


625 Washington Drive

Washington, NH



Just Listed

Discover your dream getaway with this stunning waterfront property on Island Pond! This meticulously renovated cottage offers the perfect blend of comfort and luxury, making it an ideal vacation retreat or full-time residence. This 3-bedroom, 2-bathroom home includes a beautifully redone kitchen and a dining area offering views of the pond. Cozy up by the fireplace during the cold months, creating a warm and inviting atmosphere. A well-known architect / designer crafted the enchanting screened-in porch. This space, along with a bonus room in the lower level and a charming bunk house, provides plenty of room for guests to stay. Experience the joys of waterfront living with your own dock on one of NH's cleanest ponds. Island Pond spans 200 acres and features 8 islands, with a depth reaching 59' at its deepest point. Great spot for fishing offering bass, pickerel, and trout. Enjoy the Island Pond Association, beach, bath house, picnic tables, grills and volleyball court just half a mile away. Located 45 minutes from Keene, you'll find an array of shopping, local dining, theater and breweries. Plus, you're only two hours from Boston making it easy to enjoy city amenities while retreating to your peaceful waterfront haven. This is a great opportunity to own a piece of paradise on Island Pond. Don't miss out on the chance to create lasting memories in this beautiful waterfront cottage!

 \$610,000

Bedrooms: 3 Year Built: 1970
Bathrooms: 2 Taxes: \$6,870
Waterfront: 74' Sq. Ft.: 2,095

 **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
5038584

Single Family
Active

625 Washington Drive
Washington


NH 03280

Unit/Lot

Listed: 4/30/2025

\$610,000

Closed:



M

Unbranded Tour URL 1

County

NH-Sullivan

Village/Dist/Locale

Construction Status

Existing

Year Built

1970

Architectural Style

Saltbox

Color

Total Stories

1.75

Zoning

02 - Residential

Taxes TBD

No

Tax Annual Amount

\$6,870.00

Tax Year

2024

Tax Year Notes

Owned Land

Lot Size Acres

0.38

Lot - Sqft

16,553

Common Land Acres

Garage

No

Basement

Yes

Basement Access Type

Walkout

Date - Initial Showin

as Beain 5/3/2025

Rooms - Total

7

Bedrooms - Total

3

Baths - Total

2

Baths - Full

1

Baths - 3/4

1

Baths - 1/2

0

Baths - 1/4

0

SqFt-Apx Fin Above Grade

1,433

SqFt-Apx Fin AG Source

Measured

SqFt-Apx Unfn Above Grade

207

SqFt-Apx Unfn AG Source

Measured

SqFt-Apx Fin Below Grade

662

SqFt-Apx Fin BG Source

Measured

SqFt-Apx Unfn Below Grade

156

SqFt-Apx Unfn BG Source

Measured

SqFt-Apx Total Finished

2,095

Footprint

Road Frontage

Yes

Road Frontage Type

Paved

Road Frontage Length

122

Waterfront Property

Yes

Water Body Access

Yes

Water Body Name

Island Pond

Water Body Type

Pond

Water Access Details

Dock Access

WaterFrRit

Exclusively Owned

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

0

Auction

No

Current Use

Land Gains

Resort

Remarks - Public

Discover your dream getaway with this stunning waterfront property on Island Pond! This meticulously renovated cottage offers the perfect blend of comfort and luxury, making it an ideal vacation retreat or full-time residence. This 3-bedroom, 2-bathroom home includes a beautifully redone kitchen and a dining area offering views of the pond. Cozy up by the fireplace during the cold months, creating a warm and inviting atmosphere. A well-known architect / designer crafted the enchanting screened-in porch. This space, along with a bonus room in the lower level and a charming bunk house, provides plenty of room for guests to stay. Experience the joys of waterfront living with your own dock on one of NH's cleanest ponds. Island Pond spans 200 acres and features 8 islands, with a depth reaching 59' at its deepest point. Great spot for fishing offering bass, pickerel, and trout. Enjoy the Island Pond Association, beach, bath house, picnic tables, grills and volleyball court just half a mile away. Located 45 minutes from Keene, you'll find an array of shopping, local dining, theater and breweries. Plus, you're only two hours from Boston making it easy to enjoy city amenities while retreating to your peaceful waterfront haven. This is a great opportunity to own a piece of paradise on Island Pond. Don't miss out on the chance to create lasting memories in this beautiful waterfront cottage! *Showings begin at the Open House on 5/3 from 10:00am -1:00pm

Directions

From Goshen, take Route 10 to Route 31 and head towards Washington. Turn left E. Washington Road, turn onto Washington Drive, house will be on the left.

