

Lot 11-1 Stagecoach Road

Sunapee, NH



5.15 ACRES

Just Listed

Welcome to your own slice of paradise in Sunapee! This wooded 5+ acre lot is a blank canvas, ready for you to build your dream home or vacation getaway. The land is a stone's throw away from Mount Sunapee and Lake Sunapee, one of the cleanest lakes in New Hampshire. The location couldn't be more ideal. Whether you're an avid skier, hiker, or just love the outdoors, this location has something for everyone. Perfect for those summer days of heading to the water and going for a boat ride, swim and just hanging out in Sunapee Harbor, about 5 minutes away. The harbor offers summer concerts, a dinner boat, ice cream shop, stores and a new brewery. Also close to local golf courses, the Sugar River Rail Trail, beaches, shops and restaurants and amenities. Don't miss out on this rare find in Sunapee!



\$165,000




Acres: 5.15

Taxes: \$1,190



256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600



Land 5048260	Active	11-1 Stagecoach Road Sunapee	NH 03782	Unit/Lot Map 138, Lot 11-1	Listed: 6/24/2025 Closed:	\$165,000
		County NH-Sullivan Village/Dist/Locale Zoning Rural Residential Taxes TBD No Tax Annual Amount \$1,190.00 Tax Year 2025 Tax Year Notes Tax Class Tax Rate Assessment Year Assessment Amount Lot Size Acres 5.15 Lot - Sqft 224,334 Common Land Acres Price Per Acre \$32,038.83 Total Lots Estimated Open Space %		Road Frontage Yes Road Frontage Type Paved, Public Road Frontage Length 373 Permit Number Pole Number		Waterfront Property Water Body Access Water Body Name Water Body Type Waterfront Property Rights WaterRestr ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Flood Zone No Foreclosed/Bank-Owned/REO No Days On Market 0 Current Use No Land Gains Resort No
 		Date - Initial Showings Begin				

Remarks - Public Welcome to your own slice of paradise in Sunapee! This wooded 5+ acre lot is a blank canvas, ready for you to build your dream home or vacation getaway. The land is a stone's throw away from Mount Sunapee and Lake Sunapee, one of the cleanest lakes in New Hampshire. The location couldn't be more ideal. Whether you're an avid skier, hiker, or just love the outdoors, this location has something for everyone. Perfect for those summer days of heading to the water and going for a boat ride, swim and just hanging out in Sunapee Harbor, about 5 minutes away. The harbor offers summer concerts, a dinner boat, ice cream shop, stores and a new brewery. Also close to local golf courses, the Sugar River Rail Trail, beaches, shops and restaurants and amenities. Don't miss out on this rare find in Sunapee!

Directions Turn onto Stagecoach Road, property is next to 107 Stagecoach Road.

Fee Fee Frequency Fee 2 Fee 2 Frequency Fee 3 Fee 3 Frequency	Map 138 Block 011 Lot 001 SPAN Number Property ID Dev/Subd PlanUrbDev	DeedRecTy Quit Claim DeedBook 1551 DeedPage 892 TotDeeds Covenants No Easements	SchDistrict Sunapee SchElem Sunapee Central School SchMiddle Sunapee Middle High School SchHigh Sunapee Sr. High School Surveyed Yes Surveyed By Plan Survey Number
Lot Features Wooded Utilities None Electric None Water Source None, On-Site Well Needed Sewer None, On-Site Septic Needed Cable Company Electric Company Fuel Company Internet Service Provider Phone Company		Items Excluded Auction Date - Auction Auction Time Auction Price Determnd By Auctioneer Name Auctioneer License Number	



O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



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.

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



TO BE COMPLETED BY SELLER

1. SELLER: Dayle Finn and Gretchen Lewis

2. PROPERTY LOCATION: Map 138, Lot 11-1 Stagecoach Road, Sunapee, NH 03782

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

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

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)

- a. TYPE OF SYSTEM: ☒ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____
- b. INSTALLATION: Location: _____ Installed By: _____
 Date of Installation: _____ What is the source of your information? _____
- c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☐ 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 ☐ Unknown
 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.
 To your knowledge, have any test results ever been 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? _____
- f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
 None: ☐ Yes ☒ No Septic/Design Plan in Process? ☐ Yes ☐ No
 Septic Design Available? ☐ Yes ☐ No
- Comments: _____
- b. IF PUBLIC OR COMMUNITY/SHARED:
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
- c. IF PRIVATE:
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
 IF YES: Size _____ Location: _____ ☐ 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
 SOURCE OF INFORMATION: _____
- f. COMMENTS: _____

