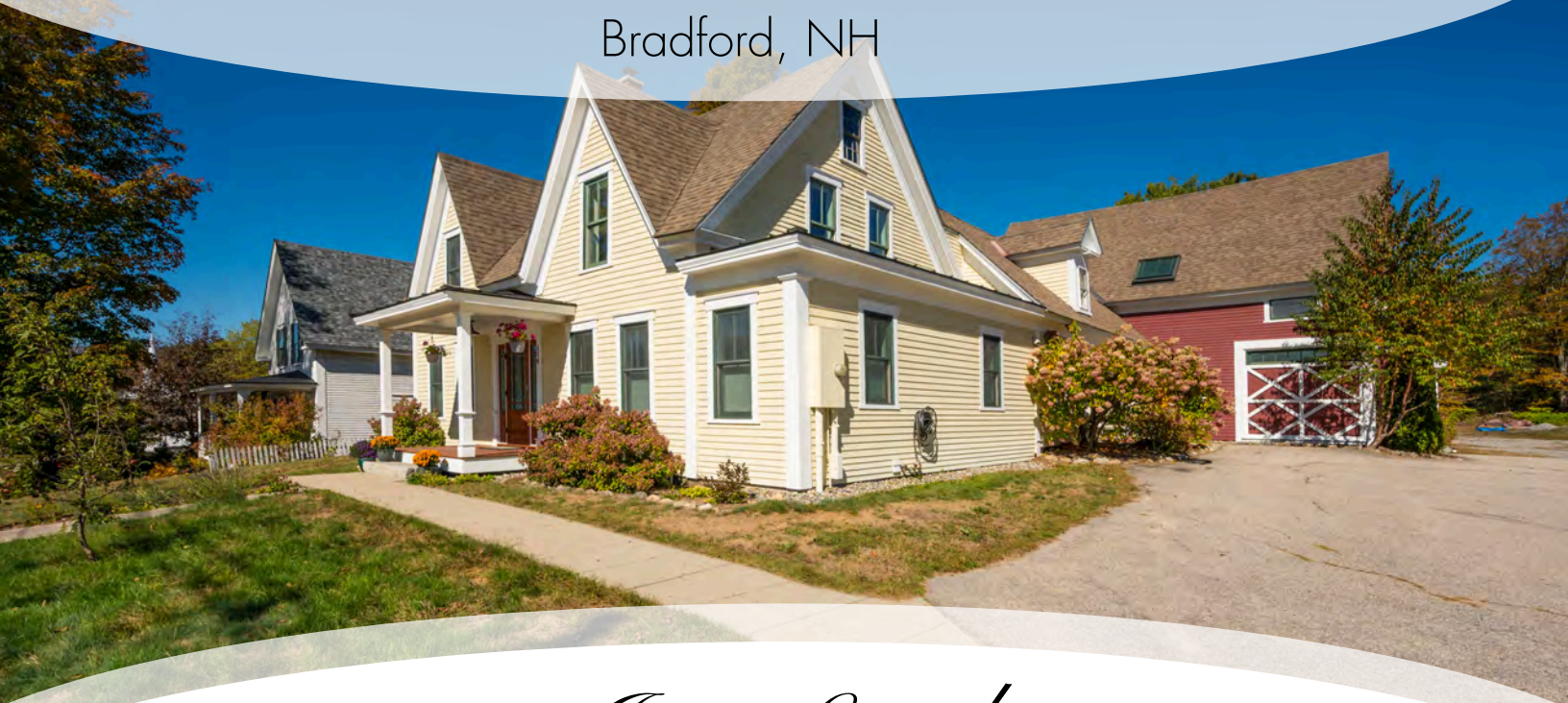


# 114 East Main Street

Bradford, NH



## *Just Listed*

Exciting opportunity in Bradford! This versatile property offers endless possibilities, whether as a primary residence, rental investment, or business space. The main house has been updated, featuring an open-concept kitchen, dining, and living area. The kitchen is tasteful and bright with marble countertops, stainless steel appliances, and bar area for casual dining. The first floor also includes the primary bedroom, full bathroom with tiled flooring and shower, a half bathroom and laundry for easy one-level living. On the second level there are two bedrooms, a bathroom, and an office area. The expansive second unit provides more potential with 2 entrances for each area to have its own private entrance. A large studio space ideal for fitness classes, gym, or creative use. The main level includes 7 office spaces, while the second level offers 4 additional rooms that could serve as bedrooms or offices, plus bonus areas, bathroom, and kitchen. Outside, a 3-bay barn provides ample parking or storage for equipment and ample space for gardens. Conveniently located in the center of Bradford, 30 minutes to Concord for shopping, dining, and entertainment, and 20 minutes to New London for everyday needs. Enjoy nearby recreation with Newbury Harbor 7 minutes away and Mount Sunapee just 12 minutes for year-round fun. Surrounded by golf courses, hiking trails, lakes and breweries, this property combines convenience and lifestyle. Only 2 hours to Boston for more entertainment.



