



55 Bright Slope Way, Grantham

Offered at \$650,000

About This Home

Beautiful 3-bedroom, 2.5-bathroom home in the sought-after Eastman community, offering comfortable living and access to exceptional amenities. The living room features cathedral ceilings and a wood fireplace, with an adjacent sunroom perfect for relaxing and enjoying the peaceful surroundings. The kitchen showcases beautiful white cabinetry, quartz countertops, and stainless steel appliances, while the separate dining room provides space for sit-down meals. The first floor is designed for convenient single-level living, with a primary bedroom that includes a walk-in closet and an ensuite bathroom with a tiled walk-in shower. Also on this level there is a half bathroom and an office. The newly renovated second level offers two additional bedrooms, one with a large walk-in closet, and also a full bathroom. The partially finished lower level provides versatile space for a game room or workout area, plus plenty of storage. Outside, enjoy a 2-car attached garage, a patio for grilling or sitting by the fire pit, and a cleared, level backyard with room for gardens. The home also features beautiful new vinyl siding, a new roof and a whole house generator.

Location Details

Eastman offers an active lifestyle with a golf course, tennis and pickleball courts, beaches, and 36 miles of trails for hiking and exploring. The location is close to I-89, just 30 minutes to Dartmouth Health and the Upper Valley for shopping, dining, and entertainment. Enjoy year-round outdoor activities including golfing at Eastman Golf Links, swimming at the outdoor pool, skiing at Ragged Mountain Resort or Mount Sunapee Resort, and boating on Lake Sunapee. 15 minutes to New London for more local dining, shops, health care, summer theater and necessities, and under 2 hours to Boston.



3 Bedrooms



2.5 Bathrooms



Approx. 2,150 SF

Monthly Fee: \$353 | Property Taxes: \$8,663 | Year Built: 1980



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1980
Architectural Style Cape, Contemporary
Color Blue
Total Stories 2
Zoning RR1
Taxes TBD No
Tax Annual Amount \$8,663.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 1.79
Lot Size Square Feet 77,972
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 5/1/2026

Rooms Total 11
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,150
AGFinSrc Measured
Above Grade Unfinished Area 771
AGUnfinSrc Measured
Below Grade Finished Area 376
BGFinSrc Measured
Below Grade Unfinished Area 804
BGUnfinSrc Measured
Total Finished Area 2,526
Footprint
Road Frontage Yes
Road Frontage Type Association, Paved
Road Frontage Length 170

Waterfront Property
Water Body Access Yes
Water Body Name Eastman Pond
Water Body Type Pond
Water Access Details Beach Access
WaterFRit
Water Body Restrictions Unknown
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 Beautiful 3-bedroom, 2.5-bathroom home in the sought-after Eastman community, offering comfortable living and access to exceptional amenities. The living room features cathedral ceilings and a wood fireplace, with an adjacent sunroom perfect for relaxing and enjoying the peaceful surroundings. The kitchen showcases beautiful white cabinetry, quartz countertops, and stainless steel appliances, while the separate dining room provides space for sit-down meals. The first floor is designed for convenient single-level living, with a primary bedroom that includes a walk-in closet and an ensuite bathroom with a tiled walk-in shower. Also on this level there is a half bathroom and an office. The newly renovated second level offers two additional bedrooms, one with a large walk-in closet, and also a full bathroom. The partially finished lower level provides versatile space for a game room or workout area, plus plenty of storage. Outside, enjoy a 2-car attached garage, a patio for grilling or sitting by the fire pit, and a cleared, level backyard with room for gardens. The home also features beautiful new vinyl siding, a new roof and a whole house generator. Eastman offers an active lifestyle with a golf course, tennis and pickleball courts, beaches, and 36 miles of trails for hiking and exploring. The location is close to I-89, just 30 minutes to Dartmouth Health and the Upper Valley for shopping, dining, and entertainment. Enjoy year-round outdoor activities including golfing at Eastman Golf Links, swimming at the outdoor pool, skiing at Raquette Mountain Resort or Mount Sunapee Resort, and boating on Lake Sunapee. 15 minutes to New London for more local dining, shops, health care, summer theater and necessities, and under 2 hours to Boston. *Showings begin at the open house on Friday, May 1st, from 4:00 - 6:00, and an additional open house on Saturday, May 2nd, from 11:00 - 1:00.

