


770 Jobs Creek Road

Sunapee, NH

Just Listed

This Lake Sunapee waterfront property has been in the same family for 50 years and offers a rare opportunity in Georges Mills Harbor. Set on 1.1 acres with 294' of waterfront, the property includes a main house, 5 cottages and 7 boat slips, presenting a range of possibilities. Continue renting the slips/cottages, build your dream home, or explore development options (see feasibility plan for details). Lake Sunapee spans 3 towns; New London, Sunapee, and Newbury and is a 4,085-acre glacial lake with a max depth of 112'. With 11 islands, 3 lighthouses, it's highly desirable for boating, exploring, and life on the water. Minutes from I-89, the location offers quick access to the lake and surrounding amenities. The property includes a crib dock, swim raft, shuffleboard and horse shoes for summer fun. A spacious driveway for parking and beautiful matured landscaping. Just 30 minutes to Dartmouth Health and the Upper Valley for entertainment, dinner options and shops. Boston is about 1.5 hours away, while New London and Sunapee Harbor are 10 minutes away for restaurants, shopping, farmers markets, summer concerts and theatre. 15 minutes to Mt Sunapee for your winter activities. This is a rare opportunity to create lasting memories on the shores of Lake Sunapee!

 \$4,250,000

Bedrooms: 13 Year Built: 1950
Bathroom: 7 Taxes: \$35,952
Waterfront: 294' Sq. Ft.: 5,867

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

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

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MOUNTAINS
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County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1950
Architectural Style Cape
Color
Total Stories 1.75
Zoning Rural Residential
Taxes TBD No
Tax Annual Amount \$35,952.00
Tax Year 2025
Tax Year Notes
Lot Size Acres 1.10
Lot Size Square Feet 47,916
Garage No
Garage Capacity
Basement Yes
Basement Access Type Interior
Separate Utilities

Initial Showings Begin Date

Total Rooms Above Ground
Total Full Baths 6
Total Units 6
Total Leases 5
Total 1 BR Units 0
Total 2 BR Units 4
Total 3+ BR Units 2
Above Grade Finished Area 1,538
List \$/SqFt Fin ABV Grade \$2,955.49
Below Grade Finished Area 0
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 296

Waterfront Property Yes
Water Body Name Lake Sunapee
Water Body Access Yes
Water Body Type Lake
Water Access Details Dock Access
WaterFrRit Exclusively Owned
Water Body Restrictions Yes
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Surveyed Yes
Surveyed By
Flood Zone No
Foreclosed/Bank-Owned/REO No
Days On Market 0
Current Use
Auction

Public Remarks This Lake Sunapee waterfront property has been in the same family for 50 years and offers a rare opportunity in Georges Mills Harbor. Set on 1.1 acres with 294' of waterfront, the property includes a main house, 5 cottages and 7 boat slips, presenting a range of possibilities. Continue renting the slips/cottages, build your dream home, or explore development options (see feasibility plan for details). Lake Sunapee spans 3 towns: New London, Sunapee, and Newbury and is a 4.085-acre glacial lake with a max depth of 112'. With 11 islands, 3 lighthouses, it's highly desirable for boating, exploring, and life on the water. Minutes from I-89, the location offers quick access to the lake and surrounding amenities. The property includes a large crib dock, swim raft, shuffleboard and horse shoes for summer fun. A spacious driveway for parking and beautiful matured landscaping. Just 30 minutes to Dartmouth Health and the Upper Valley for entertainment, dinner options and shops. Boston is about 1.5 hours away, while New London and Sunapee Harbor are 10 minutes away for restaurants, shopping, farmers markets, summer concerts and theatre. 15 minutes to Mt Sunapee for your winter activities. This is a rare opportunity to create lasting memories on the shores of Lake Sunapee! *Rental income from the 5 cottages - \$105,900 *Additional rental income from the 7 boat slips - \$33,600

Directions From Route 11 in Georges Mills, turn on to Jobs Creek Road. The property will be on your left.

