

2149 Brook Road, Goshen

Offered at \$575,000

About This Home

Experience the best of the Sunapee Region with this 3-bedroom, 3-bathroom home set on over 6 acres of with beautiful views of Mount Sunapee and Croydon Mountain. Step inside to discover an open-concept floor plan where the kitchen and living area flow seamlessly together. The kitchen has been tastefully renovated with Shaker-style cabinets, quartz countertops, and stainless steel appliances. The main floor also features two bedrooms and a newly renovated full bathroom and a screened-in porch where you can relax and enjoy your surroundings or a great space for hosting gatherings. The finished lower level offers additional living space with a cozy wood stove and a versatile bonus room, perfect for a home office or extra storage. The newly renovated second level features a large primary bedroom with an ensuite 3/4 bathroom that includes a walk-in shower, and walk-in closet. From this level, enjoy all the views. Other newly completed updates include: paint throughout the house, new siding, a new roof, flooring and mini-splits recently installed.

Location Details

Located just minutes from Mount Sunapee Resort for skiing and winter activities, and close to Lake Sunapee State Beach for summer fun. Don't miss nearby Gunnison Lake, a local favorite for swimming, kayaking, picnicking, and hiking. The home is approximately 10 minutes from downtown Newport for shopping, dining, healthcare, and amenities, 45 minutes from Concord, and just 1.5 hours from Boston. This property offers the perfect blend of privacy, natural beauty, and access to year-round recreation!



3 Bedrooms



3 Bathrooms



Approx. 2,568 SF

Acres: 6.30 | Property Taxes: \$5,636 | Year Built: 1983



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1983
Architectural Style Raised Ranch
Color
Total Stories 3
Zoning Residential
Taxes TBD No
Tax Annual Amount \$5,636.84
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 6.30
Lot Size Square Feet 274,428
Common Land Acres
Garage No
Basement Yes
Basement Access Type Walkout
Activation Date 4/24/2026

Rooms Total 8
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 2
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,748
AGFinSrc Measured
Above Grade Unfinished Area 484
AGUnfinSrc Measured
Below Grade Finished Area 820
BGFinSrc Measured
Below Grade Unfinished Area 60
BGUnfinSrc Measured
Total Finished Area 2,568
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 177

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

Public Remarks Experience the best of the Sunapee Region with this 3-bedroom, 3-bathroom home set on over 6 acres of with beautiful views of Mount Sunapee and Crovdon Mountain. Step inside to discover an open-concept floor plan where the kitchen and living area flow seamlessly together. The kitchen has been tastefully renovated with Shaker-style cabinets, quartz countertops, and stainless steel appliances. The main floor also features two bedrooms and a newly renovated full bathroom and a screened-in porch where you can relax and enjoy your surroundings or a great space for hosting gatherings. The finished lower level offers additional living space with a cozy wood stove and a versatile bonus room, perfect for a home office or extra storage. The newly renovated second level features a large primary bedroom with an ensuite 3/4 bathroom that includes a walk-in shower, and walk-in closet. From this level, enjoy views in every direction. Located just minutes from Mount Sunapee Resort for skiing and winter activities, and close to Lake Sunapee State Beach for summer fun. Don't miss nearby Gunnison Lake, a local favorite for swimming, kayaking, picnicking, and hiking. The home is approximately 10 minutes from downtown Newport for shopping, dining, healthcare, and amenities. 45 minutes from Concord, and just 1.5 hours from Boston. This property offers the perfect blend of privacy, natural beauty, and access to year-round recreation! Other newly completed updates include: paint throughout the house, new siding, a new roof, flooring and mini-splits recently installed. *Showings begin at the open house on Friday, April 24th, from 4:00 - 6:00. Additional open house on Saturday, April, 25th, from 10:00 - 12:00.

Directions From Rt 103, turn onto Brook Road (near Suna Restaurant). Go approximately 1.3 miles, property will be on your right.