Kitchen

1 7'9" x 14'7"

Dining Room

1 6'7" x 11'10"

Living Room

1 18'10" x 26'4"

Sunroom

1 13'3" x 11'6"

Bath - 3/4

1 7' x 6'9"

Primary Bedroom

2 20'6" x 11'11"

Bedroom

2 10'6" x 13'10"

Bedroom

2 9' x 11'9"

Bath - Full

2 4'11" x 7'5"

Bedroom

B 11'7" x 9'10"

Rec Room

B 18'2" x 21'8"

Sunroom

B 13'8" x 9'5"

Laundry Room

B 4'11" x 3'5"

Utility Room

B 6'9" x 3'5"

Other

B 5'1" x 15'3"

Map

012

Block

000

Lot

088

SPAN Number

Property ID

PlanUrbDev

Lot Features

Beach Access, Lake Access, Pond, Pond Frontage, Sloping, Water View, Waterfront, Wooded

Construction Materials

Wood Exterior

Foundation

Concrete

Roof

Shingle - Asphalt

Driveway

Gravel

Electric

200 Amp, Circuit Breaker(s)

Phone Company

Electric Company

Fuel Company

Cable Company

Internet Service Provider

Grande State Fiber Optics

DeedRecTy

Quit Claim

DeedBook

1652

DeedPage

0576

TotDeeds

Covenants

No

Seasonal

No

SchDistrict

Hillsboro/Deering SAU #34

SchElem

Washington Elementary School

SchMiddle

HillsboroughDeering Middle

SchHigh

HillsboroughDeering High Sch

Utilities

Gas - LP/Bottle

Items Excluded

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

Appliances

Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer, Water Heater - Electric

Equipment

Stove-Wood

Features - Exterior

Docks, Deck, Natural Shade, Porch - Screened, Shed

Features - Interior

Ceiling Fan, Dining Area, Fireplace - Wood, Fireplaces - 1, Laundry Hook-ups, Natural Light, Natural Woodwork, Laundry - Basement

Flooring

Carpet, Ceramic Tile, Hardwood

Heating

Baseboard, Electric, Radiant Floor, Stove - Wood, Mini Split

Cooling


Mini Split

Water Source

Drilled Well, Private

Sewer

1000 Gallon, Concrete, Leach Field, Private

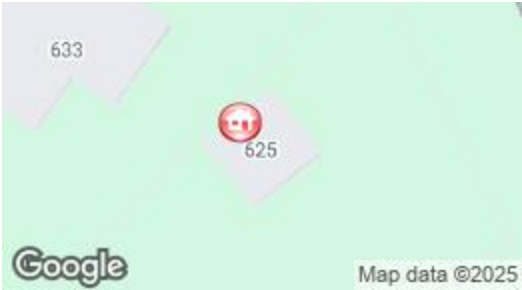


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



Printed: 04/30/2025 12:32 PM

Page 1 of 1

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2025 PrimeMLS.

Listed By: O'Halloran Group - KW Coastal and Lakes & Mountains



Island Pond Frequently Asked Questions

How many acres is the pond?

Just over 200 acres

How deep is the pond and where is the deepest point?

59 feet, located between the beach and the little island.

Is there a public boat launch?

Yes, at the end of Island Pond Road, off of East Washington Road.

Is there a public beach?

No. The town of Washington has a public beach on Millen Pond.

Is there a protective association for the Pond?

Yes, it is part of our lake association. Roughly 95 homes in the association, 75% of the time barely anyone is at the beach: washingtonlakeassociation.gogladly.com.

How much is the association fee?

2025 it was \$100 per household, not required.

What is included in the association?

Insurance and dam maintenance. Access to the members only beach front, bath house and all the picnic tables/grills and badminton/volleyball court. There are several social events annually, and people on the lake can be very involved, or hardly involved at all.

**answers provided by seller*



Island Pond Frequently Asked Questions

Do you take the dock out in the winter?

No need to take our dock out, it is hinged, and works with the lowering and raising of the water levels.

