



297 Nutting Road, Sunapee

Offered at \$695,000

About This Home

Built in 2023, this beautiful 5-bedroom, 2-bath home in Sunapee sits on over an acre and offers a modern, open layout with thoughtful design throughout. The main level allows for convenient first-floor living, featuring a primary bedroom with an ensuite bathroom, second bedroom and laundry close by. The living room features a cathedral ceiling and stunning large windows that fill the space with natural light. The kitchen is bright and functional, complete with an island and stainless steel appliances, perfect for everyday living or entertaining. The finished lower level includes three additional bedrooms, a full bathroom, and a spacious recreation room with a gas fireplace.

Location Details

Located just 10 minutes to Sunapee Harbor where you can find restaurants, a brewery, ice cream shop, boat tours, and summer concerts. Under 10 minutes to Mount Sunapee Resort for easy access to winter activities. 20 minutes to the center of New London for local shopping, dining, and healthcare. Outdoor enthusiasts will enjoy being close to many golf courses, beaches and the Sugar River Rail Trail for hiking, biking and snowmobiling. As a Sunapee resident you have access to the Dewey Beach on Lake Sunapee for summer fun and swimming. 45 minutes to Concord and 90 minutes to Boston for more food options, shopping, entertainment, theater and games. This home is ideal as a full-time residence, vacation home, or a great rental opportunity. Don't miss your chance to live in the Lake Sunapee Region!



5 Bedrooms



2 Bathrooms



Approx. 2,130 SF

Acres 1.19 | Property Taxes: \$5,645



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2023
Architectural Style Contemporary
Color
Total Stories 1
Zoning RR - Rural Residential
Taxes TBD No
Tax Annual Amount \$5,645.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 1.19
Lot Size Square Feet 51,836
Common Land Acres
Garage No
Basement Yes
Basement Access Type Walkout
Activation Date 3/21/2026

Rooms Total 10
Bedrooms Total 5
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,177
SqFtFAGSrc Measured
Above Grade Unfinished Area 0
SqFtUAGSrc Public Records
Below Grade Finished Area 953
SqFtBFGSrc Measured
Below Grade Unfinished Area 155
SqFtUBGSrc Measured
Total Finished Area 2,130
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 119

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

Virtual Tour URL Unbranded 1

Public Remarks Built in 2023. this beautiful 5-bedroom, 2-bath home in Sunapee sits on over an acre and offers a modern, open layout with thoughtful design throughout. The main level allows for convenient first-floor living, featuring a primary bedroom with an ensuite bathroom, second bedroom and laundry close by. The living room features a cathedral ceiling and stunning large windows that fill the space with natural light. The kitchen is bright and functional, complete with an island and stainless steel appliances, perfect for everyday living or entertaining. The finished lower level includes three additional bedrooms, a full bathroom, and a spacious recreation room with a gas fireplace. Located just 10 minutes to Sunapee Harbor where you can find restaurants, a brewery, ice cream shop, boat tours, and summer concerts. Under 10 minutes to Mount Sunapee Resort for easy access to winter activities. 20 minutes to the center of New London for local shopping, dining, and healthcare. Outdoor enthusiasts will enjoy being close to many golf courses, beaches and the Sugar River Rail Trail for hiking, biking and snowmobiling. As a Sunapee resident you have access to the Dewey Beach on Lake Sunapee for summer fun and swimming. 45 minutes to Concord and 90 minutes to Boston for more food options, shopping, entertainment, theater and games. This home is ideal as a full-time residence, vacation home, or a great rental opportunity. Don't miss your chance to live in the Lake Sunapee Region! *Showings begin on Saturday, March 21, at the open house from 10:00 am - 12:00 pm.

Directions From Route 103b turn onto Nutting Road. Go straight through the intersection of Bradford Road and Nutting Road at the light. Go about 1.2 miles and property will be on the left.

