



## Lot 11 Greenwood Lane, Sunapee

Offered at \$159,000

---

### About This Property

Excellent 1.51 acre building lot in Sunapee, privately set off a cul-de-sac and ideally located just minutes from Lake Sunapee and Sunapee Harbor. This property offers a great opportunity to build your year-round residence or vacation home in the Sunapee Region. Enjoy easy access to summer recreation, including boating, swimming, hiking, and biking, and take advantage of winter fun with Mount Sunapee Resort only minutes away for skiing and snowboarding. The lot is not sub-dividable, ensuring privacy and space for your future home. Conveniently located near local golf courses, trails, and beaches, and just 15 minutes from New London for dining, shopping, and summer theater. Less than two hours from Boston and about 30 minutes to Dartmouth Health and the Upper Valley, this property offers the perfect blend of convenience, outdoor recreation, and classic small town appeal.

Acres: 1.51 | Property Taxes: \$1,275



**County** NH-Sullivan  
**Village/Dist/Locale**  
**Zoning** Rural Res  
**Taxes** TBD No  
**Tax Annual Amount** \$1,275.00  
**Tax Year** 2025  
**Tax Year Notes**  
**Tax Class**  
**Tax Rate**  
**Assessment Year**  
**Assessment Amount**  
**Lot Size Acres** 1.51  
**Lot Size Square Feet** 65,776  
**Common Land Acres**  
**Price Per Acre** \$105,298.01  
**Total Lots**  
**Estimated Open Space %**  
**Activation Date**

**Road Frontage** Yes  
**Road Frontage Type** Cul-de-Sac,  
 Paved  
**Road Frontage Length** 247  
**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** Unknown  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 0  
**Current Use** No  
**Land Gains**  
**Resort** No

**Public Remarks** Excellent 1.51 acre building lot in Sunapee, privately set off a cul-de-sac and ideally located just minutes from Lake Sunapee and Sunapee Harbor. This property offers a great opportunity to build your year-round residence or vacation home in the Sunapee Region. Enjoy easy access to summer recreation, including boating, swimming, hiking, and biking, and take advantage of winter fun with Mount Sunapee Resort only minutes away for skiing and snowboarding. The lot is not sub-dividable, ensuring privacy and space for your future home. Conveniently located near local golf courses, trails, and beaches, and just 15 minutes from New London for dining, shopping, and summer theater. Less than two hours from Boston and about 30 minutes to Dartmouth Health and the Upper Valley, this property offers the perfect blend of convenience, outdoor recreation, and classic small town appeal.  
**Directions** Route 103B towards Mount Sunapee, on your right. Or from Mount Sunapee to Route 103B. In about 2 miles the entrance will be on your left.

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

**Map** 235  
**Block** 092  
**Lot** 011  
**SPAN Number**  
**Property ID**  
**Dev/Subd**  
**PlanUrbDev**

**DeedRecTy** Warranty  
**DeedBook** 2239  
**DeedPage** 803  
**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** Level, Sloping  
**Utilities** Cable Available, Telephone Available  
**Electric** At Street, None  
**Water Source** None, On-Site Well Needed  
**Sewer** None, On-Site Septic Needed  
**Fuel Company**  
**Electric Company**  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**Documents Available** Deed, Property Disclosure, Survey, 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



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 2026 PrimeMLS.

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



**TO BE COMPLETED BY SELLER**

- 1. **SELLER:** Scott D. Murphy and Kathleen E. Murphy
- 2. **PROPERTY LOCATION:** Lot 11 Greenwood 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

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Lot 11 Greenwood 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?
IF YES: Are tanks currently in use?
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.?
Are tanks registered with the Department of Environmental Services (D.E.S.)?
If tanks are no longer in use, have tanks been abandoned according to D.E.S.?

8. GENERAL INFORMATION

a. Is this property subject to Association fees?
b. Is this property located in a Federally Designated Flood Hazard Zone?
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?
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?
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.?
g. How is the property zoned? Source:
h. Has the property been surveyed? If YES, is the survey available?
i. Has the soil been tested? If YES, are the results available?
j. Has a percolation test been done? If YES, are the results available?
k. Has a test pit been done? If YES, are the results available?
l. Have you subdivided the property?
m. Are there any local permits? Please explain:
n. Are there attachments explaining any of the above?
o. Septic/Design plan available?
p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

9. ADDITIONAL INFORMATION:

Empty rectangular box for 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 [SDM] [KEM] BUYER(S) INITIALS [ ] [ ]

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



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.