Kitchen 1 9'11" x 9'6" **Laundry Room** B 8'10" x 8'8"
Dining Room 1 9'11" x 8'9" **Bathroom Three** B 7'1" x 7'5"
Living Room 1 13'10" x 17'4" **Utility Room** B 7'6" x 7'4"
Sunroom 1 12' x 32'9"
Bedroom 1 11'7" x 12'7"
Bedroom 1 9'11" x 10'11"
Bathroom Full 1 9'11" x 7'2"
Primary 2 20'4" x 17'5"
Bathroom Three 2 9'11" x 9'8"
Family Room B 22' x 16'11"
Bedroom B 10'11" x 12'1"

Lot Features Country Setting, Level, Mountain View, Open, View
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Vinyl Plank
Exterior Features Barn, Garden Space, Screened Porch, Storage
Roof Metal, Architectural Shingle
Driveway Gravel

Exclusions
Right of First Refusal

Map 412
Block 000
Lot 012
SPAN Number
Property ID

Interior Features Ceiling Fan, Dining Area, Kitchen/Living, Natural Light, Natural Woodwork
Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer
Other Equipment Smoke Detector, Wood Stove
Utilities Propane
Heating Propane, Electric, Heat Pump, Hot Air, Wood Stove, Mini Split
Electric 100 Amp Service, Circuit Breaker(s)
Cooling Mini Split
Water Source Drilled Well, Private
Sewer Concrete, Leach Field, Private, Septic

Fuel Company
Electric Company Eversource
Water Company
Cable Company Fidium Fiber Optic
Phone Company
Internet Service Provider

DeedRecTy Warranty
Deed Book 2196
Deed Page 638
Covenants Unknown
Seasonal Unknown
PlanUrbDev

SchDistrict Choice
SchElem Choice
SchMiddle Choice
SchHigh Choice

Fees - Condo - Mobile

Condo Fees
Fee
Fee 2
Fee 3

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

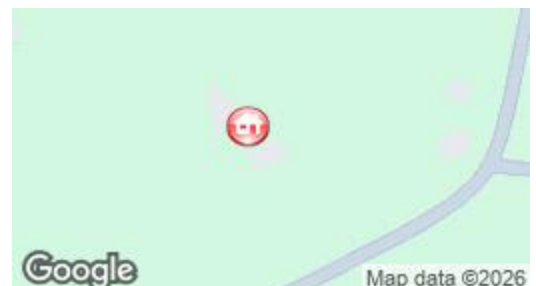
ParkName
Mobile Co-Op
MobPKApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



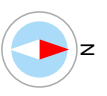
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2149 Brook Rd, Goshen, NH

Main Floor Finished Area 967.13 sq ft
Unfinished Area 427.20 sq ft



PREPARED: 2026/04/18

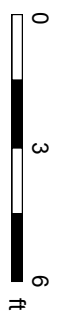
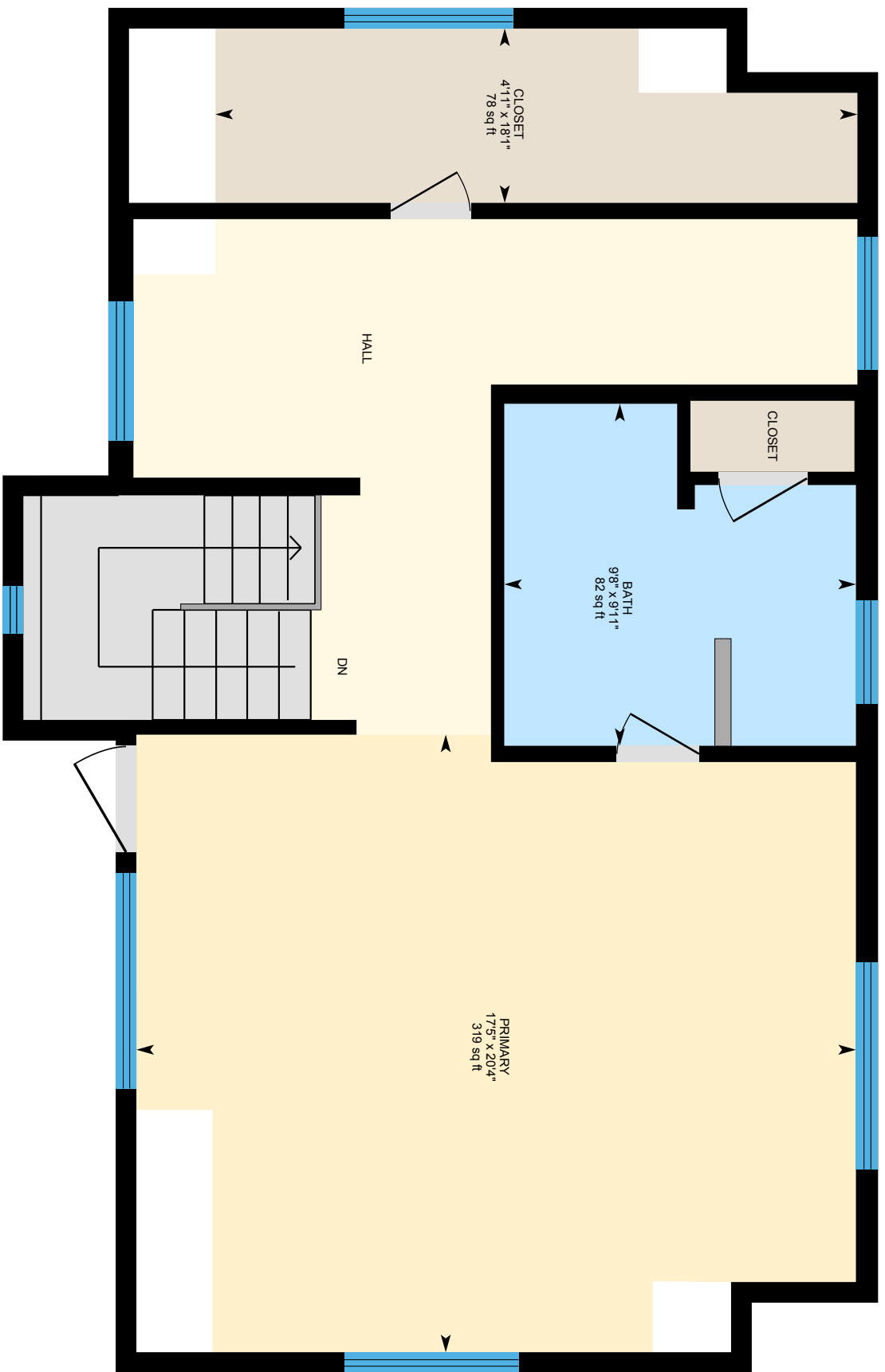