What kind of fish are in the Pond?

Bass, pickerel, trout. Island Pond in Washington is a designated trophy lake for the state of New Hampshire.

Are there any restrictions on the pond?

Speed limits for boats, wake limits (boats should be 150 feet from shore), and shoreline protection guidelines.

Do you get sunsets?

One of our favorite activities is to paddle out into our cove with a beverage for sunset. In winter it is perfect. In the summer it's clear in the cove.

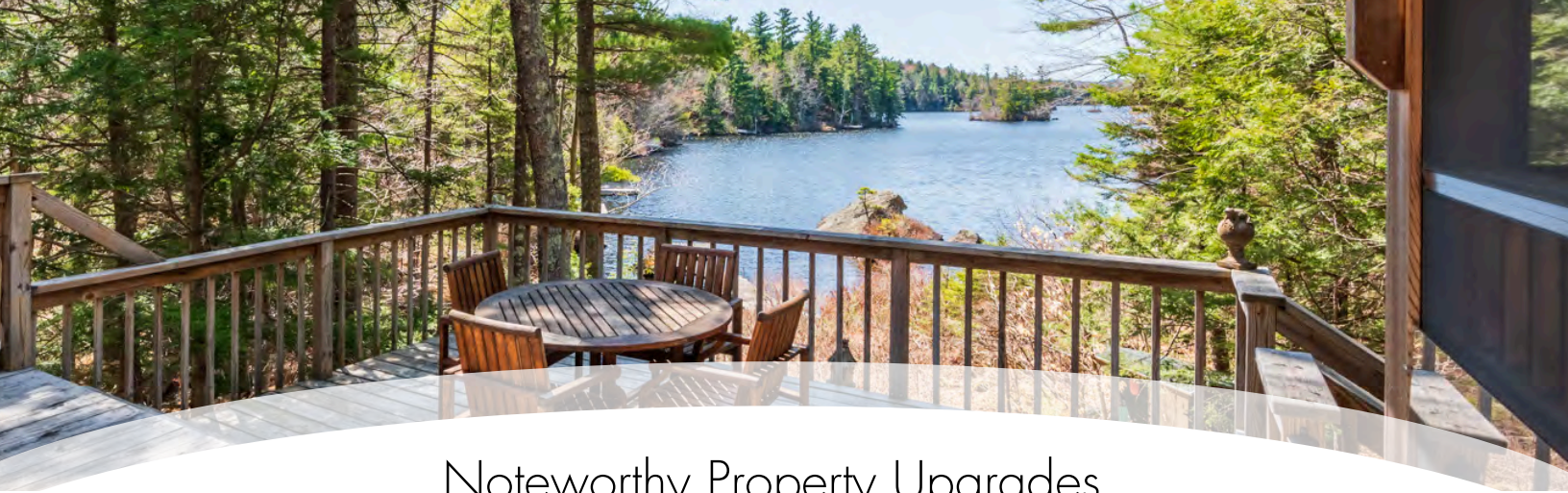
Can you use the house year round?

Absolutely.

How much is your average electric bill?

Depending on the season. Practically nothing in the summer, more when the heat is on, but we usually heat with the wood burning stove as well as the large fireplace.

**answers provided by seller*



Noteworthy Property Upgrades

The current owners have made the following notable upgrades and improvements to the home:

- 2005 – Complete kitchen renovation
- 2008 – Entire home re-sided with cedar shingles
- 2009 – New roof installation
- 2013 – New sewer line from house to septic tank
- 2014 – Screened porch addition
- 2014 – Second-floor bathroom renovation
- 2014 – New carpeting throughout second floor
- 2017 – Stone hearth added in lower level
- 2017 – Tool shed constructed under side porch
- 2018 – Shed dormer addition
- 2024 – Mitsubishi mini-split system installed