\$565,000

Bedrooms: 3    Year Built: 1850  
Bathrooms: 3.5    Taxes: \$9,632  
Acres: 0.82    Sq. Ft.: 4,669

 **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



Virtual Tour URL Unbranded 1

County NH-Merrimack  
Village/Dist/Locale  
Construction Status Existing  
Year Built 1850  
Architectural Style Cape, New Englander  
Color  
Total Stories 1.75  
Zoning Residential / Business  
Taxes TBD No  
Tax Annual Amount \$9,632.00  
Tax Year 2025  
Tax Year Notes  
Owned Land  
Lot Size Acres 0.82  
Lot Size Square Feet 35,719  
Common Land Acres  
Garage No  
Basement Yes  
Basement Access Type Interior

Initial Showinas Beigin Date

Rooms Total 23  
Bedrooms Total 3  
Bathrooms Total 4  
Bathrooms Full 3  
Bathrooms Three Quarter 0  
Bathrooms Half 1  
Bathrooms One Quarter 0  
Above Grade Finished Area 4,669  
Above Grade Finished Area Source Public  
Records  
Above Grade Unfinished Area 0  
Above Grade Unfinished Area Source Public  
Records  
Below Grade Finished Area 0  
Below Grade Finished Area Source Public  
Records  
Below Grade Unfinished Area 566  
Below Grade Unfinished Area Source Measu  
red  
Total Finished Area 4,669  
Footprint  
Road Frontage Yes  
Road Frontage Type Paved, Public

Waterfront Property  
Water Body Access  
  
Water Body Name  
  
Water Body Type  
WaterFrRit  
Water Body Restrictions  
ROW Parcel Access  
ROW Length  
ROW Width  
ROW to other Parcel  
Flood Zone No  
Timeshare/Fract. Ownrshp No  
T/F Ownership Amount  
T/F Ownership Type  
Foreclosed/Bank-Owned/REO No  
Days On Market 0  
Auction No  
Current Use  
Land Gains  
Resort

**Public Remarks** Exciting opportunity in Bradford! This versatile property offers endless possibilities, whether as a primary residence, rental investment, or business space. The main house been updated, featuring an open-concept kitchen, dining, and living area. The kitchen is tasteful and bright with marble countertops, stainless steel appliances, and bar area for casual dining. The first floor also includes the primary bedroom, full bathroom with tiled flooring and shower, a half bathroom and laundry for easy one-level living. On the second level there are two bedrooms, a bathroom, and an office area. The expansive second unit provides more potential with 2 entrances for each area to have its own private entrance. A large studio space ideal for fitness classes, ovm, or creative use. The main level includes 7 office spaces, while the second level offers 4 additional rooms that could serve as bedrooms or offices, plus bonus areas, bathroom, and kitchen. Outside, a 3-bay barn provides ample parking or storage for equipment and ample space for gardens. Conveniently located in the center of Bradford, 30 minutes to Concord for shopping, dining, and entertainment, and 20 minutes to New London for everyday needs. Enjoy nearby recreation with Newbury Harbor 7 minutes away and Mount Sunapee just 12 minutes for year-round fun. Surrounded by golf courses, hiking trails, lakes and breweries, this property combines convenience and lifestyle. Only 2 hours to Boston for more entertainment.

**Directions** Off Route 103 turn onto East Main Street, go past Pizza Chef, house will be on the left side of the road across from the Bank.

Eat-in Kitchen	1	10'1" x 11'7"	Office/Study	1	10'9" x 11'6"
Living Room	1	20'2" x 18'3"	Office/Study	1	7'7" x 7'11" -
Primary BR	1	12'3" x 13'7"	Office/Study	1	10'9" x 11'1"
Bathroom Full	1	10'10" x 13'5"	Office/Study	1	8'11" x 10'7"
Bathroom Half	1	4'10" x 7'10"	Office/Study	1	7'8" x 7'11" -
Primary	2	12'3" x 11'2"	Office/Study	1	8'3" x 7'11
Bedroom	2	10'8" x 13'3"	Office/Study	1	8'3" x 7'10
Office/Study	2	11'2" x 5'	Kitchen	2	16'5"x13'9"
Bathroom Three	2		Living Room	2	12'7" x 14'
Foyer	1	10'1" x 8'5" -	Bedroom	2	13'11"x11'3
Rec Room	1	16'4" x 29'8" -	Bathroom Full	2	5'10" x 7'4

**Appliances** Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer  
**Other Equipment** Smoke Detector  
**Exterior Features** Barn, Garden Space, Covered Porch  
**Interior Features** Ceiling Fan, Primary BR w/ BA, Walk-in Closet, 1st Floor Laundry  
**Flooring** Carpet, Laminate  
**Heating** Propane, Oil, Hot Air, Hot Water  
**Cooling** Central AC, Mini Split  
**Water Source** Drilled Well  
**Sewer** 1000 Gallon, Leach Field, Septic