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

SELLER(S) INITIALS

DF

GL

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Map 138, Lot 11-1 Stagecoach Road, Sunapee, NH 03782

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☒ NO ☐ UNKNOWN

IF YES: Are tanks currently in use? ☐ YES ☐ NO

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

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

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

Location: _____

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

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

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

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☒ NO ☐ UNKNOWN

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

If YES, Explain: _____

d. What is your source of information? _____

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

If YES, Explain: _____

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

If YES, Explain: _____

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

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☐ YES ☒ NO

i. Has the soil been tested? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☐ YES ☒ NO ☐ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

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

SELLER(S) INITIALS

DF / GL
06/06/25 6:36 PM EDT 06/11/25 11:27 AM EDT

BUYER(S) INITIALS

 /

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



TO BE COMPLETED BY SELLER

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

ACKNOWLEDGEMENTS:

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

Dayle Finn
dotloop verified
06/06/25 6:36 PM EDT
7TXV-TGTA-F6JS-EXKA
SELLER DATE

Gretchen Lewis
dotloop verified
06/11/25 11:27 AM EDT
GX2M-6LEU-SVDB-AXK3
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

When recorded please return to:
Dufault & Dufault
P. O. Box 306
New London, New Hampshire 03257

QUITCLAIM DEED

KNOW ALL PEOPLE BY THESE PRESENTS that I, **Iris Patricia Clark**, formerly **Iris Patricia Osborne**, married, of New London, New Hampshire, for consideration paid, grant to **Dayle Finn and Gretchen Lewis**, both of 107 Lake Shore Drive, Sunapee, New Hampshire 03782, as joint tenants with rights of survivorship, with **quitclaim covenants**, the following described real estate:

A certain tract of land together with the buildings thereon, situated in the Town of Sunapee, in the County of Sullivan, and State of New Hampshire, bounded and described as follows, to wit:

Beginning at an iron pipe on the Southerly side of Stagecoach Road at the Northeasterly corner of land now or formerly of Alan Wirta; thence in a general Easterly direction along said Road eight hundred twenty-six (826) feet, more or less, to a wire fence at the Northwesterly corner of land now or formerly of Charles Lear; thence South fifteen (15) degrees West along said fence and against said Lear land eight hundred twenty-four (824) feet, more or less, to an iron pipe at end of a stone wall; thence North eighty-two (82) degrees West against land now or formerly of Ero Wirta, et ux, four hundred (400) feet, more or less, to an iron pipe by a large hemlock tree at other land of said Wirta; thence North thirteen (13) degrees and thirty (30) minutes West against said Ero Wirta land and land of Alan Wirta eight hundred thirty-two (832) feet, more or less, to the first iron pipe mentioned on Southerly side of Stagecoach Road and point beginning. Said tract or parcel of land containing ten and nine tenths (10.9) acres, more or less.

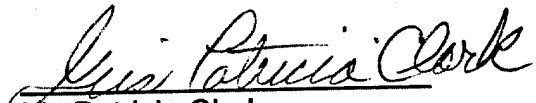
This is a non-taxable transfer pursuant to New Hampshire RSA 78-B.

The conveyed property is not homestead property for the Grantor's spouse.

010929

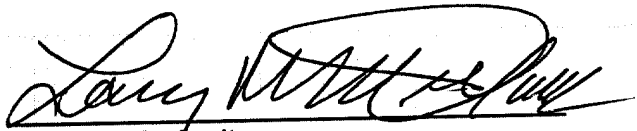
Meaning and intending to describe and convey all and the same premises as conveyed by the Warranty Deed of Ero Wirta and Irene A. Wirta to Iris Patricia Osborne and Emil E. Bochman, dated June 24, 1965, and recorded in the Sullivan County Registry of Deeds, Book 457, Page 380. Iris Patricia Osborne is the surviving joint tenant, Emil E. Bochman died on July 8, 1985. A Certified Copy of his Death Certificate to be recorded with this Deed.

Executed this 7th day of November, 2005.


Iris Patricia Clark
(Formerly Iris Patricia Osborne)

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 7th day of November, 2005, personally appeared Iris Patricia Clark and acknowledged that she executed the foregoing instrument for the purposes therein contained.


Larry B. Dufault
Justice of the Peace
My Commission Expires: 12-6-05

RECEIVED
SULLIVAN COUNTY
REGISTRY OF DEEDS

2005 NOV -9 1 A 9:24

Notice: This deed was prepared by Dufault & Dufault at the request of the grantor and for her benefit. It was based solely on information provided by her. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Dufault & Dufault make no representations as to any matters concerning the title that might be revealed by a title examination.

SULLIVAN COUNTY RECORDS
, REGISTER

