



# 48 Bradford Road, Sunapee

Offered at \$335,000

## About This Home

Welcoming 2-bedroom, 1-bathroom Cape set on .89 acres in Sunapee, complete with a white picket fence. Step inside through the kitchen, which flows easily into the cozy living room featuring a wood stove that keeps the home warm and inviting. The main level also includes a full bathroom and an office or den that could serve as an additional bedroom. Upstairs, you'll find two comfortable bedrooms with generous closet space and storage. Outside, enjoy a level backyard perfect for gardening or outdoor gatherings, along with a detached 2-car garage for added convenience. A newer asphalt shingle roof was installed just five years ago.

## Location Details

Ideally located just 5 minutes from Mount Sunapee Resort for winter skiing and snowboarding and 10 minutes from Lake Sunapee and Sunapee Harbor where you can find lots to do from having dinner on the dinner boat, summer concerts, local shops and dining, a brewery and ice cream shop. Sunapee residents also have access to Dewey Beach for summer fun. About 7 minutes to Newport for essentials, health care, shopping and restaurants. 45 minutes to Concord for a variety of local shops, restaurants, cafes and entertainment. Outdoor enthusiasts will love nearby golf courses and the Sugar River Rail Trail for hiking, biking, and snowmobiling. A wonderful opportunity to live in the heart of the Sunapee region and enjoy all that this area has to offer.



2 Bedrooms



1 Bathroom



Approx. 1,036 SF

Acres: 0.89 | Property Taxes: \$3,028 | Year Built: 1861



**County** NH-Sullivan  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1861  
**Architectural Style** Cape  
**Color**  
**Total Stories** 1.5  
**Zoning** RR - Rural Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$3,028.00  
**Tax Year** 2025  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.89  
**Lot Size Square Feet** 38,768  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Interior  
**Activation Date** 4/4/2026

**Rooms Total** 6  
**Bedrooms Total** 2  
**Bathrooms Total** 1  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 0  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,036  
**SqFtFAGSrc** Measured  
**Above Grade Unfinished Area** 224  
**SqFtUAGSrc** Measured  
**Below Grade Finished Area** 0  
**SqFtBGSrc** Public Records  
**Below Grade Unfinished Area** 259  
**SqFtUBGSrc** Measured  
**Total Finished Area** 1,036  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 559

**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** Welcoming 2-bedroom, 1-bathroom Cape set on .89 acres in Sunapee. complete with a white picket fence. Step inside through the kitchen. which flows easily into the cozy living room featuring a wood stove that keeps the home warm and inviting. The main level also includes a full bathroom and an office or den that could serve as an additional bedroom. Upstairs, you'll find two comfortable bedrooms with generous closet space and storage. Outside, enjoy a level backyard perfect for gardening or outdoor gatherings, along with a detached 2-car garage for added convenience. A newer asphalt shingle roof was installed just five years ago. Ideally located just 5 minutes from Mount Sunapee Resort for winter skiing and snowboarding and 10 minutes from Lake Sunapee and Sunapee Harbor where you can find lots to do from having dinner on the dinner boat, summer concerts, local shops and dining, a brewery and ice cream shop. Sunapee residents also have access to Dewey Beach for summer fun. About 7 minutes to Newport for essentials, health care, shopping and restaurants. 45 minutes to Concord for a variety of local shops, restaurants, cafes and entertainment. Outdoor enthusiasts will love nearby golf courses and the Suar River Rail Trail for hiking, biking, and snowmobiling. A wonderful opportunity to live in the heart of the Sunapee region and enjoy all that this area has to offer. \*Showings begin on Saturday, April 4th, from 10:00 -12:00.