Map 017  
Block 000  
Lot 006  
SPAN Number  
Property ID  
PlanUrbDev

**Lot Features** Level, Sidewalks, Sloping, In Town  
**Construction Materials** Wood  
Frame, Cedar Exterior, Clapboard  
Exterior, Wood Siding  
**Foundation Details** Concrete  
**Roof** Asphalt Shingle  
**Driveway** Paved  
**Electric** 200+ Amp Service, Circuit Breaker(s)  
**Phone Company**  
**Electric Company** Eversource  
**Fuel Company** Irving  
**Cable Company** TDS  
**Internet Service Provider** TDS

**DeedRecTy** Warranty  
**DeedBook** 3821  
**DeedPage** 1151  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Kearsarge Elem Bradford  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Utilities** Cable Available, Propane, Telephone Available  
**Exclusions**

#### Fees - Condo - Mobile

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

**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**

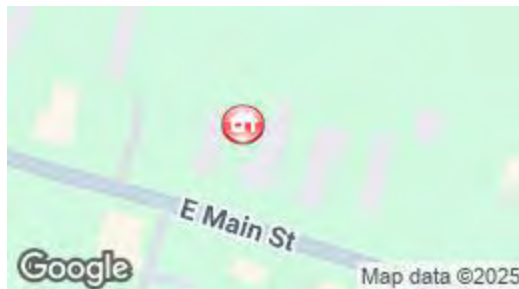
**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**



O'Halloran Group

listings@ohgrp.com

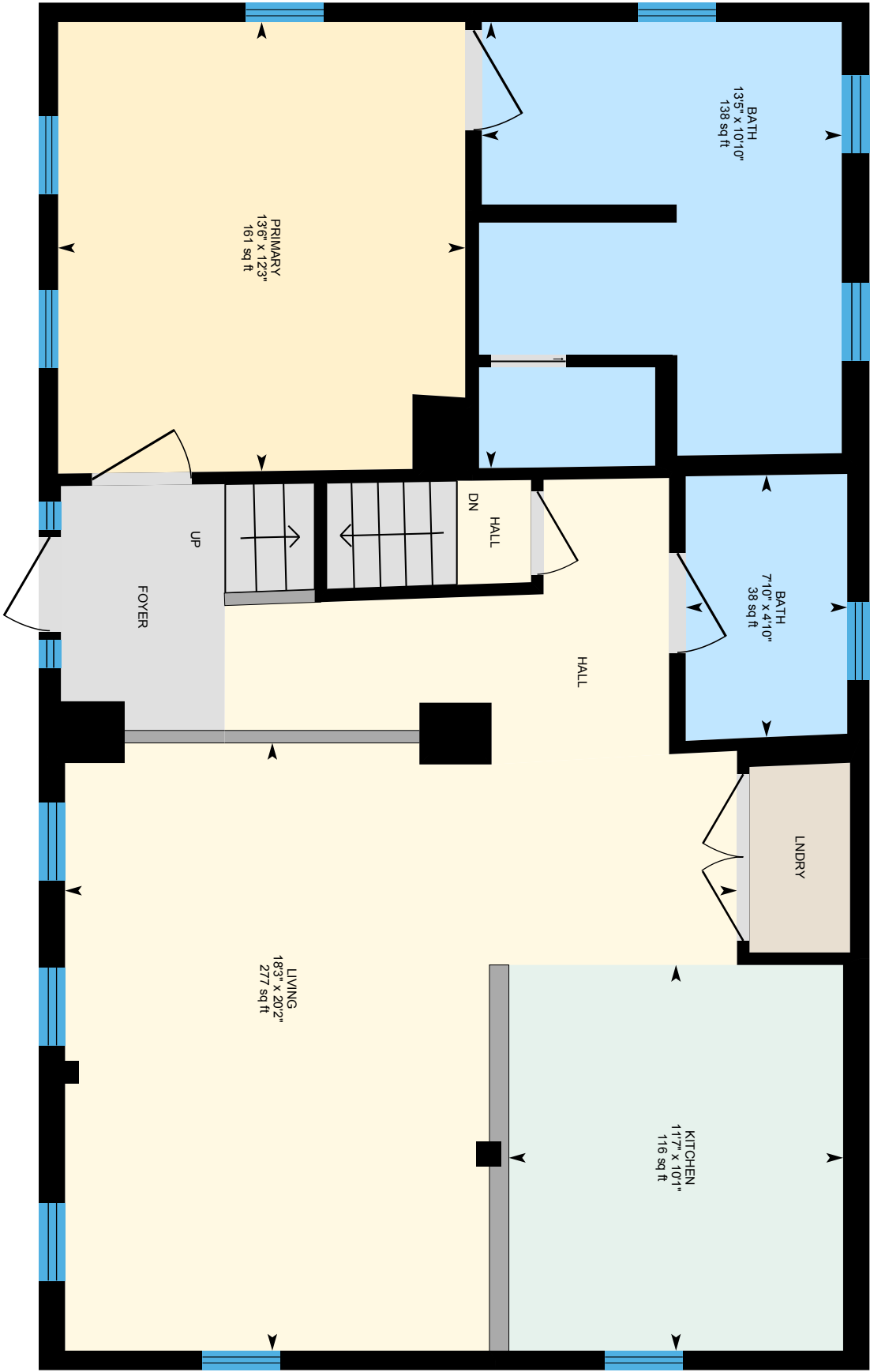
KW Coastal and Lakes & Mountains  
Off: 603-526-8600



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.