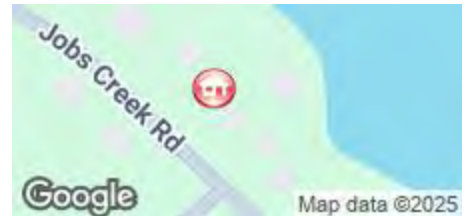
Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Rooms	7	2	1	2	1	2		
Beds -- Baths	1	1	2	1	2	1		
Approximate SqFt	1,538	878	936	955	936	624		
Agreement -- Term	N	Y	Y	Y	Y	Y		
Status -- Deposit		LSED	LSED	LSED	LSED	LSED		
Rent -- Frequency		\$1,800.00	\$1,875.00	\$1,725.00	\$1,875.00	\$1,550.00		
Unit Information	Appliances Included, Deck, Dishwasher, Electric, Gas Fireplace, Heat, Gas	ANN MONTH \$1,800.00 Appliances Included, Dishwasher, Electric, Heat, Oil Heat, Hot Water, Laundry	ANN MONTH \$1,875.00 Appliances Included, Dishwasher, Electric, Heat, Oil Heat, Hot Water, Laundry	ANN MONTH \$1,725.00 Appliances Included, Dishwasher, Electric, Heat, Oil Heat, Hot Water, Laundry	ANN MONTH \$1,875.00 Appliances Included, Dishwasher, Electric, Heat, Oil Heat, Hot Water, Laundry	ANN MONTH \$1,550.00 Appliances Included, Dishwasher, Electric, Heat, Oil Heat, Hot Water, Laundry		
Tenant Pays		Electric, Heat, Hot Water	Electric, Heat, Hot Water	Electric, Heat, Hot Water	Electric, Heat, Hot Water	Electric, Heat, Hot Water		
Occupant -- Show								
Occupant Phone								
Exterior Features	Deck, Shed, Boat Slip /Dock, Docks, Beach Access	Above Grade Finished Area Source Measured	Total Electric Meters 6	Exclusions	ExpAnnual			
Heatina	Propane, Oil	Above Grade Unfinished 0	Total Gas Meters	Operating Expense Includes	ExpTax			
Coolina	None	Area	Total Heat Units 6	Operating Expense Incl. Insurance.	ExpTrash			
		Above Grade Unfinished Public Records	Total Ranges 6	Maintenance, Snow Removal, Water/Sewer	ExpHeat			
		Area Source	Total Refrigerators 6		ExpInsur			
		Below Grade Finished Public Records	Total Water Heaters 6		ExpMaint			
		Area Source	Income Data Source Own er Records		ExpMam			
		Below Grade Unfinished 241			ExpMisc			
		Area			ExpSnow			
					ExpUtility			
Utilities	Cable, Phone	Map 106	DeedRecTv	SchDistrict				
Electric	Circuit Breaker(s), Fuses	Block 000	DeedBook 1423	SchElem				
Water Source	Public	Lot 042	DeedPaag 388	SchMiddle				
Sewer	Public	SPAN Number	TotDeeds	SchHigh				
		Property ID	Covenants					



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Off: 603-526-8600



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LAKE SUNAPEE WATERFRONT ESTATE

770 Jobs Creek Road, Sunapee

Set in Georges Mills Harbor on the shores of Lake Sunapee, this exceptional waterfront property offers a rare opportunity to own a piece of Sunapee history. Held by the same family for over 50 years, this estate spans 1.1 acres and offers an impressive 294 feet of pristine waterfront.

Property Highlights

- **Main House**
- **Five Cottages**
- **Seven Boat Slips**
- **294 ft Waterfront**
- **1.1 Acres**

The property features the main house, complemented by five cottages, providing space for family and guests or can be rented out. Seven private boat slips give direct access to the crystal-clear waters of Lake Sunapee. There is also the large crib dock, perfect for boating, swimming, and soaking in the sun.

The expansive grounds are nicely landscaped with mature gardens and a spacious driveway provides ample parking for residents and visitors alike.

Endless Summer Fun

Enjoy a quintessential lakeside lifestyle with an array of recreational amenities, including a swim raft for refreshing dips, shuffleboard and a horseshoe pit for classic summer entertainment. The possibilities for creating lasting memories are endless.

A Lake Sunapee Opportunity

Lake Sunapee, spanning three towns, is a 4,085-acre glacial lake renowned for its crystal-clear waters, eleven islands, and three historic lighthouses. With a maximum depth of 112 feet, it's ideal for boating, swimming, fishing, and water sports.

Location and Lifestyle

Conveniently located minutes from I-89, the property offers easy access to area attractions and amenities:

- **30 minutes** to Dartmouth Health and the Upper Valley
- **1 hour 30 minutes** to Boston
- **10 minutes** to New London and Sunapee Harbor for restaurants, shopping, farmers markets, concerts, and theatre
- **Under 15 minutes** to Mount Sunapee Resort for summer and winter activities

Investment Potential

This property presents a range of exciting opportunities:

- **Continue renting** the slips and cottages for immediate income.
- **Build your dream home** on this prime waterfront location.
- **Explore development potential** (feasibility plan available).

Summary

This Lake Sunapee waterfront estate is a unique offering, blending a rich history with unparalleled waterfront access and development potential. Whether you want a development opportunity, or the perfect spot to build your dream home, this property offers the chance to embrace the Lake Sunapee lifestyle. Don't miss the chance to own a piece of this special place!



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LAKE SUNAPEE WATERFRONT ESTATE

770 Jobs Creek Road, Sunapee

Details on the Main House and Cottages

Main House (Tax Card 1)

The main house is ideally positioned to face the lake, offering beautiful views from multiple rooms. The interior features generously sized rooms with natural woodwork and hardwood floors throughout, excluding the kitchen and bathrooms. The cozy family room has a stone fireplace with gas insert and flows into the dining area, complete with a large picture window overlooking the water. French doors open to a spacious screened porch and adjacent deck, both providing unobstructed lake views.

The galley kitchen offers ample storage with white cabinetry, under-cabinet motion lighting, and two ceiling fans. The first-floor primary bedroom includes a walk-in closet and stackable washer/dryer. A second bedroom, full bath with linen closet, and foyer closet complete the main level.