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2149 Brook Rd, Goshen, NH

2nd Floor Finished Area 781.79 sq ft
Unfinished Area 56.92 sq ft



PREPARED: 2026/04/18



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.



2149 Brook Rd, Goshen, NH

Lower Level (Below Grade) Finished Area 820.82 sq ft
Unfinished Area 60.89 sq ft



PREPARED: 2026/04/18



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: 2149 Brook Road, SPE, LLC

2. PROPERTY LOCATION: 2149 Brook Road, Goshen, NH 03752

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

4. SELLER: has has not occupied the property for years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. INSTALLATION: Location: in the rear of the property behind the house
Installed By: Unknown Date of Installation: Unknown
What is the source of your information? public records

c. USE: Number of persons currently using the system: 4
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
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.
Are you aware of any test results 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?
COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

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

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Front right corner of the yard Location Unknown. Date of Installation: Unknown
Date of Last Servicing: 10/2025 Name of Company Servicing Tank: Local cant remember
Have you experienced any malfunctions? Yes No
COMMENTS: It has been pumped and cleaned out in March of 2023, & precautionarily pumped again in October of 2025

SELLER(S) INITIALS SKM /

BUYER(S) INITIALS /

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: Front right corner of the yard if facing the house Size: _____ Unknown
Date of installation of leach field: Unknown Installed By: Unknown
Have you experienced any malfunctions? Yes No
Comments: It has been inspected and maintained regularly to prevent any issues. It is functioning properly at this time

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: Summer of 2022 upon our purchase of the house
Comments: Everything passed inspection test just fine, and we have kept up with keeping it pumped out
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

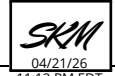

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	roll/baton insulati	unknown	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input 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)? _____
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 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: Public record says built in 1983, & these building materials were not commonly used in 1983
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: _____

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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: I don't believe it can be further subdivided

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 / Rural

i. Heating System Age: Aprx 5 yr Type: FHA Fuel: Propane Tank Location: 2 Tanks, rear of house

Owner of Tank: Whoever has their company decal on the tank is the owner

Annual Fuel Consumption: Unknown Price: _____ Gallons: Says on the tanks

Date system was last serviced and by whom? 2023

Secondary Heat Systems: Electric Heat Pumps / Mini splits. Also, the original baseboard electric heat is still in for back up

Comments: _____

j. Roof Age: 2023 Type of Roof Covering: 35 year architectural sh asphalt shingle and Metal roof

Moisture or leakage: NONE

Comments: _____

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04/21/26

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PROPERTY LOCATION: 2149 Brook Road, Goshen, NH 03752