Directions From 89 - take Exit 13 and turn onto Route 10 towards Eastman. Turn Right on Eastman Road. Stay left on Eastman Road until a slight Right on Road Round the Lake. Follow Road Round the Lake until you get to the 2nd entrance for Bright Slope Way on your Right. #55 will be on your Right. GPS works.

Kitchen 1 11'2" x 14'11" **Bedroom** 2 11'3" x 12'5"
Dining Room 1 13'1" x 12'2" **Bathroom Full** 2 7'6" x 8'6"
Living Room 1 19'5" x 17'11" **Rec Room** B 16'11" x 23'5"
Primary BR 1 12'5" x 16'4"
Bathroom Three 1 6'7" x 9'3"
Bedroom 1 9'1" x 11'
Sunroom 1 10'7" x 17'10"
Bathroom Half 1 5'9" x 4'3"
Laundry Room 1 11'7" x 10'4"
Foyer 1 9'10" x 5'6"
Bedroom 2 12'7" x 11'11"

Map 215
Block 000
Lot 134
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 2017
Deed Page 259
Covenants Yes
Seasonal No
PlanUrbDev

SchDistrict Grantham Sch District SAU # 75
SchElem Grantham Village School
SchMiddle Lebanon Middle School
SchHigh Lebanon High School

Fees - Condo - Mobile

Condo Fees
Fee \$353.00
 Monthly
 Recreation
Fee 2 \$7,000.00
 One-Time
 Buy In Fee
Fee 3

Lot Features Beach Access, Country Setting, Landscaped, Level, Sloping, Trail /Near Trail, Wooded, Near Country Club, Near Golf Course
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Carpet, Hardwood, Tile
Exterior Features Deck, Garden Space, Outbuilding, Patio, Playground, Porch, Screened Porch, Shed, Tennis Court, Beach Access
Roof Asphalt Shingle
Driveway Paved

Association Amenities Clubhouse, Exercise Facility, Playground, Beach Access, Indoor Pool, Sauna, Tennis Court, Pickleball
Interior Features Central Vacuum, Cathedral Ceiling, Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Laundry Hook-ups, Primary BR w/ BA, Natural Woodwork, Walk-in Closet, 1st Floor Laundry
Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, Water Heater
Other Equipment Smoke Detector, Standby Generator
Utilities Propane
Heating Propane, Forced Air, Hot Air
Electric Circuit Breaker(s)
Cooling None
Water Source Community, Public
Sewer Concrete, Private, Septic

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

Exclusions
 Right of First Refusal

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

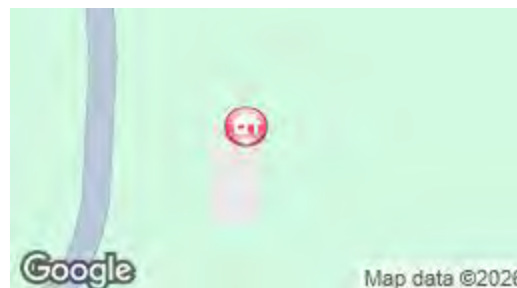
Fuel Company Irving
Electric Company Eversource
Water Company Village Dist. of Eastman
Cable Company
Phone Company
Internet Service Provider Comcast/xfinity

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.