Upstairs, the second primary suite features a half bath, three large closets, and Anderson French doors leading to a rooftop deck facing the lake. The large attic provides excellent potential to expand the suite or create additional living space, such as a sitting room, gym, or extra bedroom—also with access to a lake-facing deck.

Recent updates include:

- A new propane water heater (2024)
- Heating system (2018)
- New porch ceiling and second-floor bath ceiling (2025)
- Updated flooring in the first-floor bath (2025)

Additional features include a second washer/dryer hookup in the basement and a storage area beneath the home for small boats and kayaks. Conveniently located near the main driveway for easy access.

Cottage 2 (Tax Card 2)

This 878 sq. ft. cottage has stunning, unobstructed views of the lake from both the screened porch and the picture window in the main living area. The open-concept kitchen and dining space features natural pine cabinetry, natural woodwork, and updated appliances, including a new stainless refrigerator and range (2023) and a dishwasher (2020).

The home includes two bedrooms with closets and a half bath with a shower stall. Hardwood floors run throughout most of the main level, with exceptions in the kitchen, bath, and lower-level family room. The family room, located downstairs, features new carpet (2024), a propane fireplace, additional storage, and washer/dryer hookups. A bulkhead provides convenient access to the lower level.

Additional highlights include a heated screened porch for year-round enjoyment. The cottage has easy-to-access location right off the main driveway.

Cottage 3 (Tax Card 3)

This 936 sq. ft. cottage features lake-facing views from both the picture window and the screened porch. The main level includes an open-concept kitchen and dining area with white cabinets, two bedrooms with closets, and a half bath with a shower stall.

The finished lower level offers a spacious family room with new carpet (2021), a propane fireplace, and Anderson French doors that open to the grounds and face the lake. This level also includes additional closets, storage space, and washer/dryer hookups.

Hardwood flooring runs throughout the home, excluding the kitchen, bathroom, and family room. Appliance updates include a new stainless-steel refrigerator and range (2023) and a dishwasher (2021). The home features natural woodwork and is located off the main driveway for convenient access.

Cottage 4 (Tax Card 4)

At 955 sq. ft., this cottage offers direct lake views from both the screened porch and large picture window. The main living area includes an open-concept kitchen and dining space with maple cabinets and a new ceiling fan (2024). There are two bedrooms—one large primary with an oversized closet, and a second bedroom with its own closet—plus a half bath with a shower stall, freshly painted in 2025.

The lower level features an oversized family room with carpet, closets, extra storage, and washer/dryer hookups. A bulkhead provides exterior access to this level. Hardwood floors run throughout the home, except in the kitchen, bath, and family room.

Additional features include natural woodwork, a heating element in the screened porch, and a cement pad for a grill. The property is conveniently located off the main driveway.

Cottage 5 (Tax Card 5)

This 967 sq. ft. cottage offers unobstructed lake views from both the screened porch and the picture window. The porch includes a heating element, extending seasonal use. The main level features an open-concept kitchen and dining area with white cabinets, two bedrooms with closets, and a half bath with a shower stall.

The lower level includes a spacious family room with carpet, a propane fireplace, and two sets of Anderson doors that open to a private deck overlooking the lake. This level also includes closets and additional storage space.

Hardwood floors are present throughout, except in the kitchen, bathroom, and family room. The home features natural woodwork and is accessed via a separate driveway from the main road.

Cottage 6 (Tax Card 6)

