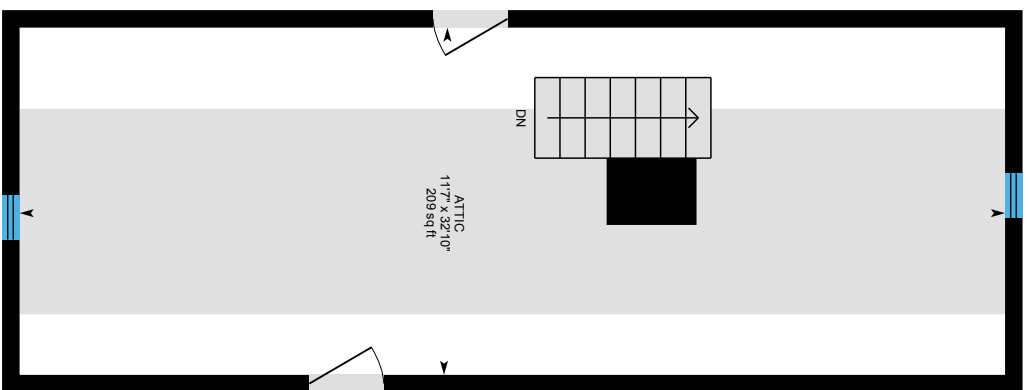


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

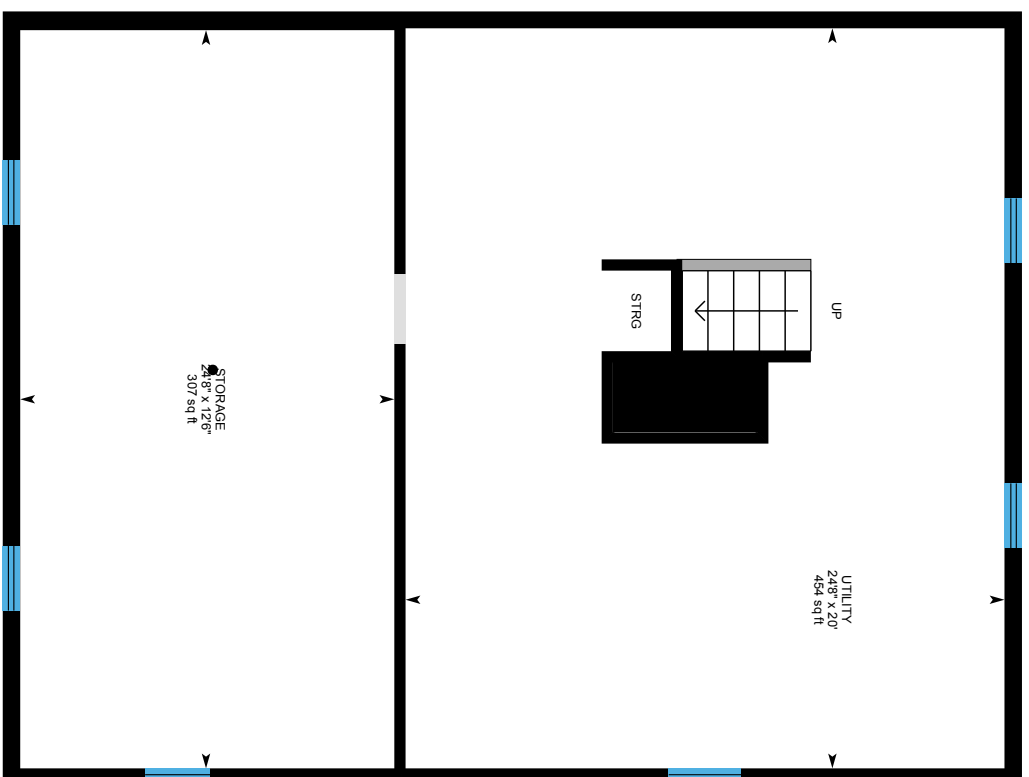


# 65 Barrett Rd, New London, NH

Main Building: Above Grade Finished Area 3229.44 sq ft



**3rd Floor**  
Finished Area 239.46 sq ft



**Basement (Below Grade)**  
Finished Area



PREPARED: 2025/04/12

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# PROPERTY DISCLOSURE - 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: Brian M. Duchesne and Jillian Murray-Duchesne