55 Bright Slope Way, Grantham, NH

Main Floor Finished Area 1482.88 sq ft
Unfinished Area 709.87 sq ft

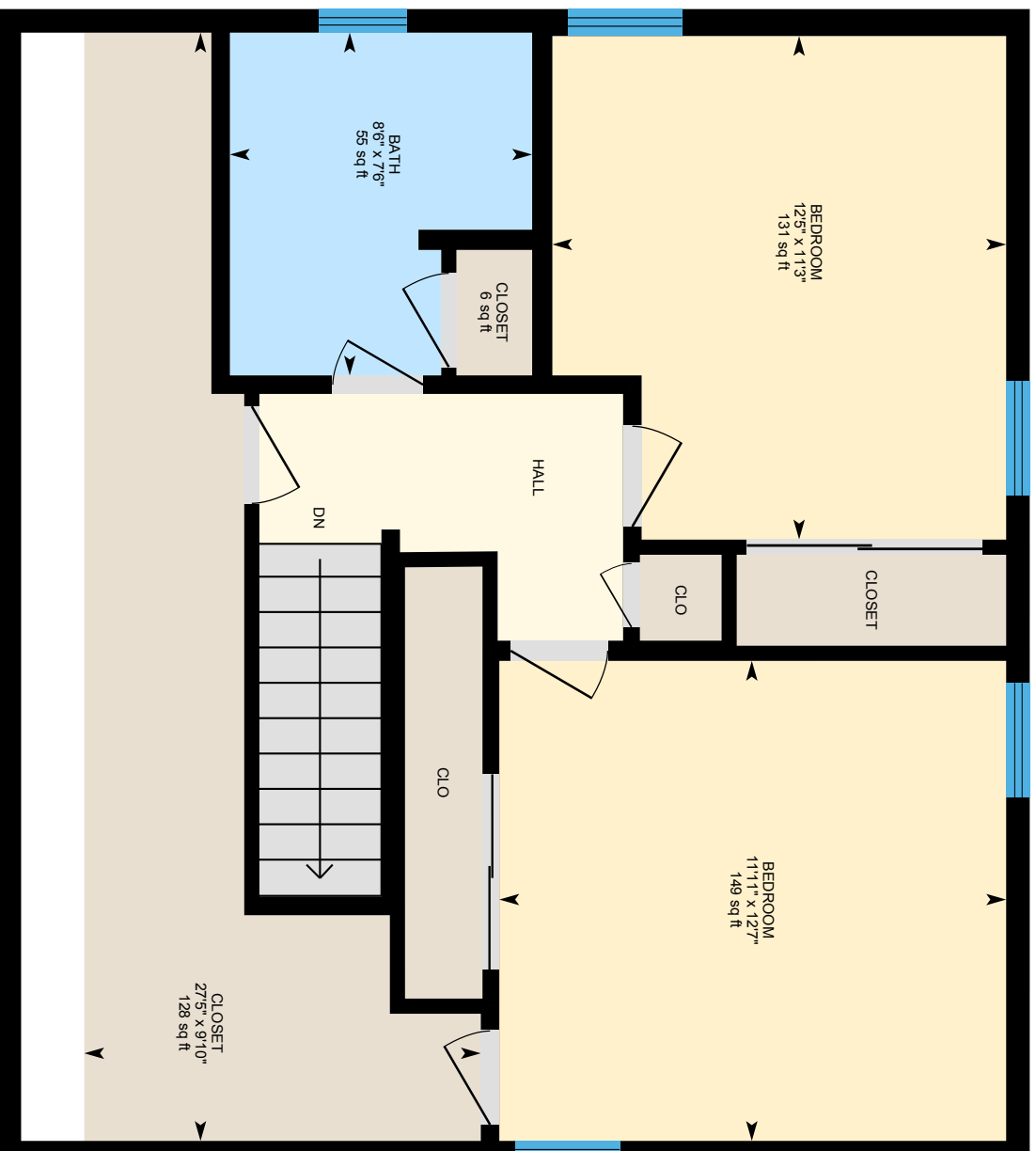


PREPARED: 2026/04/27



55 Bright Slope Way, Grantham, NH

2nd Floor Finished Area 667.80 sq ft
Unfinished Area 61.33 sq ft

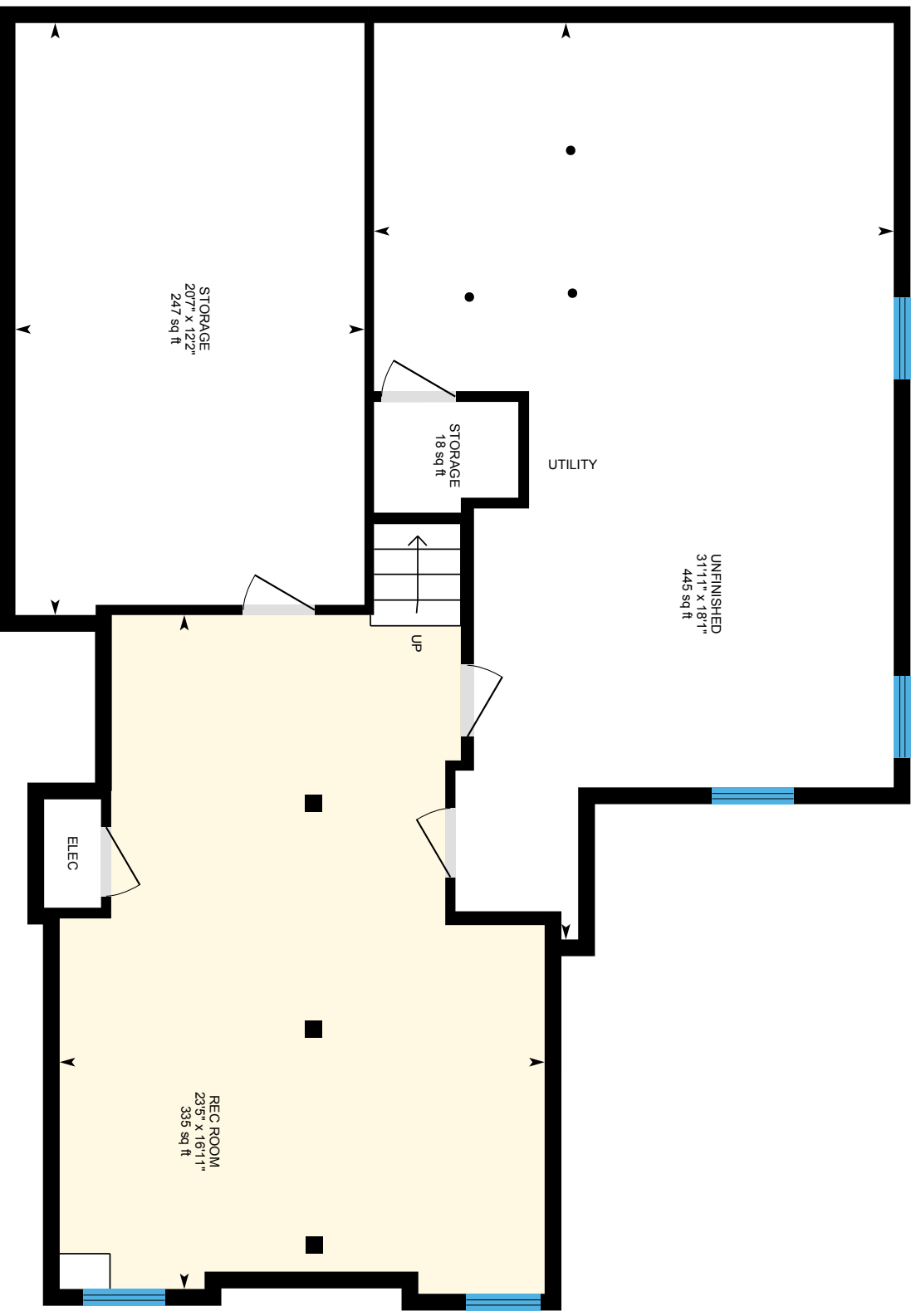


PREPARED: 2026/04/27



55 Bright Slope Way, Grantham, NH

Lower Level (Below Grade) Finished Area 376.68 sq ft
Unfinished Area 804.86 sq ft



PREPARED: 2026/04/27



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: Julie C. Spencer

2. PROPERTY LOCATION: 55 Bright Slope Way, Grantham, NH 03753

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

4. SELLER: has has not occupied the property for 8.5 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: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 2
 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 2025
 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:

Water was tested for lead when new system installed. Negative results

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: Approx 40 feet back of house Location Unknown. Date of Installation: _____
 Date of Last Servicing: 6/2023 Name of Company Servicing Tank: Stearns Septic
 Have you experienced any malfunctions? Yes No
 COMMENTS: _____

SELLER(S) INITIALS JCS / _____

BUYER(S) INITIALS _____ / _____

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 55 Bright Slope Way, Grantham, NH 03753

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: _____ Size: _____ 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 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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass batting		<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass batting		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foam board		<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass batting		<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: _____
 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 *JS* /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 55 Bright Slope Way, Grantham, NH 03753

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: Association fees
What is your source of information? Eastman Community Association

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: 20 yrs Type: forced hot air Fuel: Propane Tank Location: side of house

Owner of Tank: IRVING ENERGY
Annual Fuel Consumption: 1100 gals Price: \$ 2794 Gallons: 1100
Date system was last serviced and by whom? 6/2025 7/28/25 LAKE SUPERIOR SUNAPEE PLUMBING & HEATING
Secondary Heat Systems: _____
Comments: _____

j. Roof Age: 4 months Type of Roof Covering: asphalt shingles

Moisture or leakage: None
Comments: _____

SELLER(S) INITIALS

JS /

BUYER(S) INITIALS

/

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 55 Bright Slope Way, Grantham, NH 03753