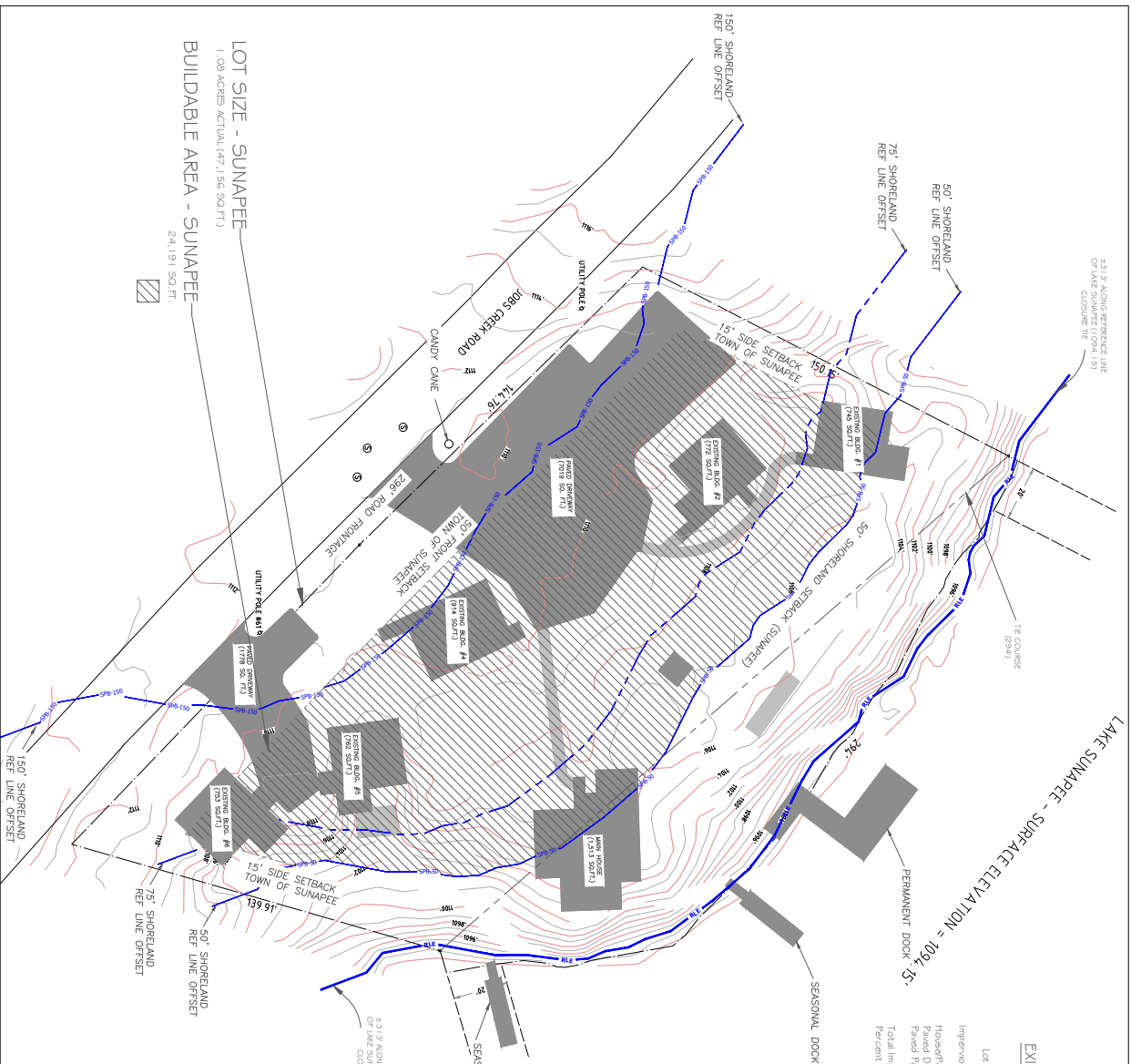
This 624 sq. ft. cottage offers unobstructed views of the lake from both the screened porch and the picture window. The main level includes an open-concept kitchen and dining area with maple cabinets, two bedrooms with closets, and a half bath with a shower stall.

The home features natural woodwork throughout and a private lawn area facing the lake. The lower level includes a washer/dryer hookup and additional storage space. Access is provided by a separate driveway from the main road.

This property is brought to you by:



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RURAL RESIDENTIAL + SHORELAND OVERLAY DISTRICT

IMPERVIOUS AREA CALCULATIONS AND LOT COVERAGE

EXISTING INTERIOR AREA CALCULATIONS		MAXIMUM LOT COVERAGES		DEVELOPMENT POTENTIAL	
ALL CALCULATED IN SQUARE FEET	ALL CALCULATED IN SQUARE FEET	ALL CALCULATED IN SQUARE FEET	ALL CALCULATED IN SQUARE FEET	ALL CALCULATED IN SQUARE FEET	ALL CALCULATED IN SQUARE FEET
Lot Area with 250' Buffer	47', 156 SF	Lot Area with 250' Buffer	47', 156 SF	Lot Area with 250' Buffer	47', 156 SF
Impermeable Areas	Totals	Impermeable (25%)	11,799	Impermeable (25%)	3,449.5 (7.7%)
Household Driveways	5,540	Permeable and Impermeable Combined (40%)	16,652.4	Permeable and Impermeable Combined (40%)	+3,624 (+8%)
Paved Drives	6,797				
Paved Paths	901.5				
Total Impermeable	15,238.5				
Percent Impermeable	32%				

**Town of Shuque Planning Board article 6, 1.2
 and states that a non-conforming structure from
 before March 10, 1987 can be rebuilt for the
 same use within the same or smaller footprint,
 and that after reconstruction or relocation of
 a non-conforming structure needs approval
 (variance or special exception) from the Zoning
 Board. (Amended 3/14/2023)
 (Summary for reference only. See full ordinances
 for official language). **

“NHDES Env-Wq 006.1Q1 states “For any project proposing that the impervious area be greater than 20% within the protected shoreline, plans for a stormwater management system that will infiltrate increased stormwater from development, in accordance with Env-Wq 1500”

NATURAL WOODLAND BUFFER

NATURAL WOODLAND BUFFER CALCULATION

ALL CALCULATED IN SQUARE FEET	
Total Area Between 50-150'	27,400
Existing Natural Woodland Buffer	X
25% Minimum to Remain Unaltered	6,850
Proposed Natural Woodland Buffer to Remain	6,850 (minimum)

****Initial analysis based on LIDAR scans to capture existing conditions of the site. Full survey will be needed to accurately assess the site to locate and size all permeable and impermeable elements of the site. This initial analysis site plan is not for construction and should only be used as an initial feasibility study for possible future developments.****