2. PROPERTY LOCATION: 65 Barrett 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 5.5 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: \_\_\_\_\_  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 4  
Does system supply water for more than one household?  Yes  No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump:  Yes  No  N/A Quantity:  Yes  No  
Quality:  Yes  No  Unknown  
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test \_\_\_\_\_  
If YES to any question, please explain in Comments below or with attachment.  
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
If YES, are test results available?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_  
COMMENTS: \$65-75 twice a year for a family of 4

### 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 \_\_\_\_\_ 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: \$250-280 twice a year

SELLER(S) INITIALS BMD / JMD BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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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 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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	6"	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rigid fiber	2" & 6" fiberglass	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	6"	<input type="checkbox"/>
	All per previous owner	<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: 5/18/2019 By: Norway Home Inspections  
Results: 2.4 pCi/L 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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**PROPERTY LOCATION:** 65 Barrett 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: Not to our knowledge.  
 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: \_\_\_\_\_ Type: FHA Fuel: oil Tank Location: Basement  
 Owner of Tank: Owner. Serviced annually by Huckleberry  
 Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: approx: 515  
 Date system was last serviced and by whom? Fall 2024 - Huckleberry  
 Secondary Heat Systems: Propane to appliances & heater in family room. Annual use: House 308 gal, Family room: 240 gal20  
 Comments: gas tanks on both sides of house
- j. Roof Age:** F=18 / R=13 Type of Roof Covering: Front: asphalt shingle, rear: standing sea  
 Moisture or leakage: none known  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS BMD / JMD

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**k. Foundation/Basement:**  Full  Partial  Other: Full & Partial  Type: Block + poured concrete  
Moisture or leakage Moisture  
Comments: moisture taken care with dehumidifiers in basement

**l. Chimney(s)** How Many? 1 Lined? Yes Last Cleaned: Inspected 5 yrs ago Problems? Yes  
Comments: needs new liner to use wood fireplace

**m. Plumbing** Type: PVC, some copper Age: unknown  
Comments: \_\_\_\_\_

**n. Domestic Hot Water:** Age: 12 years Type: Propane Gallons: 40

**o. Electrical System:** # of Amps 200  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: Sprayed for bugs (ants) and signs of mice in garage during winter

**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: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**t. Pool:** Age: \_\_\_\_\_ 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: Xfinity (previously TDS)

**w. Other (e.g. Alarm System, Irrigation System, etc.)** ADT alarm system installed 2019  
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

[Signature] / [Signature]  
03/18/25 03/08/25

BUYER(S) INITIALS

[Signature] / [Signature]

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**PROPERTY LOCATION:** 65 Barrett Road, New London, NH 03257

**10. ADDITIONAL INFORMATION**


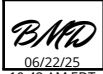
a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes  No

b. ADDITIONAL COMMENTS:

-New carpets September 2019, professionally cleaned annually (last March 2025)  
 -Kitchen and downstairs bathroom fully renovated February 2020.  
 -Mud room renovation April 2020.  
 -Second floor bathroom renovated September 2024.  
 -Second floor and master bath tubs/showers re-glazed March 2025.

UPDATE - JUNE 2025: Leak in second floor bathroom ceiling from broken roof vent pipe repaired by Compass Home Interiors.

 06/22/25 9:29 AM EDT dotloop verified  
 06/22/25 10:43 AM EDT dotloop verified

**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).**



*Brian M. Duchesne* dotloop verified 03/18/25 11:54 PM EDT PXRI-7JLI-5ZKG-XYCP  
 SELLER DATE

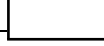
*Gillian M. Murray-Duchesne* dotloop verified 03/08/25 3:32 PM EST QZUF-9AMQ-W4YT-ZYOC  
 SELLER DATE

**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  

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: 65 Barrett 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) 

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

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 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) 

 <small>04/10/25 8:25 AM EDT dotloop verified</small>
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 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.