**Directions** From 103B in Sunapee, turn onto Bradford Road, house will be on the right.

**Kitchen** 1 8'4" x 11'6"  
**Dining Room** 1 8'4" x 8'3"  
**Living Room** 1 12'5" x 17'8"  
**Office/Study** 1 12'5" x 9'3"  
**Bathroom Full** 1 8'3" x 4'10"  
**Primary** 2 16'3" x 9'3"  
**Bedroom** 2 21'5" x 11'6"  
**Utility Room** B 14'7" x 15'11"

**Map** 233  
**Block** 000  
**Lot** 019  
**SPAN Number**  
**Property ID**

**DeedRecTy** Warranty  
**Deed Book** 2016  
**Deed Page** 311  
**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** Corner, Level  
**Construction Materials** Wood Frame, Clapboard Exterior, Wood Exterior  
**Foundation Details** Concrete  
**Flooring** Carpet, Laminate, Wood  
**Exterior Features** Partial Fence, Garden Space, Shed  
**Roof** Asphalt Shingle  
**Driveway** Gravel

**Interior Features** Ceiling Fan, Kitchen/Dining, Laundry Hook-ups, Wood Stove Hook-up, Basement Laundry  
**Appliances** Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, Electric Water Heater  
**Other Equipment** Wood Stove  
**Utilities** Propane  
**Heating** Propane, Wood, Gas Heater, Wood Stove, Wall Units  
**Electric** 100 Amp Service, Circuit Breaker(s)  
**Cooling** None  
**Water Source** Drilled Well, Private  
**Sewer** 1250 Gallon, Concrete, Leach Field, Private, Septic

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

**Exclusions**  
**Right of First Refusal**

**Fuel Company** Dead River Company  
**Electric Company** NH Electric Coop  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider** Xfinity

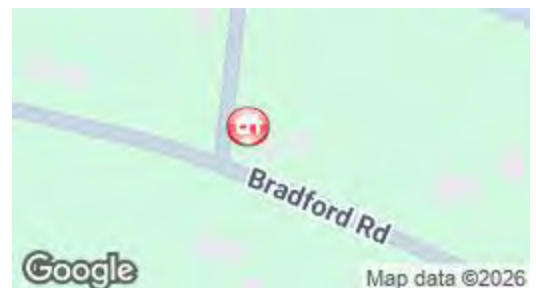
**ParkName**  
**Mobile Co-Op**  
**MobPKApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**

O'Halloran Group



listings@ohgrp.com

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



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# 48 Bradford Rd, Sunapee, NH

Main Floor Finished Area 641.62 sq ft



PREPARED: 2026/03/26



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.