Kitchen 1 11' x 16'3"
Dining Room 1 9'11" x 7'11"
Living Room 1 14' x 15'1"
Primary Bedroom 1 13'8" x 15'11"
Bedroom 1 10'9" x 10'7"
Bathroom Full 1 7'11" x 9'7"
Rec Room B 20'1" x 18'10"
Bedroom B 14'1" x 10'5"
Bedroom B 9'7" x 11'3"
Bedroom B 9'7" x 11'4"
Bathroom Full B 7'9" x 7'11"

Map 239
Block 000
Lot 004
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2163
Deed Page 322
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Sunapee
SchElem Sunapee Central School
SchMiddle Sunapee Middle High School
SchHigh Sunapee Sr. High School

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

Lot Features Country Setting, Level, Sloping, Wooded, Rural
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Vinyl Plank
Exterior Features Deck
Roof Asphalt Shingle
Driveway Gravel

Interior Features Cathedral Ceiling, Ceiling Fan, Dining Area, 1 Fireplace, Kitchen Island, Laundry Hook-ups, LED Lighting, Primary BR w/ BA, Natural Light, Soaking Tub, Vaulted Ceiling, Walk-in Closet, Walk-in Pantry, 1st Floor Laundry
Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer
Other Equipment Air Conditioner, Smoke Detector
Utilities Cable Available, Propane
Heating Propane, Baseboard, Hot Water, Mini Split, Boiler
Electric Circuit Breaker(s)
Cooling Mini Split
Water Source Drilled Well, Private
Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

Exclusions
Right of First Refusal

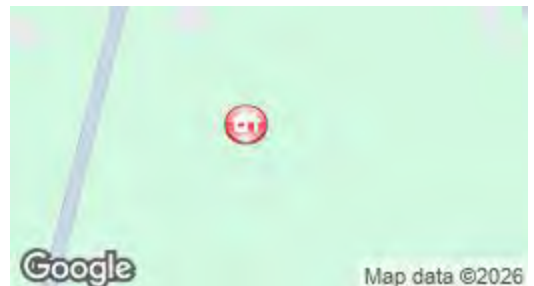
Fuel Company Eastern Oil
Electric Company NH Electric Coop
Water Company
Cable Company
Phone Company
Internet Service Provider xfinity

ParkName
Mobile Co-Op
MobPKApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group
 listings@ohgrp.com



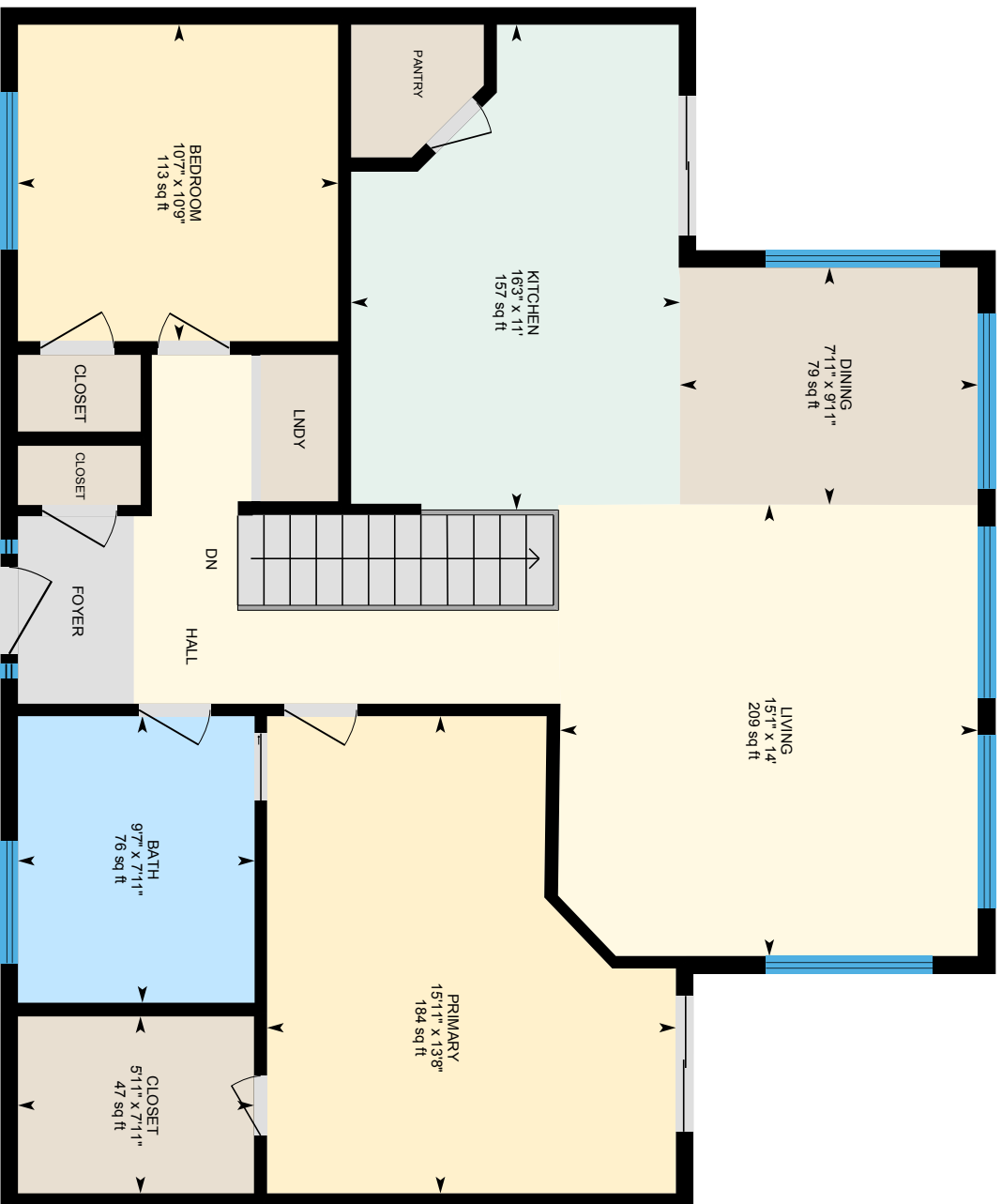
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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297 Nutting Rd, Sunapee, NH

Main Floor Finished Area 1177.83 sq ft



PREPARED: 2026/03/13

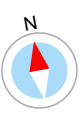


297 Nutting Rd, Sunapee, NH

Lower Level (Below Grade) Finished Area 953.79 sq ft
Unfinished Area 155.78 sq ft



PREPARED: 2026/03/13



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: Hans J. G. Hassell and Amy Marie Egan Hassell

2. PROPERTY LOCATION: 297 Nutting Road, Sunapee, NH 03782

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [x] No

4. SELLER: [] has [x] has not occupied the property for 3 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [] Private [] Seasonal [] Unknown [x] Drilled [] Dug [] Other

b. INSTALLATION: Location: Front left of patio

Installed By: Contocook Well Co. Date of Installation: Fall 2022

What is the source of your information? Builder

c. USE: Number of persons currently using the system: This house only

Does system supply water for more than one household? [] Yes [x] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: [] Yes [x] No [] N/A Quantity: [] Yes [x] No
Quality: [] Yes [x] 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 [x] 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 [x] No

IF YES, are test results available? [] Yes [] No

What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [x] No Community/Shared: [] Yes [] No
Private: [x] Yes [] No [] Unknown
Septic Design Available: [x] Yes [] No

b. IF PUBLIC OR COMMUNITY/SHARED

Have you experienced any problems such as line or other malfunctions? [] Yes [x] No

What steps were taken to remedy the problem?

c. IF PRIVATE:

TANK: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other

Tank Size 1500 Gal. [] Unknown [] Other

Tank Type [x] Concrete [] Metal [] Unknown [] Other

Location: Right of House [] Location Unknown. Date of Installation: Fall 2022

Date of Last Servicing: Fall 2025 Name of Company Servicing Tank: Unkown (Prop. Manager contracted servicing)

Have you experienced any malfunctions? [] Yes [x] No

COMMENTS:

SELLER(S) INITIALS

Handwritten initials for Hans J. G. Hassell and Amy Marie Egan Hassell

BUYER(S) INITIALS

Empty boxes for buyer initials

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PROPERTY LOCATION: 297 Nutting Road, Sunapee, NH 03782

d. LEACH FIELD: [X] Yes [] No [] Other
IF YES, Location: Front right of house Size: 11'x52' [] Unknown
Date of installation of leach field: Fall 2022 Installed By: Leonard Pollari
Have you experienced any malfunctions? [] Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] 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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors with various insulation types like R-50 Loose Cellulo and R-21 Fiberglass.

