



Lot 39 Sunny Lane, Sunapee

Offered at \$139,500

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!

Acres: 5.27 | Property Taxes: \$1,012

Land 5070749	Active	Lot 39 Sunny Lane Sunapee	NH 03782	Unit/Lot	Listed: 11/26/2025 Closed:	\$139,500
		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 \$26,470.59 Total Lots Estimated Open Space % Activation 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 Special Listing Condition None Property Tax Relief Program No Land Gains Resort No Days On Market 309

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 Planned Unit Development	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
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Lot Features Near Snowmobile Trails, Level, Trail/Near Trail, Wetlands, Wooded
Utilities None
Electric None
Water Source None
Sewer None
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

Documents Available Deed, Property Disclosure, Tax Map
Exclusions
Right of First Refusal
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
If YES to any question, please explain in Comments below or with attachment.
- e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
If YES, are test results available? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____
- f. COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No
Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
None: ☐ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☒ No
Septic Design Available? ☐ Yes ☒ No
- Comments: _____
- b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____
- c. IF PRIVATE:
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: _____ ☐ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
IF YES: Size _____ Location: _____ ☐ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: _____
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown
IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
SOURCE OF INFORMATION: _____
- f. COMMENTS: _____

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

SELLER(S) INITIALS

BUYER(S) INITIALS

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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

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TO BE COMPLETED BY SELLER

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

ACKNOWLEDGEMENTS:

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

John Fauds 11/19/25
SELLER DATE

Verelle Fauds 11/19/25
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

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 29th 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	HUNDRED AND DOLLARS
3	75
09/29/1999	377104 \$ 3375.00
VOID IF ALTERED	

007638

Edmund & Joseph, Attorneys at Law, 55 Main Street, Sunapee, New Hampshire 03789 (603) 863-4105

**STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN**

Before me this 27th 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

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:

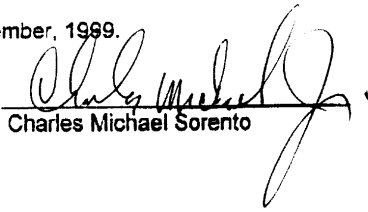
1. That I am the grantor in a certain deed of Charles Michael Sorento, Jr. and Patricia Webb Sorento to James M. Leland and Sun R. Leland dated July 19, 1986 and recorded in Volume 807, Page 119 of the Sullivan County Registry of Deeds.

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 28th day of September, 1999.


Charles Michael Sorento

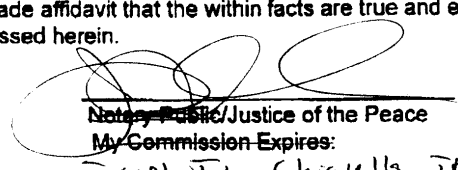
STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

Subscribed and sworn to before me this 28th 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



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.

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

Google Earth

Image © 2025 Airbus



300 ft