<i>Brian M. Duchesne</i>	dotloop verified 03/18/25 11:54 PM EDT XSVB-GPYL-N0DP-B5MS
Seller	Date

<i>Jillian M. Murray-Duchesne</i>	dotloop verified 03/08/25 3:32 PM EST DEIH-QWAJ-HODV-NEO3
Seller	Date

Purchaser	Date

Purchaser	Date

<i>Anne Marie Appel</i>	dotloop verified 03/09/25 5:15 PM EDT JRMS-BJPS-P6OT-Q2HV
Agent	Date

Agent	Date

Return To:

Jillian M. Murray-Duchesne  
Brian M. Duchesne  
65 Barrett Road  
New London, NH 03257

5700 - **WARRANTY DEED**

*KNOW ALL MEN BY THESE PRESENTS*, That, **Putnam R. Kidder and Kara F. Kidder, husband and wife**, with a mailing address of 65 Barrett Road, New London, NH 03257, for consideration paid grant to **Jillian M. Murray-Duchesne and Brian M. Duchesne, wife and husband**, as Joint Tenants with Rights of Survivorship, with a mailing address of 996 Old Turnpike Road, Salisbury, NH 03268, with WARRANTY COVENANTS:


A certain tract of land with the buildings thereon, situate in New London, County of Merrimack and State of New Hampshire, on the Northeasterly side of Barrett Road, bounded and described as follows, to wit:

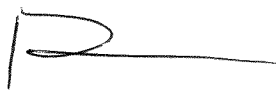
Beginning at the West corner of the tract near a stone bound on the Northeasterly side of the said street; thence North 65° 45' East one hundred nineteen (119) feet to an iron pipe in the ground, thence South 25° East about seventy-five (75) feet to a split stone post in corner of wall at land now or formerly of one Spaulding; thence Southwesterly on line of said land of Spaulding about one hundred thirty-six (136) feet to the side of said street; thence Northwesterly along side of said street to the bound first mentioned about one hundred fifteen (115) feet.


Meaning and intending to describe and convey the same premises as conveyed to Putnam R. Kidder and Kara F. Kidder by virtue of a deed dated February 19, 2014 recorded in the Merrimack County Registry of Deeds at Book 3431, Page 850.

The grantors hereby release all rights of homestead in the above-described property.

Executed this 19th day of August, 2019.