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 [X] 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 [X] No [] Unknown
In the siding? [] Yes [X] No [] Unknown In the roofing shingles? [] Yes [X] No [] Unknown
In flooring tiles? [] Yes [X] No [] Unknown Other [] Yes [X] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [X] 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:

SELLER(S) INITIALS [Handwritten initials] [Handwritten initials]
03/16/26 4:35 PM EDT 03/16/26 4:34 PM EDT

BUYER(S) INITIALS [] []

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PROPERTY LOCATION: 297 Nutting Road, Sunapee, NH 03782

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: _____

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? _____

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: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Rural Residential

i. Heating System Age: 3 years Type: Boiler Fuel: Propane Tank Location: In front of patio

Owner of Tank: Eastern Oil

Annual Fuel Consumption: 1100 gal Price: \$4300 Gallons: 1100

Date system was last serviced and by whom? Fall 2025, Eastern Oil

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 3 Type of Roof Covering: Asphalt Shingle

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS

HHH / QNEH
03/16/26 03/16/26

BUYER(S) INITIALS

____ / ____

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k. Foundation/Basement Full Partial Other: _____ Type: _____

Moisture or leakage: None

Comments: _____

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____

Comments: _____

m. Plumbing Type: Copper Age: 3 years

Comments: _____

n. Domestic Hot Water Age: 3 years Type: Boiler Gallons: Unk

o. Electrical System # of Amps Unk 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: Mini Split Age: 3 years Date Last Serviced and by whom: _____

Comments: 1 mini split in main living room, 1 in master bedroom

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: Xfinity

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

HNH / AMEH
03/16/26 03/16/26
dotloop Verified dotloop Verified

BUYER(S) INITIALS

_____/_____
_____/_____

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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

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).

Hans J. G. Hassell
SELLER
dotloop verified
03/16/26 4:35 PM EDT
RKG4-Z80H-USH5-FDCR
DATE

Amy Marie Egan Hassell
SELLER
dotloop verified
03/16/26 4:34 PM EDT
ZWNV-V3MF-CKQI-SHEK
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 *HJGH* / *AMEH*
03/16/26 4:35 PM EDT dotloop verified / 03/16/26 4:34 PM EDT dotloop verified

BUYER(S) INITIALS [] / []

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA067427 25.00
TRANS TAX SU019537 749.00

Return to: Hans JG Hassell
Amy Hassell
3045 Banks Road
Tallahassee FL 32309

TRANSFER TAX: \$749.00 **WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that we, GEORGE C. GRANT and DEBORAH A. GRANT, husband and wife, of Sunapee, New Hampshire, for consideration paid, grant to HANS J. G. HASSELL and AMY MARIE EGAN HASSELL, husband and wife, as joint tenants with rights of survivorship, whose present mailing address is 3045 Banks Road, Tallahassee, Florida 32309, with **WARRANTY**

COVENANTS,

A certain tract or parcel of land, with any improvements thereon, situated in Sunapee, County of Sullivan and State of New Hampshire, being shown as Tract 2 and Parcel A on a Survey Plan entitled "Annexation Plan of Lands Owned by George C. & Deborah A. Grant - Nutting Road - Sunapee, New Hampshire", dated April 14, 1994, prepared by Wayne C. McCutcheon, L.L.S., approved by the Sunapee Planning Board June 16, 1994, recorded in Planfile 4, Pocket 3, Folder 2, Number 44 of the Sullivan County Registry of Deeds on June 23, 1994, said tract or parcel being more particularly bounded and described as follows:

Beginning at an iron pin set at the Northerly end of a stone wall on the Easterly edge of the right-of-way for Nutting Road, so-called, said point of beginning being the Southwesterly corner of land now or formerly of John N. and

Sandra E. Woods, and being the Northwesterly corner of the premises described herein; thence South 81° 44' East two hundred and no tenths (200.0) feet to an iron pin; thence continuing South 81° 44' East ten and no tenths (10.0) feet to an iron pin; thence South 84° 13' East sixty-six and one tenth (66.1) feet to an iron pin at Tract 1 as shown on said Plan, the previous three courses having been against said Woods land; thence South 17° 23' East one hundred ninety-one and seven tenths (191.7) feet to an iron pin; thence North 80° 39' 30" West one hundred seventy-four and four tenths (174.4) feet to a point at Parcel B as shown on said Plan, the previous two courses having been against said Tract 1; thence continuing North 80° 39' 30" West ninety and nine tenths (90.9) feet to an iron pin set in a corner of stone walls; thence North 53° 21' West ninety-one and four tenths (91.4) feet along a stone wall to an iron pin set at a bend in said wall; thence North 76° 33' West twenty-eight and no tenths (28.0) feet along a stone wall to an iron pin set in a corner of walls at the Easterly edge of the right-of-way for said Nutting Road, the previous three courses having been against said Parcel B; thence North 15° 13' East one hundred nineteen and eight tenths (119.8) feet along a stone wall and along the Easterly edge of the right-of-way for said Nutting Road to the point of beginning; consisting of 1.19 acres, more or less.