625 Washington Dr, Washington, NH

Main Floor Finished Area 803.08 sq ft
Unfinished Area 174.41 sq ft



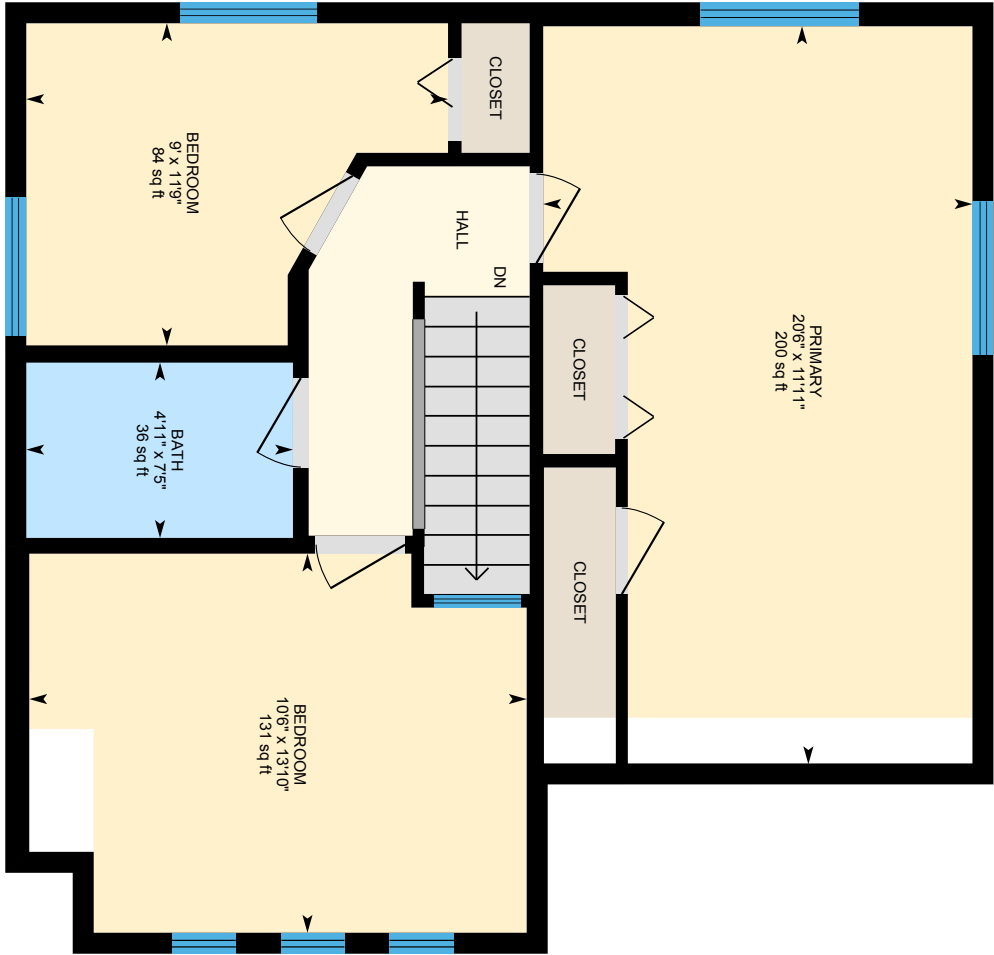
PREPARED: 2025/04/24



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.