# 48 Bradford Rd, Sunapee, NH

2nd Floor Finished Area 394.83 sq ft  
Unfinished Area 224.29 sq ft



PREPARED: 2026/03/26

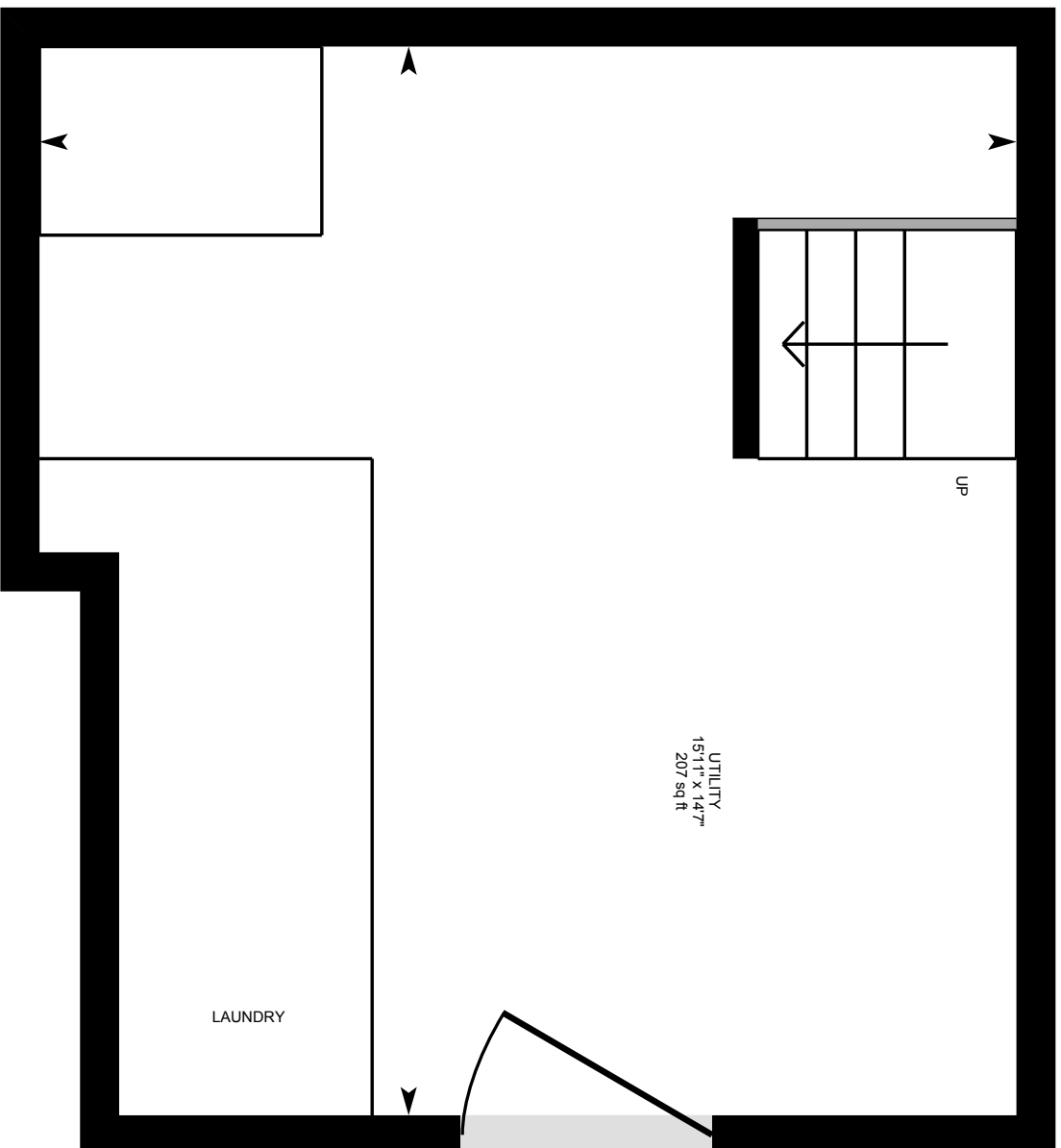


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 48 Bradford Rd, Sunapee, NH

Lower Level (Below Grade) Unfinished Area 259.11 sq ft



PREPARED: 2026/03/26

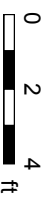
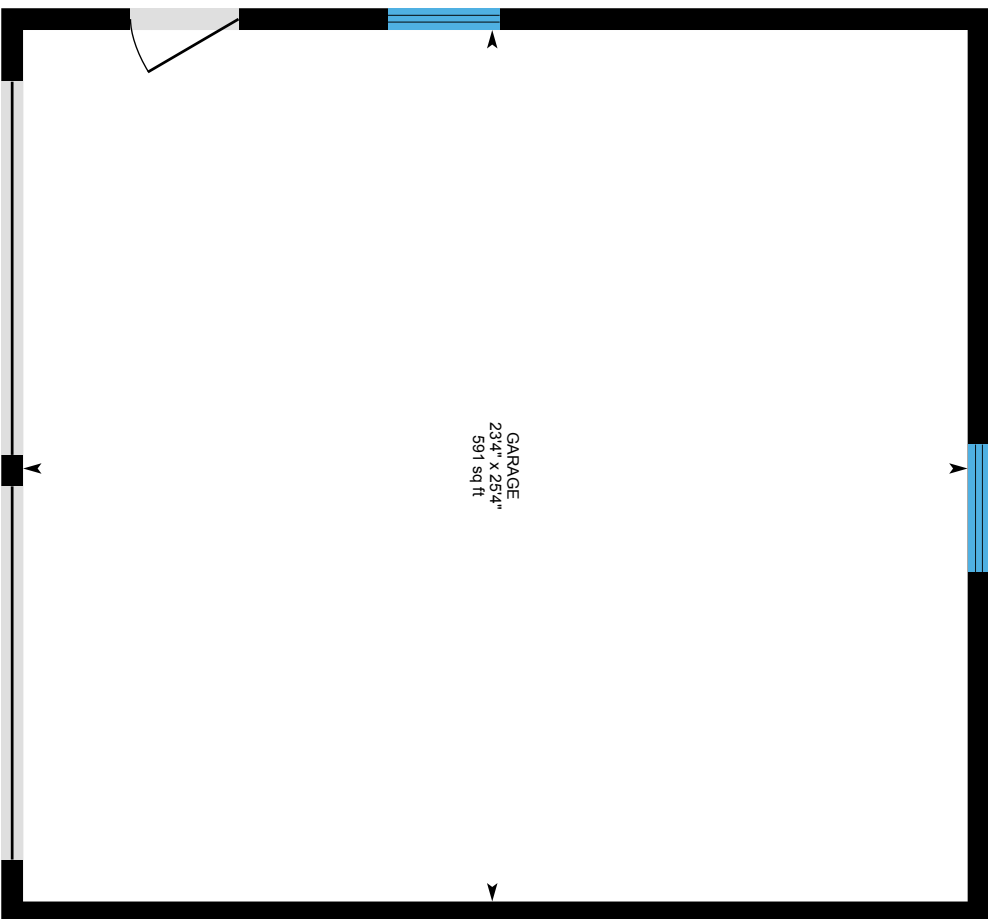