# 114 E Main St, Bradford, NH

Main House - 1st Floor    Finished Area 1014.18 sq ft



PREPARED: 2025/10/03



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.

# 114 E Main St, Bradford, NH

Main House - 2nd Floor    Finished Area 697.54 sq ft  
Unfinished Area 112.35 sq ft



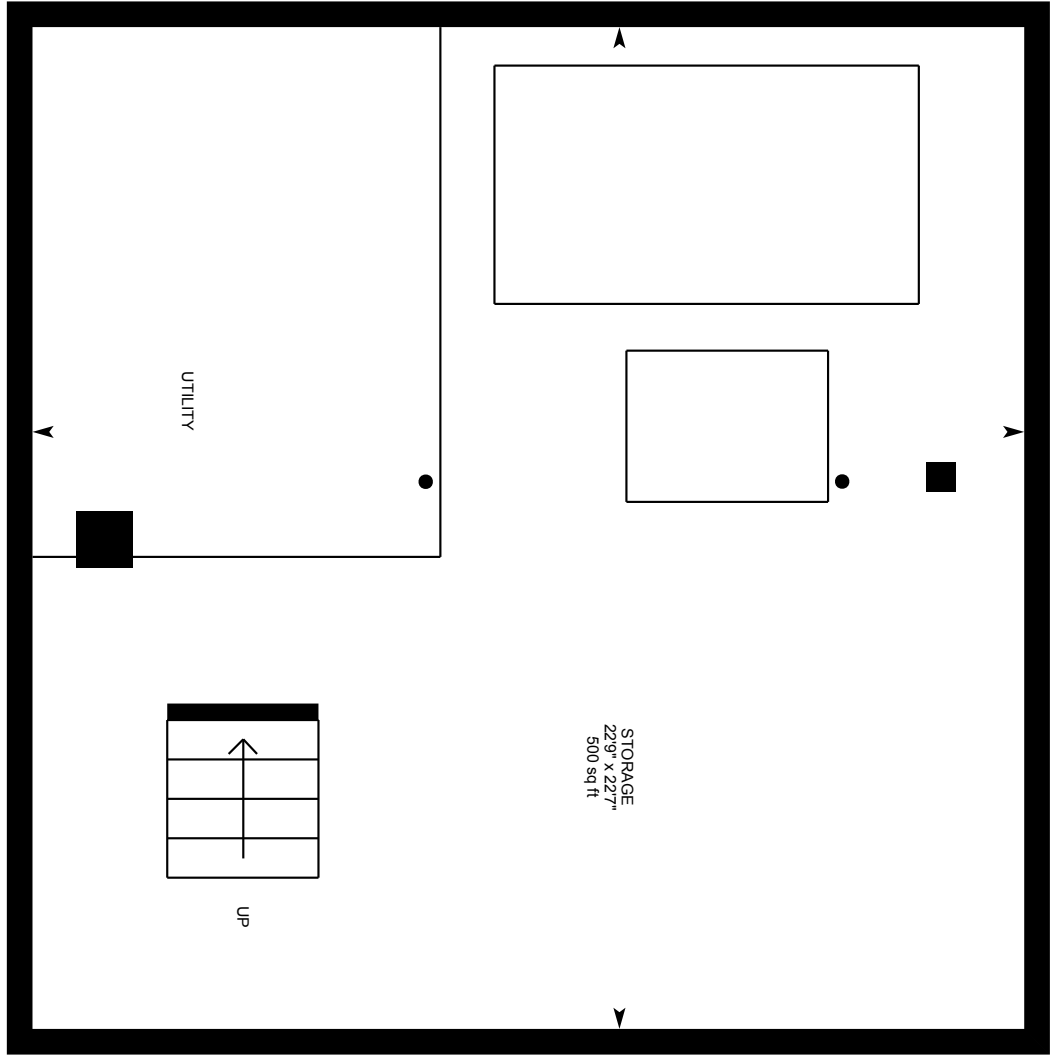
PREPARED: 2025/10/03



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.