625 Washington Dr, Washington, NH

2nd Floor Finished Area 630.00 sq ft
Unfinished Area 32.92 sq ft



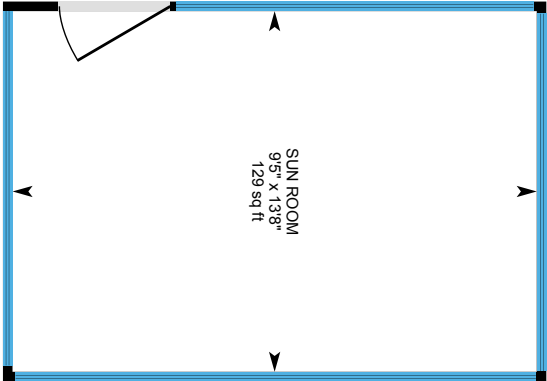
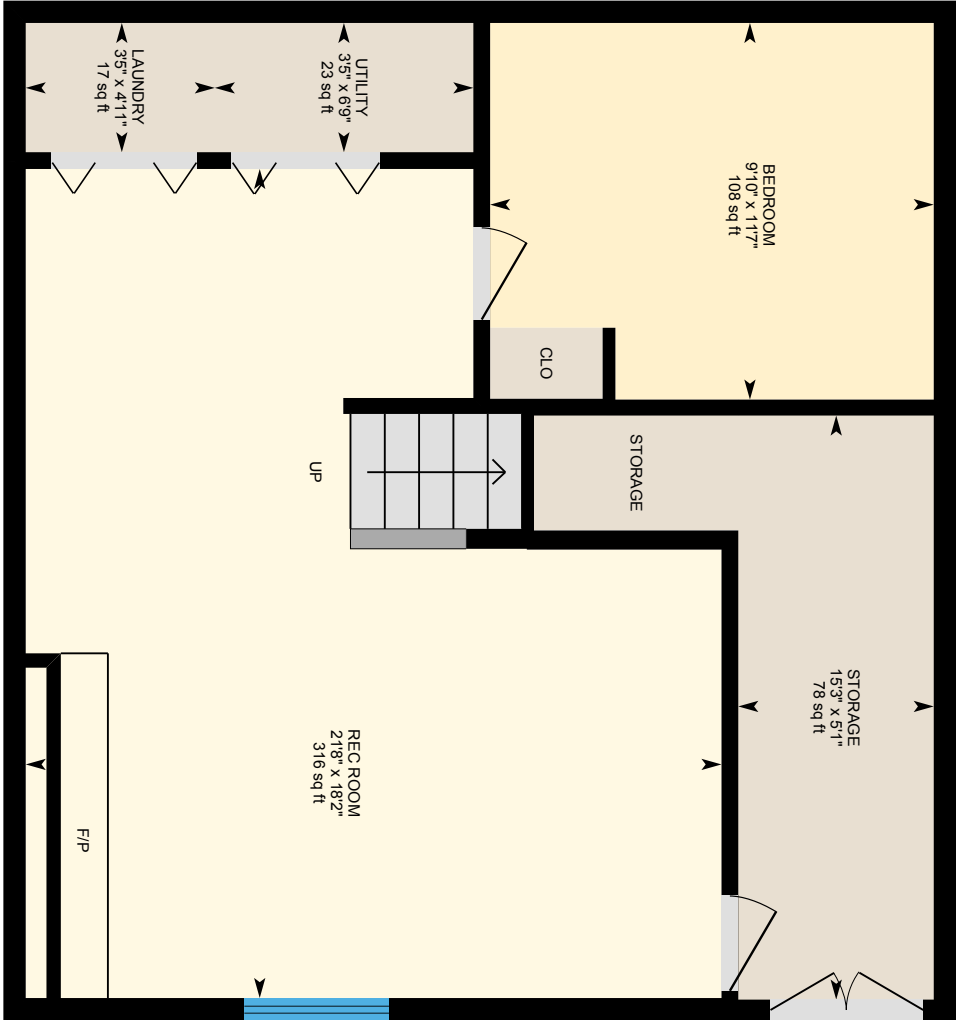
PREPARED: 2025/04/24



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.

625 Washington Dr, Washington, NH

Basement (Below Grade) Finished Area 662.88 sq ft
Unfinished Area 156.46 sq ft



PREPARED: 2025/04/24



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:** Robert R. Schuldt, III Living Trust

2. **PROPERTY LOCATION:** 625 Washington Drive, Washington, NH 03280

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 24 seasonal 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: front of house
Installed By: Unknown Date of Installation: Well pump replaced approx. 2011
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 2 - seasonal
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 August 2001
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 1000 Gal. ☐ Unknown ☐ Other _____
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: front of house - see plot plan ☐ Location Unknown Date of Installation: _____
Date of Last Servicing: 8/28/24 Name of Company Servicing Tank: Henniker septic Inc.
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: clean out under cobble stone in front yard; sewer line from house to tank replaced w/ PVC Nov 2013

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 625 Washington Drive, Washington, NH 03280

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Front of house - see plot plan Size: 30' X15' ☐ Unknown
Date of installation of leach field: Approx. 1972 Installed By: unknown
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: 8/24/24
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, foam		<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: August 2001 By: New England Radon, LTD
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**  / 

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 625 Washington Drive, Washington, NH 03280

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: August 2001

By: New England Radon, LTD

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☒ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: _____

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? residential

i. Heating System Age: N/A Type: Mixed Fuel: N/A Tank Location: _____

Owner of Tank: N/A

Annual Fuel Consumption: N/A Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: ductless split; baseboard electric; wood stove