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 48 Bradford Rd, Sunapee, NH

Detached Garage Unfinished Area 649.36 sq ft



PREPARED: 2026/03/26



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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: Jonathan A. Main and Deidre R. Landry

2. PROPERTY LOCATION: 48 Bradford Road, Sunapee, NH 03782

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

4. SELLER: [x] has [ ] has not occupied the property for 9 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. INSTALLATION: Location: to right side of garage, farthest side from the house
Installed By: unknown Date of Installation: unknown
What is the source of your information? previous property disclosure form

c. USE: Number of persons currently using the system: 3
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? [x] Yes [ ] No Date of most recent test 07/17/2017
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? [x] Yes [ ] No
What steps were taken to remedy the problem?

COMMENTS:
previous owners installed radon diffuser (bubble up machine) as a precaution due to testing results being just under standards.

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [ ] Yes [x] No Community/Shared: [ ] Yes [x] No
Private: [x] 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 [x] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [x] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Unknown [ ] Other
Tank Size 1250 Gal. [ ] Unknown [ ] Other
Tank Type [x] Concrete [ ] Metal [ ] Unknown [ ] Other
Location: behind house [ ] Location Unknown. Date of Installation: Unknown
Date of Last Servicing: 04/2025 Name of Company Servicing Tank: Abbott Septic Service
Have you experienced any malfunctions? [ ] Yes [x] No
COMMENTS:

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [ ] / [ ]

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## TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 48 Bradford Road, Sunapee, NH 03782

d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
IF YES, Location: left back side of house (near Lawton Rd) Size: \_\_\_\_\_  Unknown  
Date of installation of leach field: unknown Installed By: unknown  
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 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<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)? LP Gas tank  
Age of tank(s): 23 years Size of tank(s): 500  
Location: right side of garage, farthest from house  
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: in use

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 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  /   
03/31/26 11:49 AM EDT dotloop verified 03/16/26 9:17 AM EDT

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

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**PROPERTY LOCATION:** 48 Bradford Road, Sunapee, NH 03782

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

Has the property been tested?  Yes  No  Unknown  
If YES: Date: 7/2017 By: Nelson Analytical Lab  
Results: radon just under standards If applicable, what remedial steps were taken? radon diffuser installed  
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?** Residential

**i. Heating System** Age: 11 years Type: LP Gas Fuel: LP Gas Tank Location: underground by garage

Owner of Tank: Dead River Company  
Annual Fuel Consumption: \$534 Price: \$3.649 Gallons: 500  
Date system was last serviced and by whom? Dead River Company 2017 when switching over provider (previously Irving)  
Secondary Heat Systems: wood stove  
Comments: \_\_\_\_\_

**j. Roof** Age: 5 years Type of Roof Covering: asphalt installed by Queen City Roofing LLC

Moisture or leakage: none  
Comments: \_\_\_\_\_

SELLER(S) INITIALS

BUYER(S) INITIALS

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**PROPERTY LOCATION:** 48 Bradford Road, Sunapee, NH 03782

**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: concrete  
Moisture or leakage: yes, per previous owners ground water ran through trough in floor for 15 years  
Comments: Installed sump pump 11 years ago

**l. Chimney(s)** How Many? 2 Lined? unknown Last Cleaned: 01/2026 Problems? none  
Comments: chimney was re-flashed and painted 11 years ago