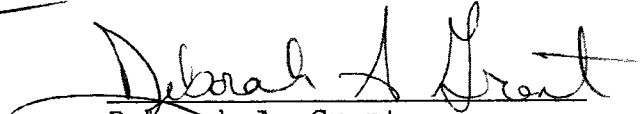
Meaning and intending to describe and convey a portion of those premises which were conveyed to GEORGE C. GRANT and DEBORAH A. GRANT by PETER H. BIXBY, AUDREY F. BIXBY, DONALD R. FERRY and DORY S. FERRY by warranty deed dated December 31, 1985, recorded in Volume 792, Page 170 of the Sullivan County Registry of Deeds on January 17, 1986.

THE PREMISES HEREBY CONVEYED ARE NOT HOMESTEAD PROPERTY.

[The balance of this page is intentionally left blank, signatures to follow.]

Signed this 6 day of August, 2021.


George C. Grant

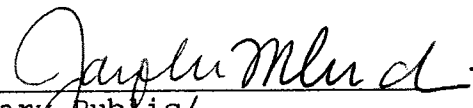

Deborah A. Grant

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

August 6, 2021

Personally appeared George C. Grant and Deborah A. Grant,
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.

Before me,


Notary Public/
Justice of the Peace

(Please type or print name)
My commission expires:

JACQUELINE M. HUDKINS
Notary Public - New Hampshire
My Commission expires
January 8, 2025

RECORDED
51 JUN 20 PM 2:01
REC'D BY: DEEDS

DONALD KOURY
47 SCHOOL ST.
LEBANON, N.H.
03766

Compliments of
HUDKINS LAW & TITLE
REAL ESTATE

GATES - N.H. PARTNERSHIP
5/2 CYNTHIA & GROSCH
44 RED COAT LAKE
UNIONVILLE, CT.
06085

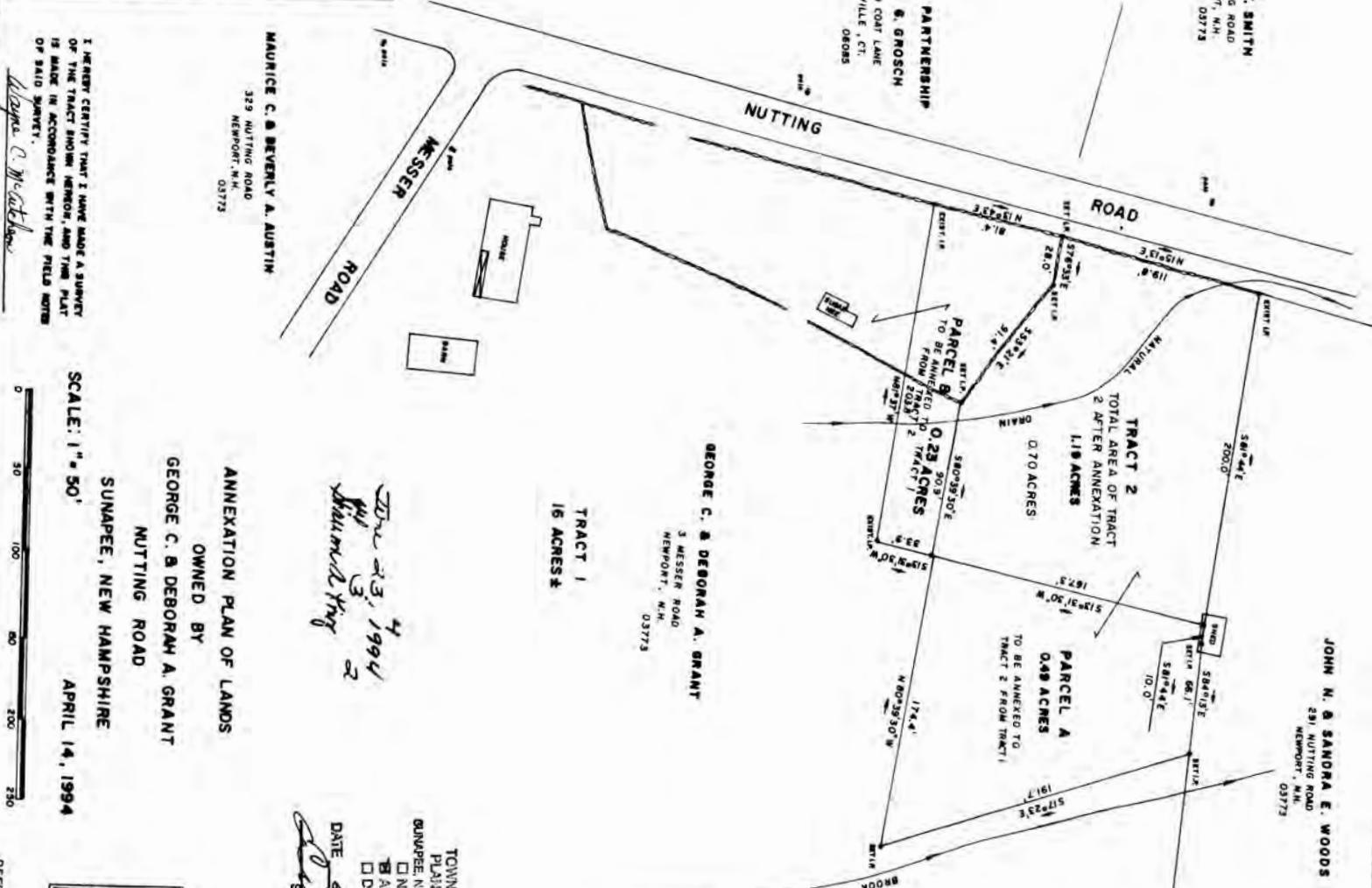
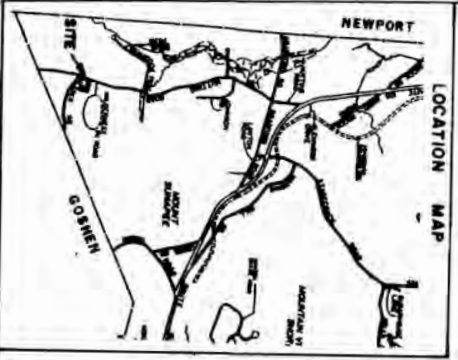
WARREN F. SMITH
236 NUTTING ROAD
NEWPORT, N.H.
03773

JOHN N. & SANDRA E. WOODS
231 NUTTING ROAD
NEWPORT, N.H.
03773



TRUE NORTH
SOLAR OBSERVATION

NOTE -
ZONED DISTRICT 3



*In 23, 1994
for
William & Tracy*

MAURICE C. & BEVERLY A. AUSTIN
329 NUTTING ROAD
NEWPORT, N.H.
03773

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY
OF THE TRACT SHOWN HEREON, AND THIS PLAT
IS MADE IN ACCORDANCE WITH THE FIELD NOTES
OF SAID SURVEY.
Maurice C. McAuliffe