Comments: _____

j. Roof Age: 10-12 yrs Type of Roof Covering: Architectural shingle

Moisture or leakage: _____

Comments: multiple roof projects as house was rennovated / added on to

SELLER(S) INITIALS





BUYER(S) INITIALS





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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 625 Washington Drive, Washington, NH 03280

k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage _____
 Comments: _____

l. Chimney(s) How Many? 1 Lined? yes, 2017 Last Cleaned: 2017 Problems? _____
 Comments: relined in 2017 -- limited use but works great

m. Plumbing Type: mostly PVC Age: 10-15 yrs.
 Comments: virtually all replaced as bathrooms and kitchen were remodeled

n. Domestic Hot Water: Age: unknown Type: electric Gallons: 50 gal

o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: Gould well pump - 2 fuses
 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: ductless split Age: < 1 yr. 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: Granite state fiber optic



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

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

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 625 Washington Drive, Washington, NH 03280

10. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

Multiple renovations / upgrades

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).

Robin F. Schuldt, Trustee
dotloop verified
04/10/25 1:40 PM EDT
Q7BS-FT4V-S6JM-KUYZ
SELLER DATE

Robert R. Schuldt III, Trustee
dotloop verified
03/21/25 4:16 PM EDT
WFNF-IZPA-ZPB3-HP2M
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 *RES* / *RRS*
04/10/25 1:40 PM EDT dotloop verified 03/21/25 4:16 PM EDT dotloop verified

BUYER(S) INITIALS

Sharon A. Krig

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars	
DATE 08/01/2007	AMOUNT SU000587s *****40.00
VOID IF ALTERED	

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **ROBERT R. SCHULDT, III** and **ROBIN F. SCHULDT**, husband and wife, whose current address is 15 Fox Den Road, West Simsbury, CT 06092, for consideration paid, grant to **ROBERT R. SCHULDT, III**, and **ROBIN F. SCHULDT**, Trustees of the **ROBERT R. SCHULDT, III LIVING TRUST**, u/t/d April 27, 2007, whose current address is 15 Fox Den Road, West Simsbury, CT 06092, with **QUITCLAIM COVENANTS**:

A certain tract or parcel of land with the buildings and improvements thereon, situated in the Town of **Washington**, Sullivan County, State of New Hampshire, and more particularly described as the Lot designated as #30 and shown on plan entitled "*Washington Lake Estates sheet #2, Washington, New Hampshire, dated 1967*", and recorded in the Sullivan County Registry of Deeds as Plan #1 Folio #4, Pocket #7.

Said premises are conveyed **SUBJECT TO** certain building and land restrictions dated June 14, 1967 and recorded in Sullivan County Registry of Deeds, Volume 446, Page 406, which are incorporated herein by reference and which the buyer by accepting and recording this deed acknowledged and agreed to abide by.

MEANING and **INTENDING** hereby to describe and convey the same premises conveyed to the Grantors herein by Warranty Deed of Deborah R. Radoff and Alan M. Radoff, dated 23 August 2001 and recorded in the Sullivan County Registry of Deeds at Volume 1270, Page 633.

Peter J. Minkow, P.A. prepared this deed from information supplied by the grantor herein and, at the request of the grantor, no independent title examination has been undertaken, nor did Peter J. Minkow, P.A. verify the accuracy of the representations contained herein.

This is not the homestead property of the Grantors.

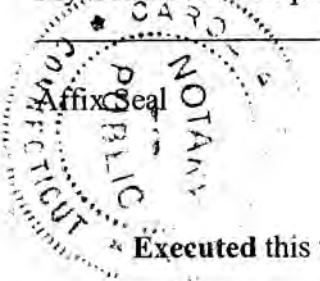
Executed this the 24 day of July, 2007.

Robert R. Schuldt, III
Robert R. Schuldt, III

**STATE OF CONNECTICUT
COUNTY OF**

This instrument was acknowledged before me on July 24, 2007 by Robert R. Schuldt, III.

My Commission Expires:



Carol A. Turansky
Notary Public
Carol A. Turansky
Notary Public
Commission Expires 2/28/08

Executed this the 24 day of July, 2007.

Robin F. Schuldt
Robin F. Schuldt

**STATE OF CONNECTICUT
COUNTY OF**

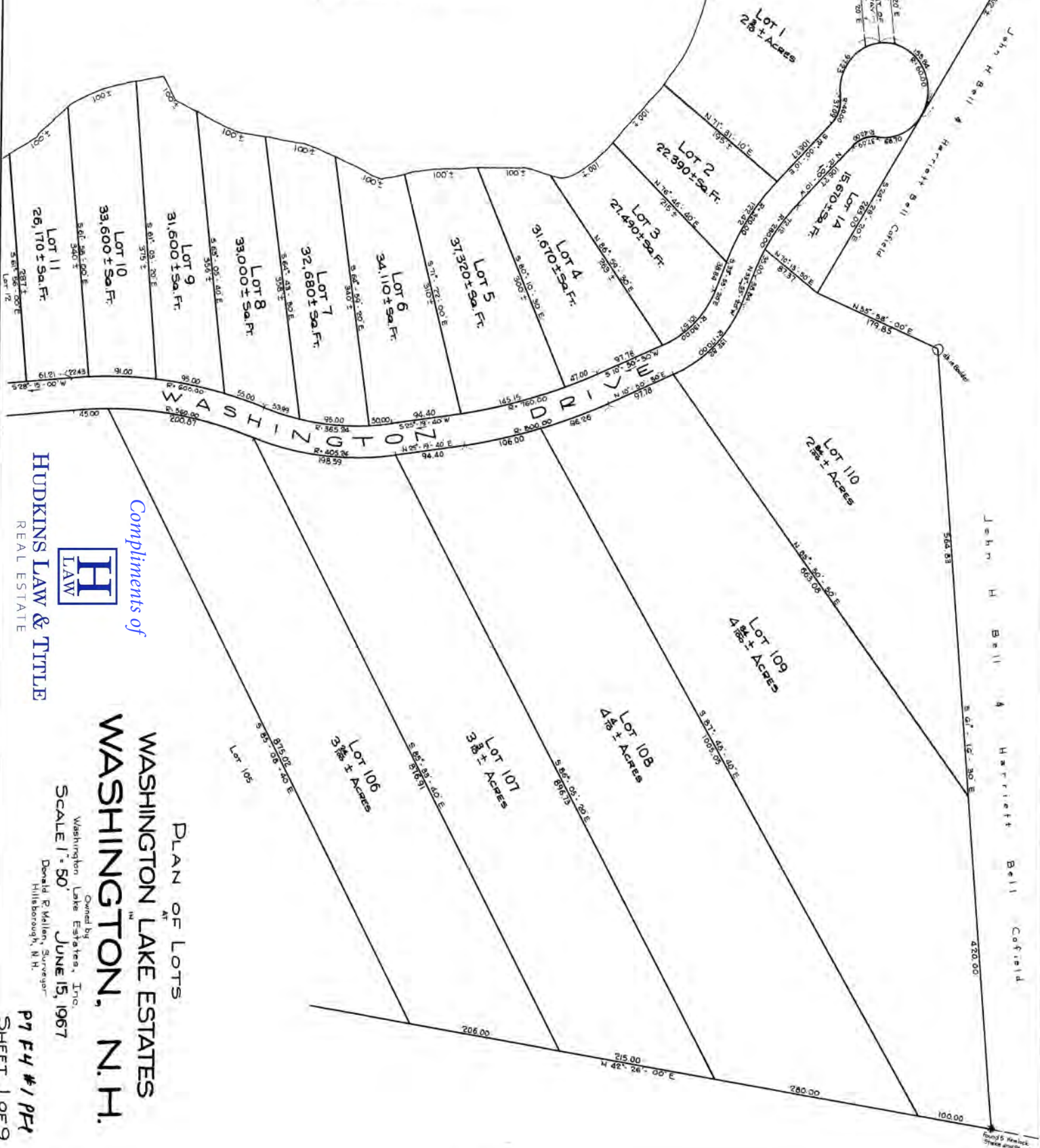
This instrument was acknowledged before me on July 24, 2007 by Robin F. Schuldt.

My Commission Expires:



Carol A. Turansky
Notary Public
Carol A. Turansky
Notary Public
Commission Expires 2/28/08

WASHINGTON LAKE (Also known as Island Pond)



Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

PLAN OF LOTS WASHINGTON LAKE ESTATES WASHINGTON, N.H.

Washington Lake Estates, Inc.
SCALE 1" = 50'
JUNE 15, 1967

Donald R. Mallen, Surveyor
Hillsborough, N.H.