RURAL RESIDENTIAL + SHORELAND OVERLAY DISTRICT

PERMITTED BY RIGHT USES

- | Manufactured Housing/Mobile Homes | Accessory Use |
|--|------------------|
| Municipal Buildings & Facilities | Cemeteries |
| Short-Term Rentals Owner-in-Residence (STR-OR) | Farmsteads |
| Single-Family Dwellings | Forestry |
| Two-Family Dwellings | Home Occupations |

PERMITTED BY SPECIAL EXCEPTION

- | | |
|--|---|
| Mammals | Accessory, used/old generation systems |
| Hotels & Resorts | Bed & Breakfast, Inn |
| Nurseries & Greenhouses | Back Storage |
| Professional Offices & Clinics | Campanulas |
| Recreation Facilities | Churches |
| Resource Extraction | Day Care |
| Restaurants (Excluding Drive-in Restaurants) | Gift Boxes |
| Schools (Public & Private) | High-Tech Research & Development Projects |
| Short-term Rentals Owner-Occupied-Residence (STR-OWNR) | Home Business |
| Veterinarian | Kamiks |

****New Hampshire Revised Statutes Annotated (RSA) Chapter 356-B, which regulates condominiums and falls under the Bureau's enforcement authority, indicates that this site can be converted into condominiums. It appears that the Sunapee Town Planning Board will likely require a site plan approval and a formal application for the project.****

770 Jobs Creek Road Jobs Creek Road, Sunapee, NH

Main Floor Finished Area 1396.27 sq ft



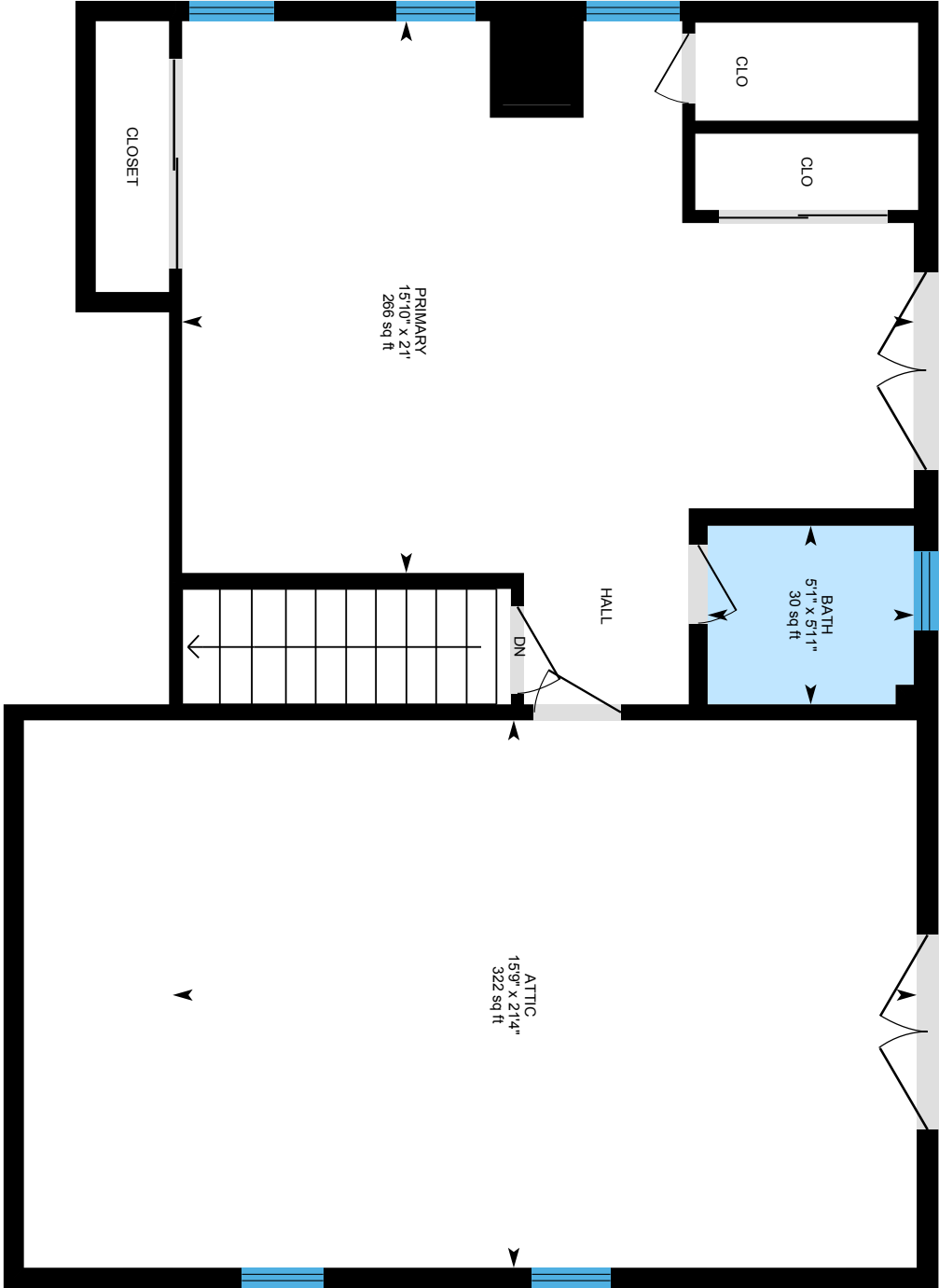
PREPARED: 202507/10

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.