- k. **Foundation/Basement** Full Partial Other: _____ Type: Finished living area
Moisture or leakage: Unknown
Comments: _____
- l. **Chimney(s)** How Many? one Lined? clay lining Last Cleaned: _____ Problems? clay liner crackd
Comments: _____
- m. **Plumbing** Type: Mix of copper and PVC and PEX Age: Misc.
Comments: _____
- n. **Domestic Hot Water** Age: Approx 5 years Type: Unknown Gallons: Unknown
- o. **Electrical System** # of Amps 100 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: Electric Mini Split Age: 2023 Date Last Serviced and by whom: Team Mechanical
Comments: _____
- 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: I believe tenant had FIOS installed in the front living room wall area
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) None
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.

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04/21/26
14:13 PM EDT
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PROPERTY LOCATION: 2149 Brook Road, Goshen, NH 03752

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Lots of cosmetic updates in 2023, Fresh paint job through out the entire house, painting all ceilings, walls and trim. Installed brand new white shaker kitchen cabinets, new Quartz Countertops, all new stainless steel appliances. Put down Luxury vinyl plank flooring through the entire house, installed new Mini Split system for efficient cooling and heating, and all new bathroom vanities and toilets etc. New vinyl siding on the entire exterior of the house, including coil wrapping the trim. New roof on the house,...consisting of both 35 year asphalt architectural shingles and metal roofing on the top floor, over the Master bedroom / en-suite. Newly installed drainage culvert pipe in driveway, & Re-freshed ALL driveway grading with lots of new gravel. Also had driveway rolled and packed down,....that work was done in Summer of 2025.

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).

Sam Katz, Member
SELLER
dotloop verified
04/21/26 11:12 PM EDT
4N3H-G4BI-X8I9-OPBI
DATE

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 *SKM* /
04/21/26 11:12 PM EDT
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BUYER(S) INITIALS / /

Book:2196 Page: 638

**E Doc # 2203191
Book 2196 Page 638**

**05/31/2022 12:49:34 PM
Page 1 of 2**

After Recording Return To:
2149 Brook Road SPE, LLC
P.O. Box 3691
Nashua, NH 03061

**Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA072316 25.00
TRANS TAX SU020722 4,950.00**

TS \$4,950.00

WARRANTY DEED

Benjamin Bailey and Faith Bailey, husband and wife, with an address of 735 Washington Road, Goshen, NH 03752, for consideration paid, grant to **2149 Brook Road SPE, LLC**, a New Hampshire Limited Liability Company, with an address of P.O. Box 3691, Nashua, NH 03061, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situate in Goshen, County of Sullivan, State of New Hampshire, bounded and described as follows:

Containing 6.3 acres, more or less, and being shown as Parcel 4 on a plan entitled "Deerling Land Company, Inc." recorded at the Sullivan County Registry of Deeds in Pocket 6, Folder 2, No. 6 of Planfile 2.

Subject to any and all matters as shown on a plan at Pocket 6, Folder 2, No. 6 of Planfile 2.

This parcel is conveyed subject to protective covenants appearing on said Plan as follows:

1. Mobile homes shall not be permitted on the premises.
2. No further subdivision is permitted.

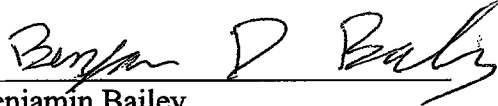
This parcel is conveyed subject to set-back requirements of the Town of Goshen in effect at the date of said Plan, which are shown on said Plan.

Subject to and together with the benefit of a driveway access location 50 feet in width at the Southwest corner of the premises which is for the benefit of the owners of Parcel 4 and Parcel 3 as shown on said Plan.

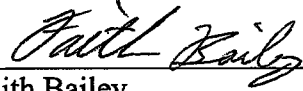
Grantor's title recorded on April 7, 2017 in the Sullivan County Registry of Deeds at Book 2004, Page 206.

Under the pains and penalties of perjury, we, the Grantors named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth, and state that there are no other persons or person entitled to any homestead rights.

In Witness Whereof we, the said, Benjamin Bailey and Faith Bailey, husband and wife, hereunto set my hands and seals this 31st day of May, 2022.



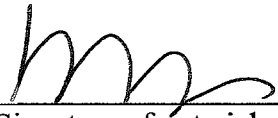
Benjamin Bailey



Faith Bailey

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this 31st day of May, 2022, by Benjamin Bailey and Faith Bailey.



Signature of notarial officer
Title and Rank