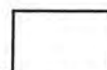
- k. **Foundation/Basement** Full Partial Other: _____ Type: _____
Moisture or leakage: None
Comments: _____
- l. **Chimney(s)** How Many? 2 Lined? YES Last Cleaned: _____ Problems? No
Comments: Fireplace wasn't been used since it was cleaned
- m. **Plumbing** Type: _____ Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 8 yrs Type: Propane Gallons: 50
- o. **Electrical System** # of Amps _____ 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: Carpenter ants
Comments: Treated and no further sign
- 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: _____ 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: 10/2025
If Portable: Included Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: Comcast / 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

 / 

BUYER(S) INITIALS

 / 

Compliments of



HUDKINS LAW & TITLE

REAL ESTATE

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****4 Thousand 0 Hundred 50 Dollars	
DATE	AMOUNT
08/31/2017	SU013648s ****4050.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, ARTHUR S. FINE, unmarried, for consideration paid, grant to JULIE C. SPENCER, whose present mailing address is 125 West Shore Road, Alburgh, Vermont 05440, with **WARRANTY COVENANTS**,

A parcel of land with any improvements thereon, located in Grantham, County of Sullivan and State of New Hampshire, and shown as Lot 24 on a plan entitled "Plan of Land in Grantham, N.H. Eastman/Bright Slopes Section 1", dated April 6, 1972 by Hayes Engineering, Inc. and recorded in the Sullivan County Registry of Deeds in Planfile 1, Pocket 10, Folder 1, Number 7.

The property hereby conveyed is conveyed subject to and with the benefit of the covenants and restrictions contained in a Declaration of Covenants and Restrictions dated July 27, 1971, filed by Controlled Environment Corporation in the Sullivan County Registry of Deeds, Volume 498, Page 121, and contained or referred to in a supplementary Declaration of Covenants and Restrictions dated May 3, 1972 and recorded in said Registry in Volume 509, Page 167, which covenants and restrictions shall run with the land hereby conveyed. The property hereby conveyed is conveyed subject to the easements and water rights reserved to Controlled Environment Corporation by the aforesaid Declarations and the conveyance does not include any rights denied to Lots by the terms of such Declarations.

If the Lot hereby conveyed is shown on the aforesaid plan as bounded by any Association Land, Special Place Reserved Land, lake, pond, stream or road, the fee title to the Lot shall not extend beyond the edge of, or include any part of, such Association Land, Special Place Reserved Land, lake, pond, stream or road, the fee title to such property being reserved to Controlled Environment Corporation.

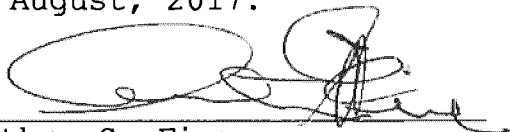
Also hereby conveyed to the Grantee is the right, in common with others, to pass and repass over all roads constructed by Controlled Environment Corporation as part of the Eastman Development, subject however to the right of Controlled Environment Corporation to relocate roads and to dedicate them to the public.

Excepting and reserving the Open Space Grant as shown on the plan recorded in Pocket 10, Folder 1, Number 7 of Planfile 1.

Meaning and intending to describe and convey all and the same premises as were conveyed to ARTHUR S. FINE and SUSAN B. FINE by REGINA E. TATE and WILLIAM J. TATE, III, AS CO-EXECUTORS OF THE ESTATE OF EMILY TATE RUDOLPH by fiduciary deed dated June 17, 2010, recorded in Volume 1772, Page 731 of the Sullivan County Registry of Deeds. The said Susan B. Fine died July 30, 2012 leaving the said Arthur S. Fine as sole owner of said premises as surviving joint tenant.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

Signed this 24th day of August, 2017.

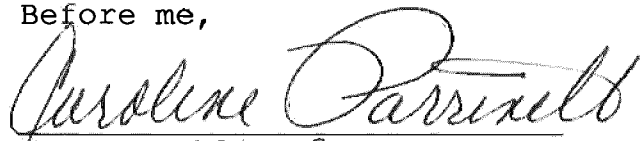

Arthur S. Fine

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, SS.