770 Jobs Creek Road Jobs Creek Road, Sunapee, NH

2nd Floor Finished Area 42.60 sq ft
Unfinished Area 877.27 sq ft



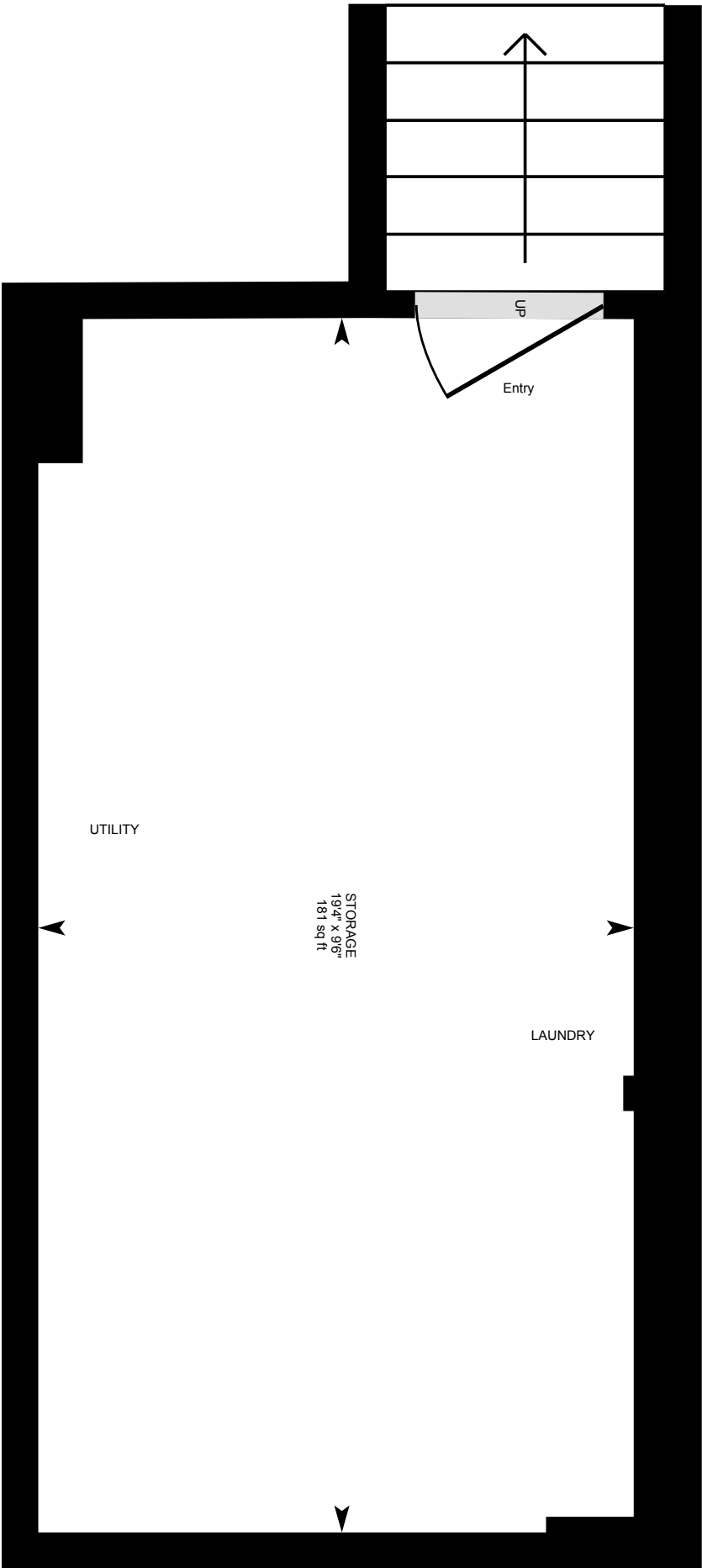
PREPARED: 2025/07/10



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.

770 Jobs Creek Road Jobs Creek Road, Sunapee, NH

Basement (Below Grade) Unfinished Area 241.32 sq ft



PREPARED: 202507/10



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:** William J. McGowan, Jr. Trust

2. **PROPERTY LOCATION:** 770 Jobs Creek Road, Sunapee, NH 03782

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 50 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: Road
 Installed By: Town of Sunapee Date of Installation: 1990
 What is the source of your information? memory

c. **USE:** Number of persons currently using the system: 10
 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: The water is tested by the Town of Sunapee.

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 Only a septic pump on property.
 Tank Size _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Septic pump between the driveway and small shed. ☐ Location Unknown Date of Installation: 6/28/2023
 Date of Last Servicing: September 2024 Name of Company Servicing Tank: AAA Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: The property has a septic grinder pump. The pump shoots elimination out to the street for the Town of Sunapee's disposal.
Control Panel Simplex, Grinder, with alarms, start components, and heat sensor relay. Located at NW corner exterior of main house.