*Scott D. Murphy*  
dotloop verified  
03/15/26 12:08 PM EDT  
NX4N-Z8AQ-RXZD-GPVW  
SELLER DATE

*Kathleen E. Murphy*  
dotloop verified  
03/26/26 8:36 AM EDT  
JTVU-81ZK-3YL9-VWUY  
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

Janet Gibson, Register of Deeds  
Sullivan County New Hampshire  
LCHIP SUA078413 25.00  
TRANS TAX SU022521 2,175.00

Return to: Scott D. Murphy  
Kathleen E. Murphy  
558 Riverside Avenue  
Medford MA 02155

TT: \$2,175.00

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that, BELL ENGINEERING, INC. a business corporation duly established and existing pursuant to the laws of the State of Florida and authorized to do business in the State of New Hampshire, for consideration paid, grants to SCOTT D. MURPHY and KATHLEEN E. MURPHY, as joint tenants with rights of survivorship, whose present mailing address is 558 Riverside Avenue, Medford, Massachusetts 02155, 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 Lot 11 on a subdivision plan entitled "Blueberry Ridge - Phase 2 - Plan of Major Subdivision - Property of Bell Engineering, Inc. - Located in Sunapee, N.H.", dated February 10, 2023, prepared by Clayton E. Platt, L.L.S., approved by the Sunapee Planning Board March 9, 2023, recorded as Plan #5569 in the Sullivan County Registry of Deeds on March 28, 2023, said tract or parcel being more particularly bounded and described as follows:

Beginning at an iron rod set in the ground on the Southwesterly edge of the right-of-way for Greenwood Lane, so-called, said point of beginning being the most Northerly corner of Lot 12 as shown on said Plan, and being the most Easterly corner of the premises described herein; thence South 58° 36' 10" West three hundred seven and seventy-six hundredths (307.76) feet along said Lot 12 to an iron rod at Lot 18 as shown on said Plan; thence North 61° 25' 17" West two hundred eighty-four and eighty-nine hundredths (284.89) feet along said Lot 18 to an

iron rod at land now or formerly of Michael and Julita Cinguina; thence North 69° 42' 15" East three hundred nineteen and twenty-eight hundredths (319.28) feet along said Cinguina land to an iron rod set in the ground on the Southwesterly edge of the cul-de-sac at the Northwesterly end of said Greenwood Lane; thence Southeasterly and Easterly along the arc of a curve to the left having a radius of 90.0 feet for a distance of ninety-nine and fifty-one hundredths (99.51) feet to a point; thence Easterly and Southeasterly along the arc of a curve to the right having a radius of 25.0 feet for a distance of twenty-eight and thirty-one hundredths (28.31) feet to a point on the Southwesterly edge of the right-of-way for said Greenwood Lane, the previous two courses having been along the edge of said cul-de-sac; thence South 51° 12' 37" East one hundred nineteen and fifty-four hundredths (119.54) feet along the Southwesterly edge of the right-of-way for Greenwood Road to the point of beginning; consisting of 1.514 acres, or 65,955 square feet, more or less.

Granting further to the within Grantees, their heirs, successors and assigns, the right to pass and repass with men, teams and vehicles over and upon the roadways identified on said Plan as "Blueberry Ridge Road - 60' Road R.O.W." and Greenwood Lane - Proposed 50' Road Right-of-Way", and to install, use and maintain utilities within, over, and under said rights-of-way, and to further utilize said rights-of-way for all purposes normally associated with the use of such rights-of-way into subdivisions, the rights and easements granted hereby to be exercised in common with others legally entitled thereto. The right and easement to pass and repass over and upon said Blueberry Ridge Road and Greenwood Lane shall continue until such time as the Town of Sunapee accepts such roads as public roads, and until such time, the owners of the within-conveyed Lot 11 shall be required to pay a proportional share of the costs of maintenance, upkeep and clearing of the non-public portions of said Roads.

The within conveyance is subject to such rights and easements as were conveyed by Bell Engineering, Inc. to Public Service Company of New Hampshire, d/b/a Eversource Energy, and Consolidated Communications of Northern New England Company, LLC, by easement deed dated September 15, 2022, recorded in Book 2209, Page 413 of the Sullivan County Registry of Deeds, to the extent any such rights or easements affect the within-conveyed premises.

The within conveyance is made subject to the following Restrictive Covenants which shall run with the various lots in the Blueberry Ridge Subdivision and shall be binding on the

within grantees, their heirs, executors, successors and assigns. Such Restrictive Covenants shall continue unchanged until March 31, 2032, and thereafter may be amended or revoked by vote of the owners of not less than seventy-five percent (75%) of the lots in said Blueberry Ridge Subdivision:

1. Prior to commencing any construction on a lot, the lot Owner shall be required to obtain from Bell Engineering, Inc., approval of a) the design, siting, character, exterior color and quality of materials, and construction plans for any residence or structure; and b) plans for location of utility lines, including but not limited to power and telephone lines, and cable television lines, to be erected above ground or underground, which approvals shall be evidenced by a written statement provided within thirty (30) days after request for such approval, signed by Robert W. Bell or Jason Bell, acting on behalf of Bell Engineering, Inc., and recorded at the Sullivan County Registry of Deeds. Notwithstanding the foregoing, approval shall be presumed to have been granted as for any residence constructed on the lot which residence has been in existence for more than two (2) years without any action having been filed in Superior Court against the Owner by Bell Engineering, Inc. The provisions of this paragraph shall terminate and be of no further force or effect as to the within-conveyed premises at midnight on September 30, 2033.
2. No motor home, trucks over one ton, machinery, machines, clotheslines, rubbish, waste cans, boats, other watercraft, trailers, above-ground fuel tank, or above-ground swimming pool shall be kept, stored, placed, erected or maintained out of doors on any of the Blueberry Ridge Subdivision lots in such a manner as to be visible from any public street or way or from any other lot or common land.
3. No livestock or farm-type animals, including but not limited to cows, pigs, sheep, chickens and turkeys, may be kept or maintained on any lot in said subdivision. Lot owners may keep pets such as dogs or cats, provided however that owners may not keep or operate a kennel, breeding facility, pet recreation area or any similar facility or business for dogs, cats or other such pets.