  
\_\_\_\_\_  
Witness to both

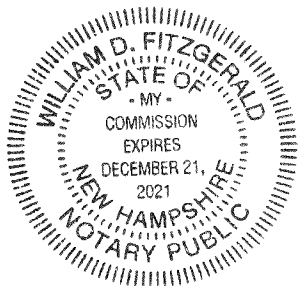
  
\_\_\_\_\_  
Putnam R. Kidder

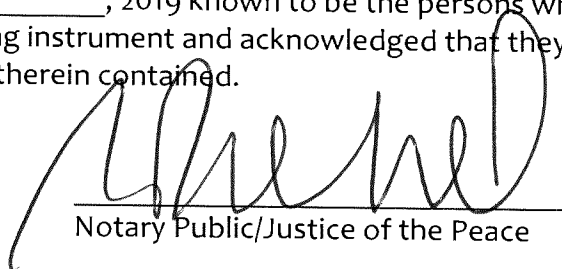
  
\_\_\_\_\_  
Kara F. Kidder

MCRD

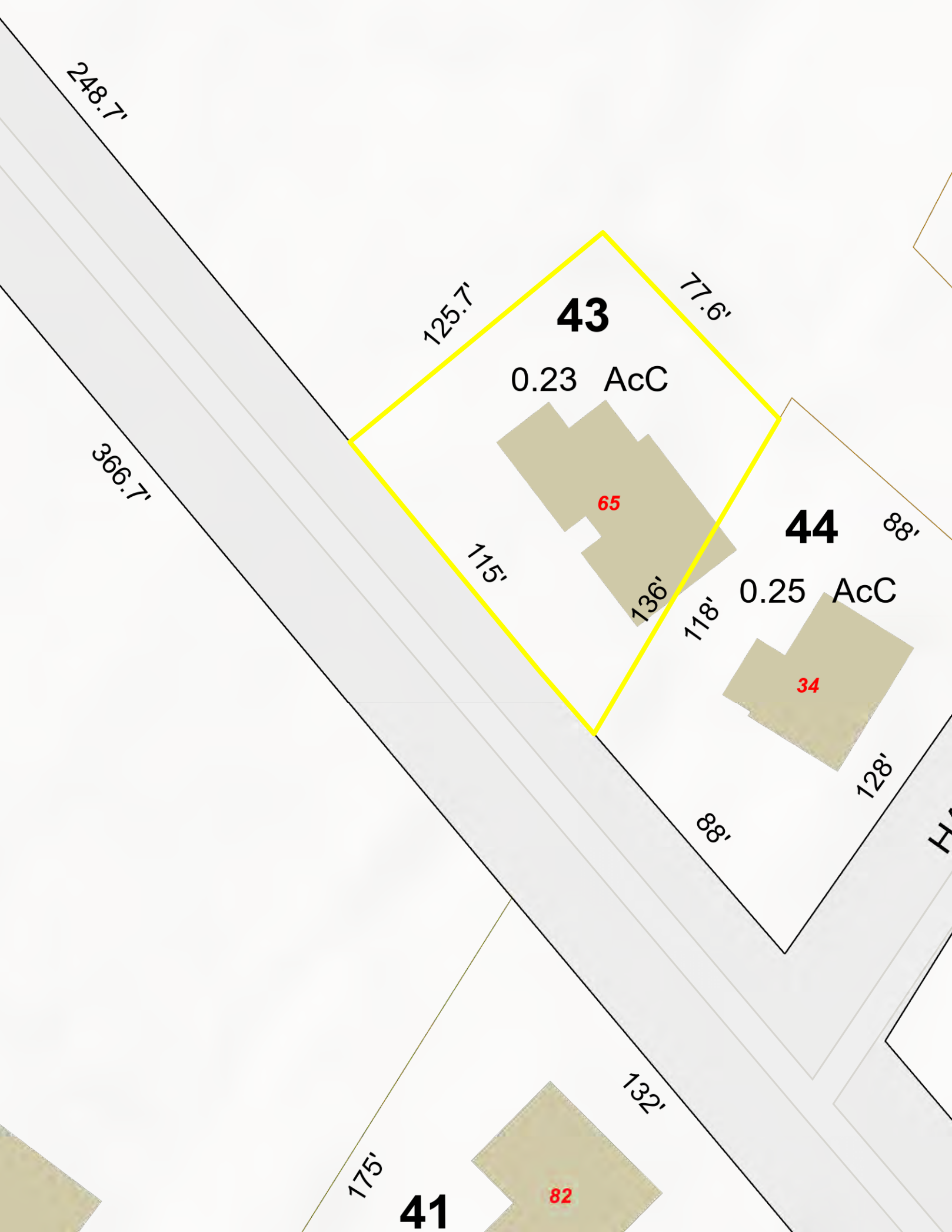
State of New Hampshire  
County of Merrimack

Personally appeared the above named **Putnam R. Kidder and Kara F. Kidder**, before me this 19th day of August, 2019 known to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



  
\_\_\_\_\_  
Notary Public/Justice of the Peace

My Commission Expires:



248.7'

366.7'

125.7'

**43**

77.6'

0.23 AcC

65

115'

136'

118'

**44**

88'

0.25 AcC

34

88'

128'

175'

**41**

82

132'

H