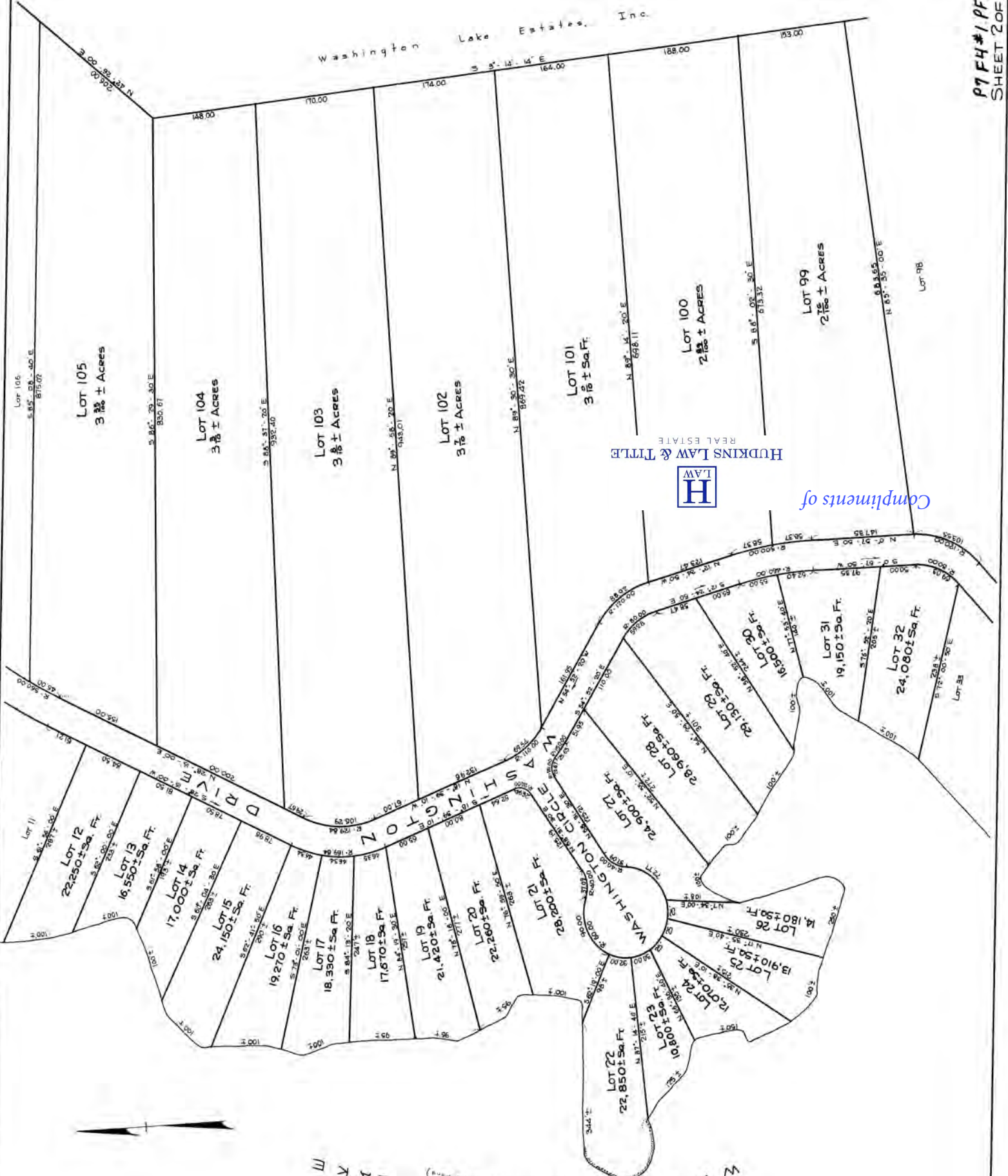
Washington Lake Estates, Inc.

Compliments of

HUDKINS LAW & TITLE
REAL ESTATE



WASHINGTON LAKE
(Also known as Island Pond)



12-85 1.5 ac
23 Walnut Cir

Wal

12-86
0.66 ac
653 Washington Dr

12-87
0.67 ac
633 Washington Dr

12-88
0.38 ac
625 Washington Dr

12-89
0.99 ac
611 Washington Dr

12-90
0.51 ac
581 Washington Dr

Washington Dr

