

# Lot 39 Sunny Lane

Sunapee, NH



5.27 ACRES

## *Just Listed*

Just over 5 acres of land in Sunapee and located only minutes from the center of town! This is your chance to build your ideal home or that vacation home you have been dreaming of. Close to Mount Sunapee Resort and Lake Sunapee, you will enjoy year-round outdoor activities. Whether you're an avid skier, hiker, or just love being outside, 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, restaurants and a new brewery. The snowmobile trail is close by with easy access for more winter fun. Also near to local golf courses, the Sugar River Rail Trail, beaches, shops and restaurants and amenities. Just 10 minutes to downtown New London for more dining, shopping and health care. About an hour and a half to Boston. Don't miss out on this rare find in Sunapee!

 \$150,000

Acres: 5.27

Taxes: \$1,012

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

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

 ohgrp.com

**kw** LAKES &  
MOUNTAINS  
KELLERWILLIAMS. REALTY



**County** NH-Sullivan  
**Village/Dist/Locale**  
**Zoning** Rural Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$1,012.00  
**Tax Year** 2025  
**Tax Year Notes**  
**Tax Class**  
**Tax Rate**  
**Assessment Year**  
**Assessment Amount**  
**Lot Size Acres** 5.27  
**Lot Size Square Feet** 229,561  
**Common Land Acres**  
**Price Per Acre** \$28,463.00  
**Total Lots**  
**Estimated Open Space %**  


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**Initial Showings Begin Date**

**Road Frontage** No  
**Road Frontage Type** Dirt, Gravel, Private Road  
**Road Frontage Length**  
**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** 42  
**Current Use** No  
**Land Gains**  
**Resort** No

**Public Remarks** Just over 5 acres of land in Sunapee and located only minutes from the center of town! This is your chance to build your ideal home or that vacation home you have been dreaming of. Close to Mount Sunapee Resort and Lake Sunapee, you will enjoy year-round outdoor activities. Whether you're an avid skier, hiker, or just love being outside, 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, restaurants and a new brewery. The snowmobile trail is close by with easy access for more winter fun. Also near to local golf courses, the Sugar River Rail Trail, beaches, shops and restaurants and amenities. Just 10 minutes to downtown New London for more dining, shopping and health care. About an hour and a half to Boston. Don't miss out on this rare find in Sunapee!  
**Directions** From Route 11, turn onto Sunny Lane. Go to the end of the paved road onto the dead end dirt road, land will be on the right next to the power lines.

**Fee**  
**Fee Frequency**  
**Fee 2**  
**Fee 2 Frequency**  
**Fee 3**  
**Fee 3 Frequency**

**Map** 215  
**Block** 000  
**Lot** 039  
**SPAN Number**  
**Property ID**  
**Dev/Subd**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 1204  
**DeedPage** 726  
**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** Near Snowmobile Trails, Level, Trail/Near Trail, Wetlands, Wooded  
**Utilities** None  
**Electric** None  
**Water Source** None  
**Sewer** None  
**Cable Company**  
**Electric Company**  
**Fuel Company**  
**Internet Service Provider**  
**Phone Company**

**Documents Available** Deed, Property Disclosure, Tax Map  
**Exclusions**  
**Right of First Refusal**  
**Auction**  
**Auction Date**  
**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



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



**TO BE COMPLETED BY SELLER**

1. **SELLER:** John E. Foulds and Lorelle V. Foulds
2. **PROPERTY LOCATION:** Lot 39 Sunny Lane, 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
  - 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                      BUYER(S) INITIALS



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Lot 39 Sunny Lane, 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? RR 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

DEK, LN

BUYER(S) INITIALS

           /



007638

*Edell & Jayne, Attorneys at Law, 35 Main Street, Newport, New Hampshire 0775 (603) 863-4105*

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that We, **Wesley G. Laurie** and **Harriett G. Laurie**, husband and wife, of 57 Sunny Lane, Sunapee, Sullivan County, New Hampshire 03782, for consideration paid, grant to, **John E. Foulds** and **Lorelle V. Foulds**, husband and wife, of 20 Wilton Road, East Ridgefield, Connecticut 06977, as joint tenants with right of survivorship, with **WARRANTY COVENANTS**:

A tract of land, with the improvements thereon, in Sunapee, Sullivan County, New Hampshire, described as follows:

The premises are those conveyed to the grantors by deed of Charles M. and Patricia W. Sorento, dated April 19, 1993, recorded in Volume 995, Page 707 of the Sullivan County Registry of Deeds, except Lot 2 as conveyed to Connie Michelsen by the grantors' deed recorded in Volume 1052, Page 535 of the Sullivan County Registry of Deeds. (See plan recorded in Pocket 3, Folder 3, Number 21, Planfile 4, of the Sullivan County Registry of Deeds) together with Parcel B as conveyed to the grantors by deed of James M. and Sun R. Leland recorded in Volume 1170, Page 499 of the Sullivan County Registry of Deeds. (See plan recorded in Pocket 5, Folder 5, Number 20, Planfile 4, of the Sullivan County registry of Deeds)

**EXCEPTING AND RESERVING** all utility easements of record affecting the subject property.

**ALSO CONVEYING** to the grantees, their heirs and assigns, the right, along with others to use the private right of way shown on said plan, for ingress and egress to Sunny Lane; and, the grantees, by the acceptance of this deed, agree to share equally, with all others who now, or later, have the right to use said right of way, the cost to maintain said right of way, including snow plowing.

**ALSO EXCEPTING AND RESERVING** the right to use said private road as conveyed to Connie Michelsen in the deed referenced above.

EXECUTED this 29<sup>th</sup> day of September, 1999.

Wesley G. Laurie  
Wesley G. Laurie

Harriett G. Laurie  
Harriett G. Laurie

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

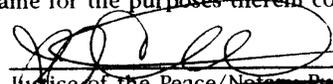
THOUSAND 3 HUNDRED AND 75 DOLLARS

09/29/1999 377104 \$ 3375.00

VOID IF ALTERED

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

Before me this 29<sup>th</sup> day of September 1999, personally appeared the above named **Wesley G. Laurie** and **Harriett G. Laurie**, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

  
\_\_\_\_\_  
Justice of the Peace/Notary Public  
Joseph J. Chiarella

*E. H. Bell & Company, Attorneys at Law, 35 Main Street, Concord, New Hampshire 03301-4105*

**AFFIDAVIT**

I, **CHARLES MICHAEL SORENTO**, of Sunapee, New Hampshire, being duly sworn hereby make affidavit that, having personal knowledge of the person and circumstances involved, the following is true:

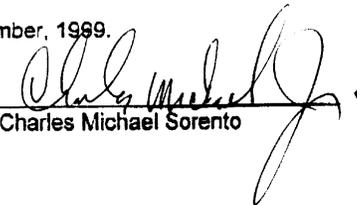
1. That I am the grantor in a certain deed of Charles Michael Sorento, Jr. and Patricia Webb Sorento to James M. Leland and Sun R. Leland dated July 19, 1986 and recorded in Volume 807, Page 119 of the Sullivan County Registry of Deeds.

2. That I am the grantor in a certain deed of Charles M. Sorento and Patricia W. Sorento to Wesley G. Laurie and Harriett G. Laurie, dated April 19, 1993 and recorded in Volume 995, Page 707 of the Sullivan County Registry of Deeds.

3. That I am a grantee in the deed of David Ferris and Priscilla Ferris to Charles M. Sorento and Patricia Webb Sorento dated June 19, 1985 and recorded in Volume 779, Page 301 of the Sullivan County Registry of Deeds.

4. That in all of the above referenced conveyances I was the grantor or grantee, respectively, being known as Charles Michael Sorento, Charles M. Sorento and Charles Michael Sorento, Jr..

Executed this 28<sup>th</sup> day of September, 1999.

  
Charles Michael Sorento

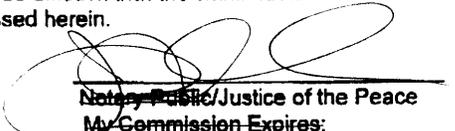
STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

Subscribed and sworn to before me this 28<sup>th</sup> day of September, 1999, by Charles Michael Sorento, who made affidavit that the within facts are true and executed the within for the purposes expressed herein.

RECEIVED

99 SEP 29 PM 12:37

REGISTRY OF DEEDS

  
~~Notary Public~~ Justice of the Peace  
My Commission Expires:  
Joseph John Chiarella, Jr.