# 114 E Main St, Bradford, NH

Main House - Lower Level (Below Grade)    Unfinished Area 567.58 sq ft



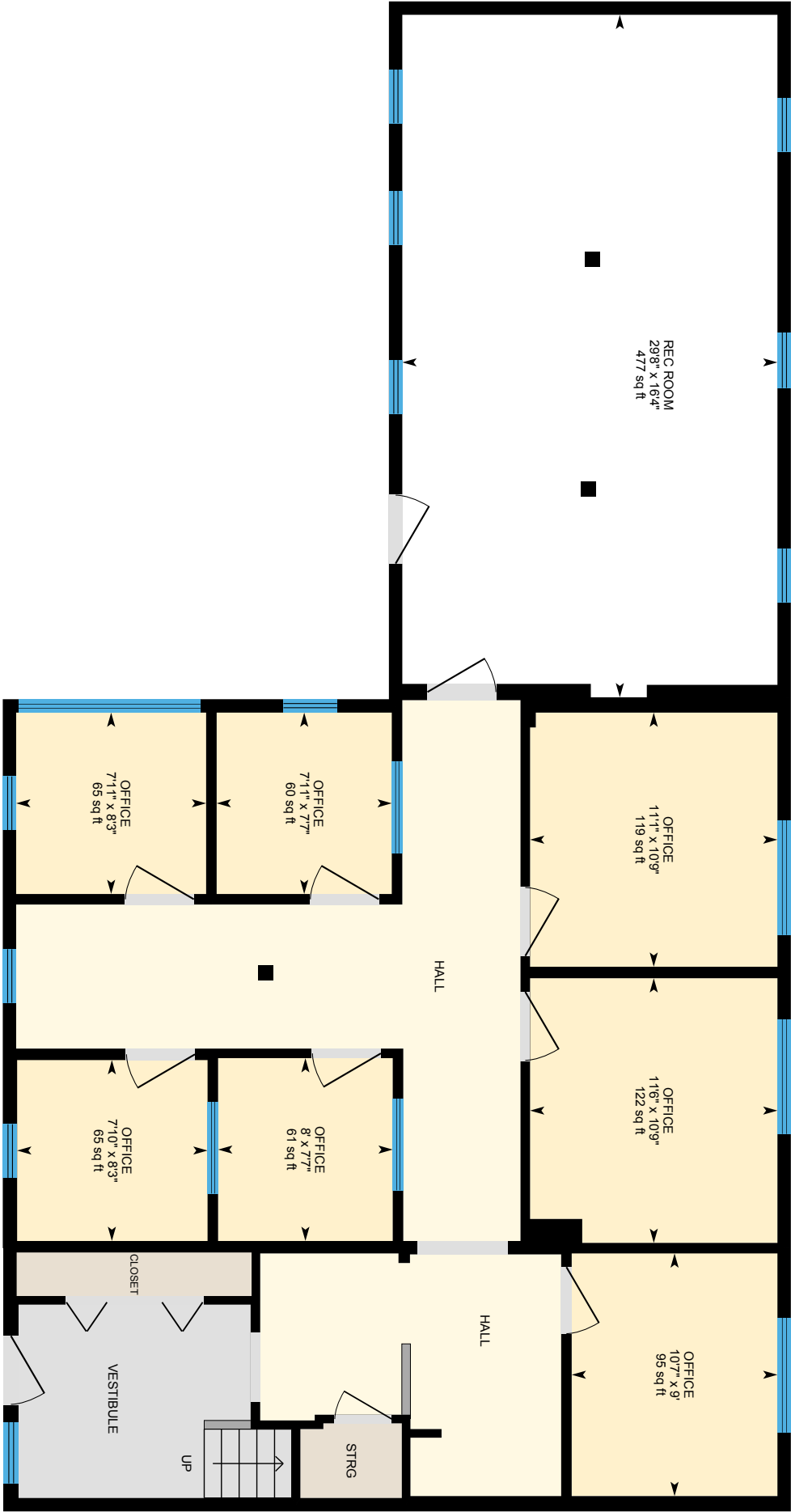
PREPARED: 2025/10/03



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.