The Southwesterly portion of the within-conveyed Lot has been designated a "Woodland Buffer" area as specifically identified and shown on the Survey Plan entitled "Blueberry

Ridge - Phase 2 - Easement Plan - Property of Bell Engineering, Inc. - Located in Sunapee, N.H.", dated August 1, 2023, prepared by Clayton E. Platt, L.L.S., recorded as Plan #5601 in the Sullivan County Registry of Deeds on August 2, 2023. The "Woodland Buffer" area is subject to the following RESTRICTION, EXCEPTIONS AND RESERVATIONS:

- A. The within grantees, their heirs, successors and assigns, as owners of the within-conveyed Lot 11 are prohibited from erecting or placing within the "Woodland Buffer" area any structure of any kind which exceeds forty (40) feet in height.
  
- B. There is excepted and reserved for the benefit of the owner or owners of any of Lots 14,15,16,17,18,19,20 or 21 as shown on said Plan #5601, the right to cut and remove from the "Woodland Buffer" area constituting a portion of the within-conveyed Lot 11, any trees which exceed forty (40) feet in height, upon the terms and provisions as hereinafter set forth:
  1. No Trees which have not attained the height of forty (40) feet may be cut or removed by such owner or owners of said Lots 14 through 21.
  
  2. Any cuttings and removals permitted hereunder must be undertaken only by a professional tree company, and may occur only during a numbered year which is divisible by five, e.g. 2025, 2030 and so on.
  
  3. In all instances of cutting and removing trees as allowed by the within provisions, the owner(s) of a Beneficiary Lot (any of Lots 14 through 21) shall notify the owner(s) of the Subject Lot (Lot 11) in writing, by certified mail, return receipt requested, at least thirty (30) days prior to any cutting, identifying the tree or trees to be cut and removed, and specifying the day or days on which said cutting will occur; and shall further ensure that all trees and other vegetative matter, including slash, or other refuse arising out of such cutting are totally removed, mulched, or chipped within twenty (20) days of the date upon which such cutting begins. In the event that the owner(s) of a Beneficiary Lot fail to remove any such debris within the time required, the owner(s) of the Subject Lot may have such clean-up performed and the cost of so doing shall be the liability of the owner(s) of said Beneficiary Lot.

4. Any wood resulting from any such cutting which has value as timber or cord wood, shall, at the option of the owner of the Subject Lot, remain the property of such owner, who may either retain such wood or shall receive any compensation paid to the person or persons undertaking the cutting for the value of such wood, upon providing written notice to the Beneficiary Lot owner of the Subject Lot owner's wishes in this regard.
5. In all instances of cutting, the owner(s) of a Beneficiary Lot authorizing, and the person doing such cutting, shall be liable for any injuries or damage to persons or property arising out of such cutting, and shall indemnify and hold harmless the owner(s) of the Subject Lot, to the extent any such injuries or damage are not covered by insurance. And, the owner(s) of the Subject Lot shall have no liability whatsoever to the persons who do and/or authorize such work.
6. If a party with rights under the within provisions pursues court action to enforce those rights, then the party who prevails in such action shall be entitled to the costs of such proceedings, including reasonable attorney's fees, plus interest at the rate of ten (10) percent per annum, from the non-prevailing party or parties.

Meaning and intending to describe and convey a portion of those premises which were conveyed to BELL ENGINEERING, INC. by LYNNE M. BELL by warranty deed dated November 16, 2020, recorded in Volume 2129, Page 714 of the Sullivan County Registry of Deeds on November 20, 2020.

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

Signed this 22 day of September, 2023.

Bell Engineering, Inc.

By: Robert W. Bell  
Robert W. Bell, President

STATE OF NEW HAMPSHIRE

Merrimack COUNTY

September 22, 2023

Personally appeared Robert W. Bell, as President of Bell Engineering, Inc., known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

Jay M. Mord  
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

MAP 235-  
92-9  
1.502 Ac

MAP 235-  
92-7  
1.514 Ac

MAP 235-  
92-10  
3.020 Ac

**92-11**  
1.514 Ac

**92-12**  
1.5257 Ac

403.18'

103.43'

84.95'

103.99'

72.02'

27.74'

96.91'

81.33'

105.58'

GREENWOOD LANE (PVT)

28.31'

99.51'

119.54'

319.28'

81.78'  
57.58'

307.76'

11

18

284.89'

12

17

138.31'

16

168.57'

389.6'

315.36'

279.93'