August 24, 2017

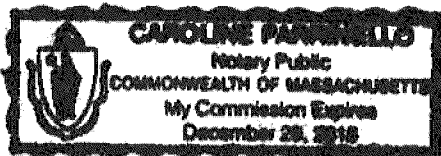
Personally appeared Arthur S. Fine, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

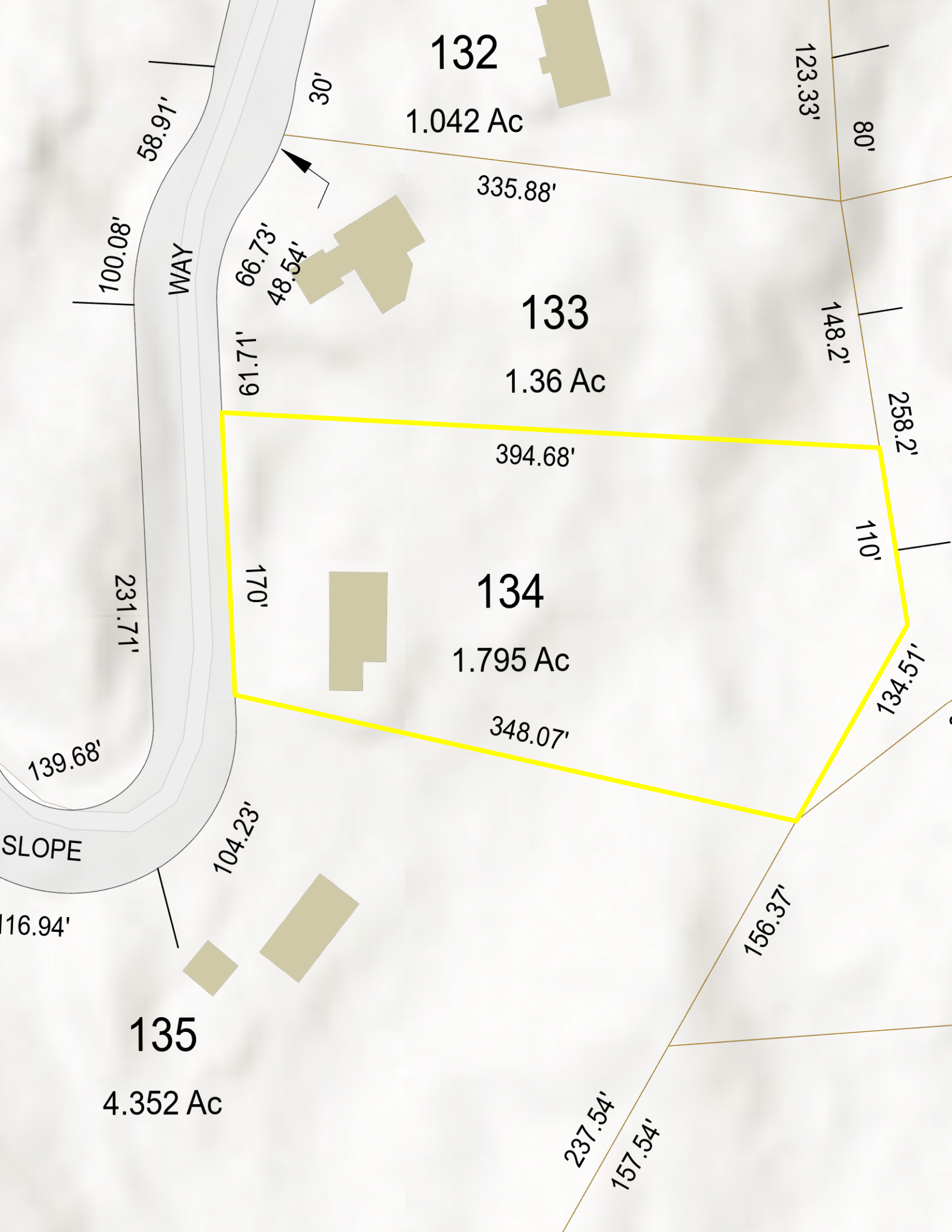
Before me,



Notary Public
Caroline Parrinello
(Please type or print name)

My commission expires: 12-28-2018





132

1.042 Ac

123.33'

80'

30'

335.88'

133

1.36 Ac

148.2'

258.2'

394.68'

66.73'

48.54'

61.71'

110'

134

1.795 Ac

134.51'

348.07'

170'

104.23'

156.37'

135

4.352 Ac

237.54'

157.54'

100.08'

58.91'

WAY

231.71'

139.68'

SLOPE

116.94'