# 114 E Main St, Bradford, NH

Unit 2 - 1st Floor    Finished Area 1219.87 sq ft  
Unfinished Area 522.34 sq ft



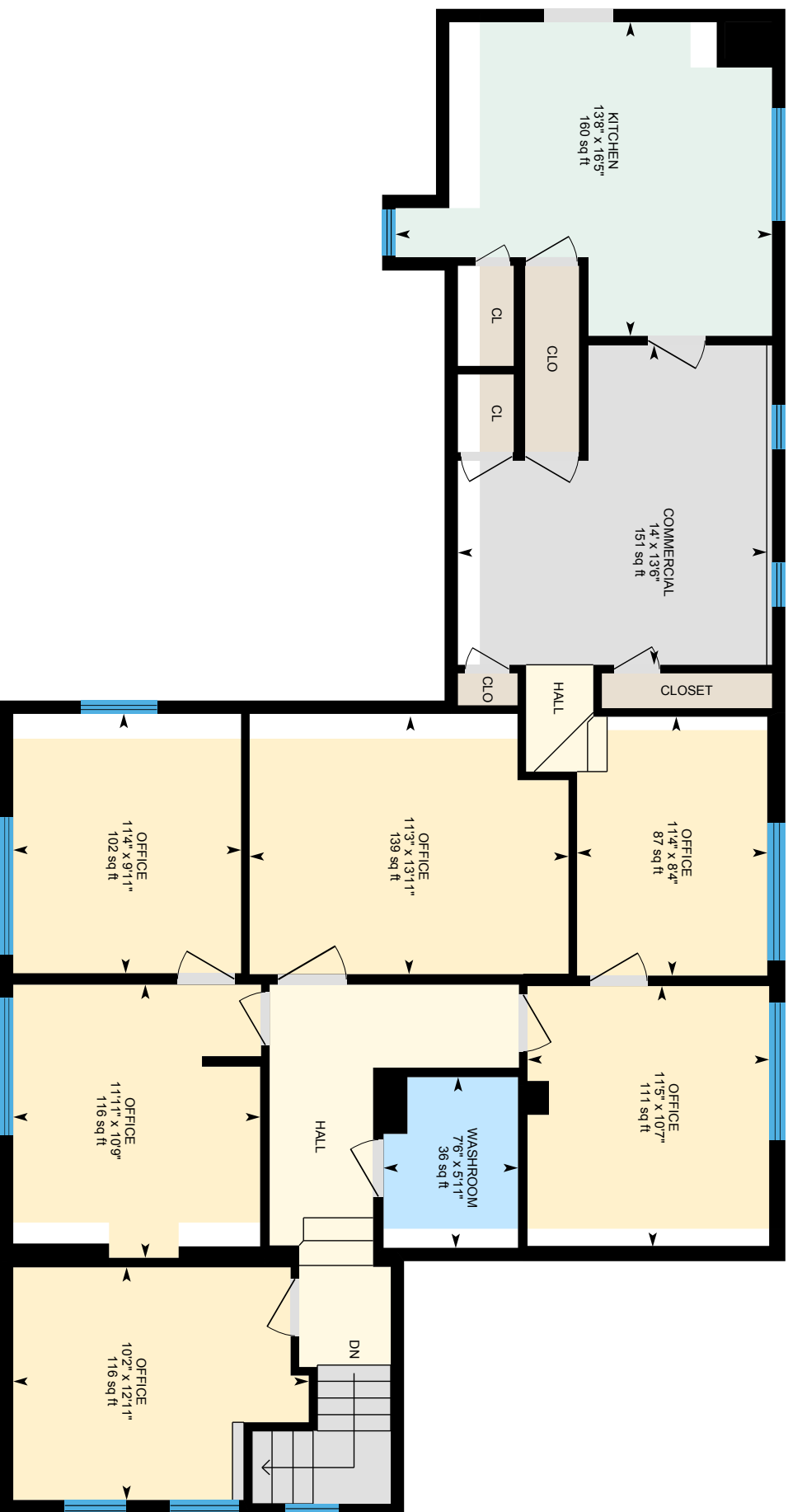
PREPARED: 2025/10/03



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.