SULLIVAN COUNTY RECORDS  
Sharon A. King, REGISTER

# Foulds Sunapee

Map 215 Lot 39

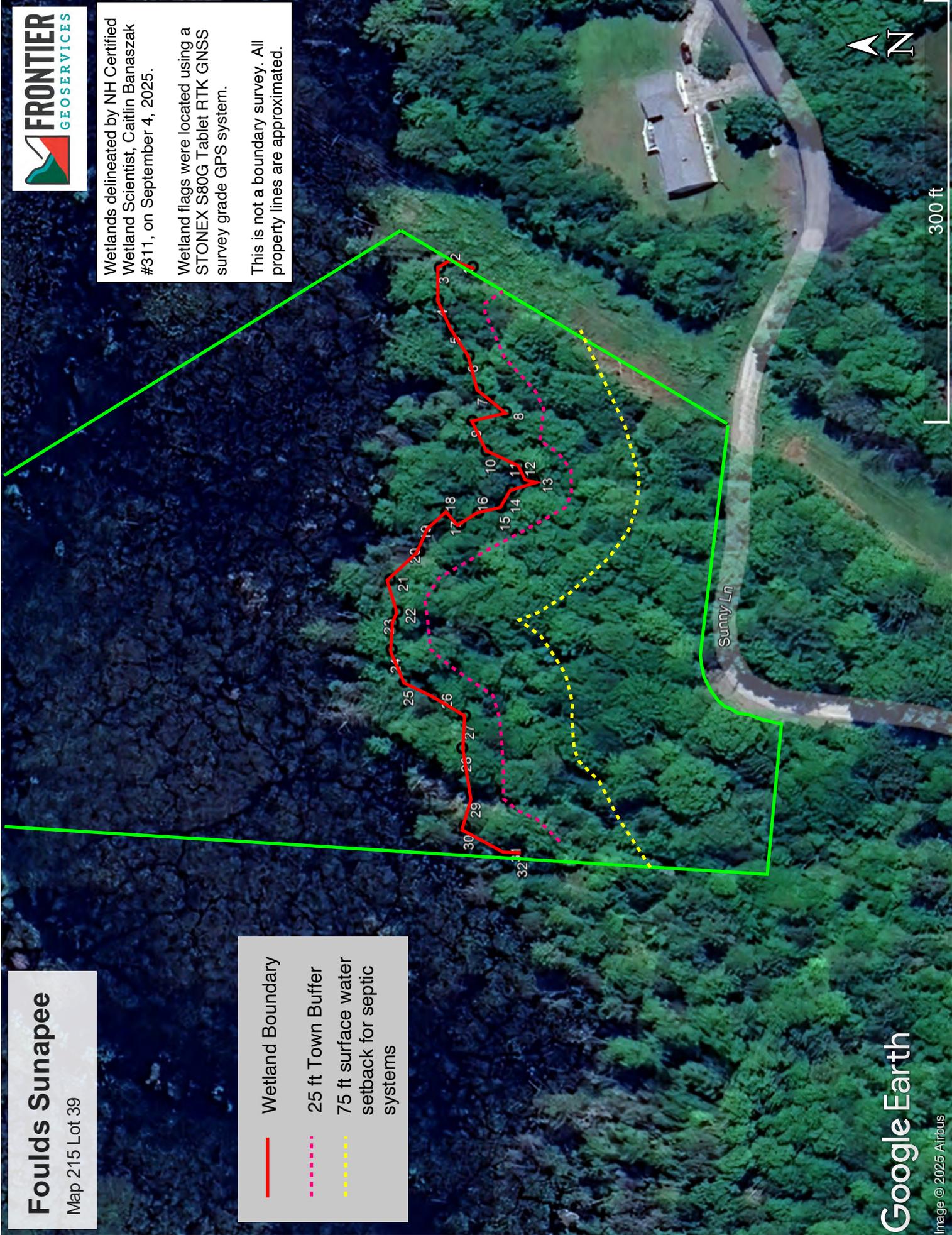
- Wetland Boundary
- - - 25 ft Town Buffer
- - - 75 ft surface water setback for septic systems



Wetlands delineated by NH Certified Wetland Scientist, Caitlin Banaszak #311, on September 4, 2025.

Wetland flags were located using a STONEX S80G Tablet RTK GNSS survey grade GPS system.

This is not a boundary survey. All property lines are approximated.



300 ft