SELLER(S) INITIALS [Signature] **BUYER(S) INITIALS** _____

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PROPERTY LOCATION: 770 Jobs Creek Road, Sunapee, NH 03782

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. INSULATION	<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	Full	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	Full	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	Full	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	Full	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>


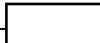
8. HAZARDOUS MATERIAL

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)? Three propane tanks to service three propane fireplaces.
 Age of tank(s): 19 years old Size of tank(s): 120 gallons
 Location: Next to 766, 772, and 774 Jobs Creek Road
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: Tanks and fireplaces are serviced by Irving Oil
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: Does not apply.

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: Unknown By: Unknown
 Results: Unknown 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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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: Right-of-way by one home owner on Jobs Creek Road.

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? Experience

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: TBA

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

h. How is the property zoned? Commercial

i. Heating System Age: _____ **Type:** _____ **Fuel:** _____ **Tank Location:** _____

Owner of Tank: Seller owns all tanks.

Annual Fuel Consumption: Subjective to resident. **Price:** _____ **Gallons:** _____

Date system was last serviced and by whom? All systems are inspected and cleaned annually by Sunapee Plumbing and Heating.

Secondary Heat Systems: Four dwellings maintain propane fireplaces.

Comments: Main House: New Propane Heating System 2021. Remaining five dwellings all new oil heating systems at construction.

j. Roof Age: 19 **Type of Roof Covering:** Metal

Moisture or leakage: Never

Comments: All six dwellings outfitted with metal roofs, all installed the same year.

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 770 Jobs Creek Road, Sunapee, NH 03782

k. Foundation/Basement: ☐ Full ☐ Partial ☒ Other: Both full and partial. ☐ Type: _____
 Moisture or leakage None
 Comments: 5 dwelling all cement. 764: Partial basement

l. Chimney(s) How Many? 6 Lined? _____ Last Cleaned: _____ Problems? No
 Comments: _____

m. Plumbing Type: Copper and PVC Age: _____
 Comments: _____

n. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____

o. Electrical System: # of Amps _____ ☒ Circuit Breakers ☒ Fuses
 Comments: Five dwellings have circuit breakers. Number 764, fuses are in use.
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____

New Water Heater: Main House 2024, and 766 2023

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: Have never had pest infestations.

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: No central air conditioning.

t. Pool: Age: None 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: Comcast



w. Other (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: None

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

 / 

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 770 Jobs Creek Road, Sunapee, NH 03782

10. ADDITIONAL INFORMATION

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

☒ Yes ☐ No

- b. ADDITIONAL COMMENTS:**

1. Dock repairs as necessary.
2. Landscaping additions and removal as required.
3. New appliances, lighting fixtures, doors, and carpet in all dwellings as needed.
4. Interior and exterior aesthetic improvements as required.

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).

Linda J. McGowan Phaneuf, Trustee

dotloop verified
07/09/25 5:55 AM EDT
ZSL6-5NIT-BUMT-HHNZ

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

LGP
07/09/25
5:55 AM EDT

BUYER(S) INITIALS

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** William J. McGowan, Jr. Trust
2. **PROPERTY LOCATION:** 770 Jobs Creek Road, Sunapee, NH 03782
3. **GENERAL INFORMATION:**
- a. Number of city/town approved units: 6
- b. Number and type of appliances included in sale: 18 appliances in total: 6 refrigerators, 6 ranges, 6 dishwashers
- c. Number and location of washer / dryer hookups: 6 all located in the basement of each dwelling. Additional hook-up 1st floor main house
- d. Number and type of electrical service entrances: _____
- e. Number and type of heating systems (note ages): Main House: Propane for heat, water, fireplace.
Additional Dwellings: Oil for heat in all 5 units. Propane fireplace in 3 units.
- f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No If yes, please explain: _____
- g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify: _____
- h. Is a municipal certificate of compliance required? ☐ Yes ☒ No If yes, list date of expiration: _____
- i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? No
If yes, please explain: _____
- j. Smoke detectors: Locations All dwellings equipped with SDs on all floors. 5 HW, Main Battery Hard-wired? ☒ Yes ☐ No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below				Landlord Pays (Check) See Legend Below			
764	Y	12 months	06/30/2026	1550.00	Y	1550.00	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input checked="" type="checkbox"/> W	<input type="checkbox"/> S				<input type="checkbox"/> W	<input checked="" type="checkbox"/> S	
766	Y	12 months	05/31/2026	1875.00	Y	1875.00	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input checked="" type="checkbox"/> W	<input type="checkbox"/> S				<input type="checkbox"/> W	<input checked="" type="checkbox"/> S	
768	Y	12 months	05/31/2026	1725.00	Y	1725.00	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input checked="" type="checkbox"/> W	<input type="checkbox"/> S				<input type="checkbox"/> W	<input checked="" type="checkbox"/> S	
770	Main	Owner		Main House	N	Owner	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW
							<input type="checkbox"/> W	<input type="checkbox"/> S				<input type="checkbox"/> W	<input checked="" type="checkbox"/> S	
772	Y	12 months	05/31/2026	1800.00	Y	1800.00	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input checked="" type="checkbox"/> W	<input type="checkbox"/> S				<input type="checkbox"/> W	<input checked="" type="checkbox"/> S	
774	Y	12 months	05/31/2026	1875.00	Y	1875.00	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
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							<input type="checkbox"/> W	<input type="checkbox"/> S				<input type="checkbox"/> W	<input type="checkbox"/> S	

Monthly Rent: If vacant please enter most recent rent.

Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? No

Comments:

SELLER(S) INITIALS



BUYER(S) INITIALS

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

PROPERTY LOCATION: 770 Jobs Creek Road, Sunapee, NH 03782

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): \$33,600.00 (7) boat slips rented spring through fall.

6. EXPENSE INFORMATION:

a. Annual real estate taxes and year: 35,952. in 2025

b. Annual hazard insurance: 5,750.

c. Annual snow removal expense: 880.

d. Annual lawn mowing, yard maintenance expense: 4,640. Weekly Mowing, Spring and Fall Cleanup, Mulch Beds.

e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: 0 Cost: 0

f. Annual electric costs paid by landlord: 0

g. Annual trash removal expense: 0

h. Annual water/sewer expenses paid by landlord: 7,259,

i. Other expenses: Seasonal Annual Furnace Cleaning: 1,200.

Seasonal Dock Bubbler Installation, Removal, and Inspection: 800.

7. ADDITIONAL INFORMATION:

a. Attachment regarding expenses, rents, lease information or additional information? ☐ Yes ☒ No

b. Additional comments:

8. 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.

Linda J. McGowan Phaneuf, Trustee

dotloop verified
07/09/25 6:03 AM EDT
0A0R-FDWP-3K9P-MHA6

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

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: 770 Jobs Creek Road, Sunapee, NH 03782

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.

Linda J. McGowan Phaneuf, Trustee dotloop verified
07/17/25 2:04 PM EDT
UVGZ-ZBDZ-BAOI-BSDH

Seller Date

Purchaser Date

Dan O'Halloran dotloop verified
07/17/25 4:06 PM EDT
MUPZ-NENS-MQGZ-IJF5

Agent Date

Seller Date

Purchaser Date

Agent Date

DEC 24 2003

014220

QUITCLAIM DEED

I, CANDACE C. MCGOWAN, married, of Arlington, Massachusetts, in the Commonwealth of Massachusetts, for consideration paid, grant to WILLIAM J. MCGOWAN III, married, of Arlington, Massachusetts, in the Commonwealth of Massachusetts, whose mailing address is 28 Walnut Street, Arlington, Massachusetts, with QUITCLAIM COVENANTS, all of my interest in real property located in Sunapee, County of Sullivan and State of New Hampshire and further described as follows:

All my interest in the premises conveyed by Warranty Deed of William J. McGowan, Jr. to WILLIAM J. MCGOWAN III and CANDACE C. MCGOWAN dated December 14, 1999 and recorded in Sullivan County Registry of Deeds in Book 1213, Page 171.

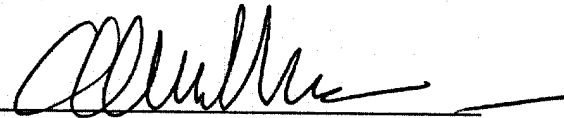
All my interest in the premises conveyed by Warranty Deed of William J. McGowan, Jr. to WILLIAM J. MCGOWAN III and CANDACE C. MCGOWAN dated December 31, 1998 and recorded in Sullivan County Registry of Deeds in Book 1177, Page 044.

All my interest in the premises conveyed by Warranty Deed of William J. McGowan, Jr. to WILLIAM J. MCGOWAN III and CANDACE C. MCGOWAN dated December 27, 2000 and recorded in Sullivan County Registry of Deeds in Book 1243, Pages 240 and 241.

All my interest in the premises conveyed by Warranty Deed of William J. McGowan, Jr. to WILLIAM J. MCGOWAN, JR., WILLIAM J. MCGOWAN III and CANDACE C. MCGOWAN dated August 14, 1998 and recorded in Sullivan County Registry of Deeds in Book 1162, Page 076. (This parcel is subject to a mortgage to Lake Sunapee Bank.)

The within conveyance is a transfer of title between spouses pursuant to a final decree of divorce or nullity as described in RSA 78-B:2, XIII and therefore no transfer tax is due.

Signed this ^{November} 19 day of ~~October~~ 2003.


CANDACE C. MCGOWAN

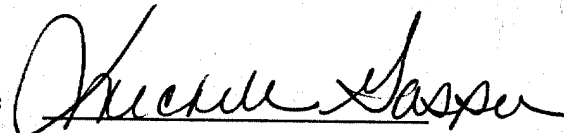
COMMON WEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

On ^{November} ~~October~~ 19, 2003, before me, Michele Gasper, the undersigned officer, personally appeared CANDACE C. MCGOWAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Sign Name Here
Print Name Here



Notary Public/Justice of the Peace
My commission expires: _____



Michele A. Gaspe
Notary Public
My Commission Expires
April 8, 2005

RECEIVED

2003 DEC 31 AM 9:43

SULLIVAN COUNTY
REGISTRY OF DEEDS

SULLIVAN COUNTY RECORDS
Mauro A. King, REGISTER