# 114 E Main St, Bradford, NH

Unit 2 - 2nd Level    Finished Area 1369.20 sq ft  
Unfinished Area 125.88 sq ft



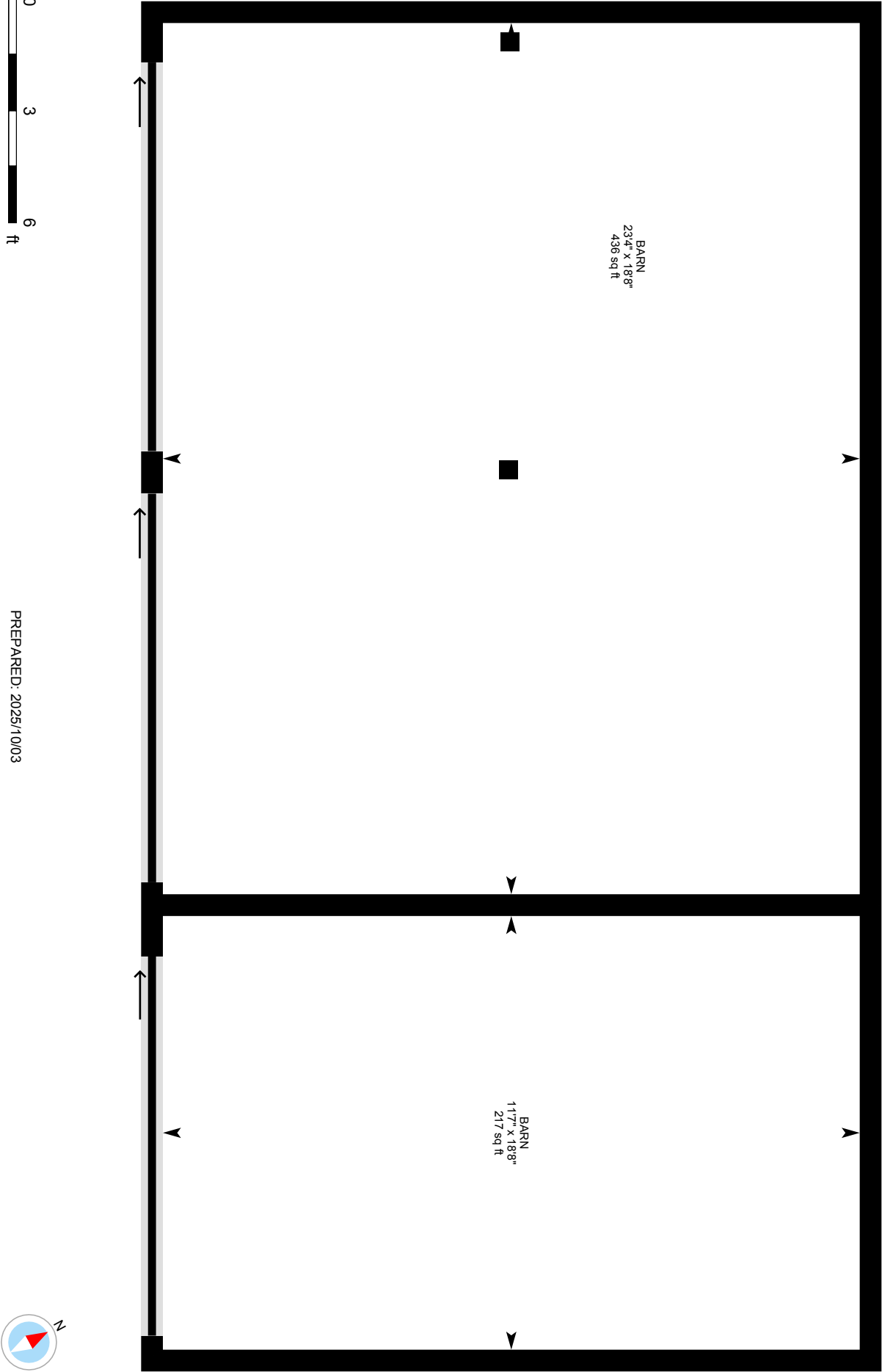
PREPARED: 2025/10/03



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.

# 114 E Main St, Bradford, NH

Attached Barn Unfinished Area 729.50 sq ft



PREPARED: 2025/10/03

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:** Richard J. Lovell, Trustee and Kimberly A. Cooper, Trustee

2. **PROPERTY LOCATION:** 114 East Main Street, Bradford, NH 03221

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 2 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: Rear of property  
 Installed By: Capitol Well Date of Installation: unknown  
 What is the source of your information? NHDES

c. USE: Number of persons currently using the system: 2  
 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 5/9/2023  
 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: Tested by Second wind  
Results were very good. Results forwarded to agent.

**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? N/A

c. IF PRIVATE:  
 TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown  
 Tank Size \_\_\_\_\_ Gal. ☒ Unknown ☐ Other \_\_\_\_\_  
 Tank Type ☐ Concrete ☐ Metal ☒ Unknown ☐ Other \_\_\_\_\_  
 Location: back yard ☐ Location Unknown Date of Installation: Unknown  
 Date of Last Servicing: unknown Name of Company Servicing Tank: N/A  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: N/A

none

**SELLER(S) INITIALS** RJL / KAC **BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 114 East Main Street, Bradford, NH 03221

**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
IF YES, Location: back yard Size: unknown ☒ Unknown  
Date of installation of leach field: unknown Installed By: unknown  
Have you experienced any malfunctions? ☐ Yes ☒ No  
Comments: none

**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"/>	30	<u>unknown</u>	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19		<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13		<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19		<input checked="" type="checkbox"/>
	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A	N/A	<input checked="" type="checkbox"/>

**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**  
Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown  
IF YES: Are tanks currently in use? ☐ Yes ☒ No  
IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
Location: \_\_\_\_\_  
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No  
Comments: \_\_\_\_\_  
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown  
Comments: \_\_\_\_\_

**b. ASBESTOS - Current or previously existing:**  
As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown  
In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown  
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other \_\_\_\_\_ ☐ Yes ☒ No ☐ Unknown  
If YES, Source of information: \_\_\_\_\_  
Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**  
Has the property been tested? ☐ Yes ☐ No ☒ Unknown  
If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
Results: \_\_\_\_\_ If app \_\_\_\_\_  
Has the property been tested since remedial steps? ☐ Yes ☐ No  
Are test results available? ☐ Yes ☐ No  
Comments: \_\_\_\_\_

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

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 114 East Main Street, Bradford, NH 03221

**d. RADON/WATER - Current or previously existing:**

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

If YES: Date: 5/9/2023 By: Secondwind

Results: negative 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? we have a clear title

**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? Town of Bradford

**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: Clayton Platt

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

**h. How is the property zoned?** Residential/Commercial

**i. Heating System Age:** 10 **Type:** Hydronic & Forced A/C **Fuel:** Oil/Propane **Tank Location:** Cellar/ Rear of property

Owner of Tank: Oil - Owner, Propane - Irving

Annual Fuel Consumption: Oil Price: Market Gallons: 400

Date system was last serviced and by whom? 2023, Nick Labbe

Secondary Heat Systems: Propane & Forced Air in Barn

Comments: Mini split in studio

**j. Roof Age:** 10 **Type of Roof Covering:** Asphalt shingles

Moisture or leakage: none

Comments: N/A

**SELLER(S) INITIALS**

[Signature] / [Signature]

**BUYER(S) INITIALS**

[Signature] / [Signature]

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 114 East Main Street, Bradford, NH 03221

**k. Foundation/Basement:** ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: stacked stone  
 Moisture or leakage yes  
 Comments: water seepage in cellar with sump pump

**l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: new 2024 Problems? none  
 Comments: \_\_\_\_\_

**m. Plumbing** Type: copper & CPVC Age: 10  
 Comments: \_\_\_\_\_

**n. Domestic Hot Water:** Age: 10 Type: oil Gallons: on demand

**o. Electrical System:** # of Amps 400 ☒ Circuit Breakers ☐ Fuses  
 Comments: \_\_\_\_\_  
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: \_\_\_\_\_  
 Comments: \_\_\_\_\_

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

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

**r. Methamphetamine Production:** Do you have knowledge of methamphetamine production ever occurring on the property?  
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: \_\_\_\_\_

**s. Air Conditioning:** Type: Whole house Age: less than 10 Date Last Serviced and by whom: 5/9/23, Nick Labbe  
 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: fiber/wire

**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: 114 East Main Street, Bradford, NH 03221

10. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

House and barn has all new exterior paint (9/23/25). House has new flooring throughout the first floor (9/25/25). Studio first floor has new mini split (6/23) and new flooring (8/23). New privacy fence in backyard on property line with neighbor. House has a new HVAC system for second floor (5/23).

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).

*Richard J. Lovell, Trustee*

dotloop verified  
09/27/25 8:33 AM EDT  
HMXP-PVKI-B674-DEYA

SELLER

DATE

*Kimberly A. Cooper, Trustee*

dotloop verified  
09/26/25 3:34 PM EDT  
CG7D-ZMMX-YJQW-IEB9

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

*RJL* *KAC*

09/27/25  
8:33 AM EDT  
dotloop verified

09/26/25  
3:34 PM EDT  
dotloop verified

BUYER(S) INITIALS

# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 114 East Main Street, Bradford, NH 03221

## 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.

*Richard J. Lovell, Trustee* dotloop verified  
09/26/25 1:51 PM EDT  
17EW-JBNV-MU4B-CHGN

Seller Date

*Kimberly A. Cooper, Trustee* dotloop verified  
09/26/25 1:48 PM EDT  
CLZ8-TORP-HRJV-ACN7

Seller Date

Purchaser Date

Purchaser Date

*Dan O'Halloran* dotloop verified  
10/02/25 12:05 PM EDT  
05WW-JLIX-VN3C-Y257

Agent Date

Agent Date



Chiarella Law Office, P.C.  
P.O. Box 310  
Springfield, NH 03284  
603-763-5879

Tax Stamps: 6150.00

Compliments of



**HUDKINS LAW & TITLE**  
REAL ESTATE

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **CBI Properties, LLC**, a Utah Limited Liability Company, of 3924 North 3300 East Liberty, Utah 84310, for consideration paid, grants to **Richard J. Lovell and Kimberly A. Cooper, Trustees of The Richard J. Lovell Revocable Trust dated August 12, 2005, as amended**, of P.O. Box 414, North Sutton, New Hampshire 03260, with **WARRANTY COVENANTS**:

Certain premises commonly known as 114 East Main Street, Bradford, Merrimack County, New Hampshire, being a certain tract or parcel of land, with the buildings thereon, located on the northerly side of Main Street, in the Town of Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at the northeasterly corner of the Baptist Parsonage Lot, so-called; thence running easterly by land now or formerly of Daniel R. Marshall a distance of six rods, more or less, to land now or formerly of Smith and Keyser; thence southerly by said Smith and Keyser land a distance of twenty rods, more or less, to Main Street; thence westerly by said Main Street a distance of six rods to said Parsonage Lot; thence northerly by said Parsonage Lot a distance of twenty rods to the point or place of beginning.

Meaning and intending to describe and convey the same premises conveyed to CBI Properties, LLC by virtue of a deed from Bar Harbor Bank & Trust, dated June 30, 2017, recorded in the Merrimack County Registry of Deeds at Book 3561, Page 1375.

**This is not homestead property.**

We, Cole Schlack and Staci Schlack, the sole members of CBI Properties, LLC, pursuant to a unanimous vote and resolution, hereby authorize the instant sale of the within-described premises located at 114 East Main Street in Bradford, New Hampshire to the grantee above, and that we, as such sole members, have full authority on behalf of the company to do all acts to convey and sell the premises.

Signed this 1 day of March, 2023.

Cole Schlack - member  
CBI Properties, LLC, By: Cole Schlack, Member

Staci Schlack member  
CBI Properties, LLC, By: Staci Schlack, Member

State of Hawaii

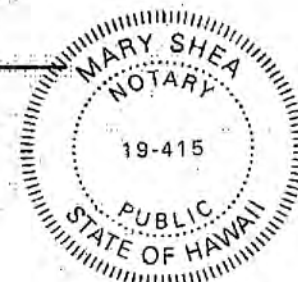
County of Hawaii

Then personally appeared before me on this 1st day of March, 2023, Cole Schlack and Staci Schlack, the sole and duly authorized members of CBI Properties, LLC, and acknowledged the foregoing to be their free act and deed, for the purposes expressed herein.

Printed name of Officer: Mary Shea

My Commission expiration: 10/13/2023

Mary Shea  
Notary Public



Doc. Date: <u>3/1/2023</u>	# Pages: <u>2</u>
Notary Name: Mary Shea	Third Circuit
Doc. Description: <u>Warranty Deed</u>	
<u>Mary Shea</u> 3/1/2023	
Notary Signature	Date