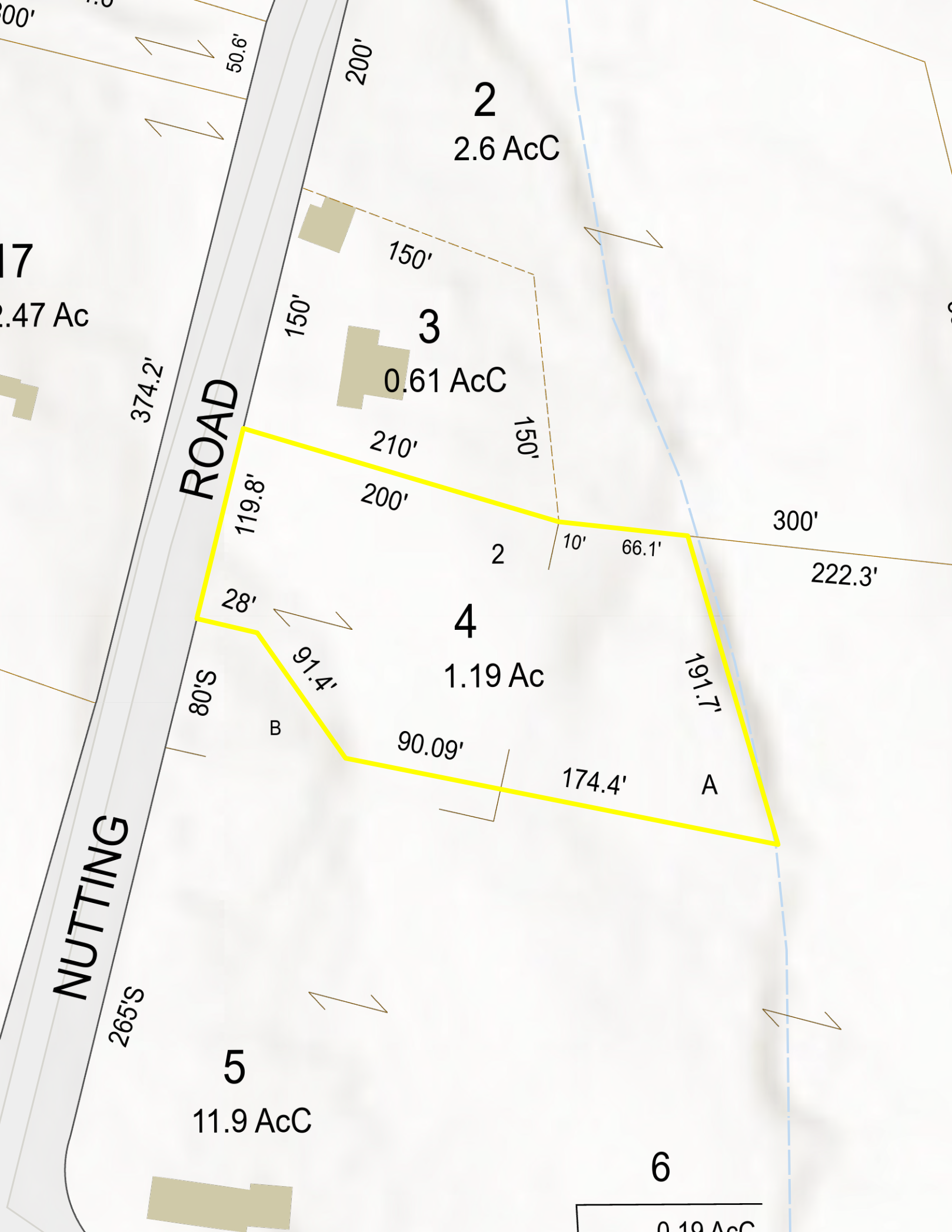
ANNEXATION PLAN OF LANDS
OWNED BY
GEORGE C. & DEBORAH A. GRANT
NUTTING ROAD
SUNAPEE, NEW HAMPSHIRE
APRIL 14, 1994
SCALE: 1" = 50'
0 50 100 200 250



APPROVED BY TOWN OF SUNAPEE PLANNING BOARD
CHAIRPERSON: *[Signature]*
MEMBER: *[Signature]*
DATE: 4/16/94
SIGNATURE: *[Signature]*
MAILED: _____
WAYNE MCCUTCHEON ASSOCIATES, INC.
CLAREMONT, NEW HAMPSHIRE
PROJ. NO. 887894

THE SUBDIVISION REGULATIONS OF THE TOWN OF SUNAPEE AND A
PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON
COMPLETION BY ALL THE SUBDIVIDERS OF SAID SUBDIVISION
REMARKS (OTHER THAN ONLY ANY VARIANCES OR MODIFICATIONS
MADE IN WRITING BY THE BOARD AND ATTACHED NOTES).

DEED REF V792 P 170



00'

17
2.47 Ac

50.6'

200'

2
2.6 AcC

374.2'

ROAD

150'

150'

3
0.61 AcC

150'

210'

200'

10' 66.1'

300'

222.3'

2

4
1.19 Ac

28'

91.4'

191.7'

90.09'

174.4'

A

80'S

B

NUTTING

265'S

5
11.9 AcC

6

0.19 AcC