**m. Plumbing** Type: copper Age: unknown  
Comments: \_\_\_\_\_

**n. Domestic Hot Water** Age: 10 years Type: electric Gallons: 40

**o. Electrical System** # of Amps 100 amp  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: n/a Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**t. Pool** Age: n/a 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: unknown  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

**v. Internet** Type Currently Used at Property: xfinity

**w. Other** (e.g. Alarm System, Irrigation System, etc.) reolink video cameras present  
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  /   
03/31/26 11:48 AM EST dotloop Verified 03/16/26 9:17 AM EDT

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

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PROPERTY LOCATION: 48 Bradford Road, Sunapee, NH 03782

### 10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  
 Yes  No

b. ADDITIONAL COMMENTS:

1. ice shield installed on the kitchen side of house for future deck
2. Awning installed above front door in 2021
3. Refrigerator, microwave, oven, dishwasher, washer and dryer included
4. Electric water heater and propane heater cleaned and serviced 2/2026 by Links Heating LLC
5. Radon system serviced in 3/2026

### 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).

*Jonathan A. Main*  
dotloop verified  
03/31/26 11:49 AM EDT  
Z0N8-8FTO-RWH4-VUVE  
 SELLER DATE

*Deidre R. Landry*  
dotloop verified  
03/16/26 9:17 AM EDT  
PCHI-IY3L-3HDW-LAQU  
 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

*JAM* / *DR*  
03/31/26 11:49 AM EDT dotloop verified / 03/16/26 9:17 AM 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: 48 Bradford Road, Sunapee, NH 03782

### 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) 

 <small>03/17/26 12:39 PM EDT dotloop verified</small>
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 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.

<i>Jonathan A. Main</i>	dotloop verified 03/31/26 11:49 AM EDT 5RTA-J4YU-QV1C-HOML
Seller	Date

<i>Deidre R. Landry</i>	dotloop verified 03/16/26 9:17 AM EDT M2RJ-370O-FAGB-ACGI
Seller	Date

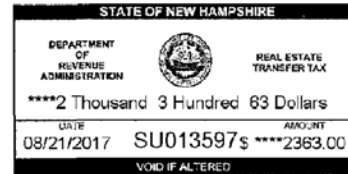
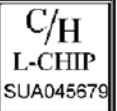
Purchaser	Date

Purchaser	Date

<i>Joshua Lizotte</i>	dotloop verified 03/17/26 12:39 PM EDT ZAC1-KG1B-TPYJ-D177
Agent	Date

Agent	Date

Jonathan A Main  
48 Bradford Rd  
Sunapee, NH 03782



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that we, MICHAEL J. WHITE and LAURIE A. HALLEN-WHITE, husband and wife, of Swampscott, Massachusetts, for consideration paid, grant to JONATHAN A. MAIN and DEIDRE R. LANDRY, both single individuals, whose present mailing address is PO Box 822, Henniker, New Hampshire 03242, with **WARRANTY COVENANTS** to the said Jonathan A. Main and Deidre R. Landry as joint tenants with rights of survivorship,

A certain tract or parcel of land, with any improvements thereon, situated in Sunapee, County of Sullivan and State of New Hampshire, bounded and described as follows:

West by highway leading from the Post Road, so-called, to the house now or formerly of Gideon Angell; North by land now or formerly of Hazen Crowell; East by said Crowell's land; South by highway leading from Newbury to Newport.

Meaning and intending to described and convey all and the same premises as were conveyed to MICHAEL J. WHITE and LAURIE A. HALLEN-WHITE by RAMONA BERMAN by warranty deed dated June 30, 2003, recorded in Volume 1380, Page 578 of the Sullivan County Registry of Deeds on June 30, 2003.

Signed this 18<sup>th</sup> day of August, 2017.

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Michael J. White

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Laurie A. Hallen-White

STATE OF NEW HAMPSHIRE

COUNTY OF Hillsborough

August 18<sup>th</sup>, 2017

Personally appeared Michael J. White and Laurie A. Hallen-White, 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,

*Robin A. Shargo*

Notary Public/  
Justice of the Peace



Unofficial Copy-For Town Use  
NHRSA 478:14-SCRD

(Please type or print name)  
My commission expires:

