



# 32 Cricenti Lane, New London

Offered at \$625,000

## About This Home

Great opportunity for a 4-bedroom, 3-bathroom home on .32 acres in the heart of New London at Fenwood, offering convenience and comfort in a prime location. Enter into a well thought out open-concept floor plan where the living room with a gas stove flows seamlessly into the dining room and kitchen. The kitchen features a breakfast nook for casual meals and everyday dining. Off the living room, a comfortable sunporch provides a peaceful retreat for relaxing in the evenings. The first level offers convenient living with a primary bedroom and ensuite bathroom, plus an additional bedroom and 3/4 bathroom. The finished lower level expands your living space with a second living area, or could also be used as a recreation room, two more bedrooms, a 3/4 bathroom, and laundry. The location is unbeatable, just minutes from New London's downtown with local dining, shopping, coffee shops, summer theater, healthcare facilities, and all your everyday essentials. Association fees cover snow removal and landscaping for worry-free living.

## Location Details

Close to local golf courses, hiking trails, Mount Sunapee Resort, and Lake Sunapee for year-round recreation. Just 30 minutes from Dartmouth Health and the Upper Valley for additional dining and shopping options, and 1 hour and 45 minutes to Boston. This home at Fenwood offers the perfect combination of space, convenience, and easy access to everything New London and the Lake Sunapee region have to offer!



4 Bedrooms



3 Bathrooms



Approx. 2,186 SF

Monthly Fee: \$275 | Property Taxes: \$6,837 | Year Built: 1996



Virtual Tour URL Unbranded 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1996  
**Architectural Style** Ranch  
**Color**  
**Total Stories** 1  
**Zoning** R2 - Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$6,837.86  
**Tax Year** 2025  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.32  
**Lot Size Square Feet** 13,939  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Walkout  
**Activation Date** 5/2/2026

**Rooms Total** 11  
**Bedrooms Total** 4  
**Bathrooms Total** 3  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 2  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,292  
**AGFinSrc** Measured  
**Above Grade Unfinished Area** 628  
**AGUnfinSrc** Measured  
**Below Grade Finished Area** 894  
**BGFinSrc** Measured  
**Below Grade Unfinished Area** 339  
**BGUnfinSrc** Measured  
**Total Finished Area** 2,186  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Association, Paved  
**Road Frontage Length** 165

**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** Great opportunity for a 4-bedroom, 3-bathroom home on .32 acres in the heart of New London at Fenwood. offering convenience and comfort in a prime location. Enter into a well thought out open-concept floor plan where the living room with a gas stove flows seamlessly into the dining room and kitchen. The kitchen features a breakfast nook for casual meals and everyday dining. Off the living room, a comfortable sunporch provides a peaceful retreat for relaxing in the evenings. The first level offers convenient living with a primary bedroom and ensuite bathroom, plus an additional bedroom and 3/4 bathroom. The finished lower level expands your living space with a second living area, or could also be used as a recreation room, two more bedrooms, a 3/4 bathroom, and laundry. The location is unbeatable, just minutes from New London's downtown with local dining, shopping, coffee shops, summer theater, healthcare facilities, and all your everyday essentials. Association fees cover snow removal and landscaping for worry-free living. Close to local golf courses, hiking trails, Mount Sunapee Resort, and Lake Sunapee for year-round recreation. Just 30 minutes from Dartmouth Health and the Upper Valley for additional dining and shopping options, and 1 hour and 45 minutes to Boston. This home at Fenwood offers the perfect combination of space, convenience, and easy access to everything New London and the Lake Sunapee region have to offer! \*Showings begin at the open house on Saturday, May 2nd, from 10:00 - 12:00.

**Directions** From Newport Road, turn onto Fenwood Drive, then turn right onto Cricenti Lane, house will be on the right.

**Kitchen** 1 9'6" x 8'11"  
**Breakfast Nook** 1 6'11" x 7'4"  
**Dining Room** 1 14'1" x 12'6"  
**Living Room** 1 17'2" x 15'4"  
**Sunroom** 1 9'11" x 11'2"  
**Primary BR** 1 23'3" x 10'11"  
**Bathroom Full** 1 7'8" x 6'9"  
**Bedroom** 1 9'6" x 14'6"  
**Bathroom Three** 1 9'5" x 5'2"  
**Rec Room** B 14'1" x 16'11"  
**Bedroom** B 13'5" x 11'9"

**Lot Features** Landscaped, Level, Sloping  
**Construction Materials** Wood Frame  
**Foundation Details** Concrete  
**Flooring** Carpet, Softwood, Tile  
**Exterior Features** Enclosed Porch  
**Roof** Asphalt Shingle  
**Driveway** Paved

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

**Map** 58  
**Block** 00  
**Lot** 20  
**SPAN Number**  
**Property ID**

**Interior Features** Dining Area, Gas Fireplace, 1 Fireplace, Hearth, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Natural Woodwork, Walk-in Closet, Basement Laundry  
**Appliances** Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, Water Heater  
**Other Equipment** Smoke Detector, Gas Stove  
**Utilities** Propane  
**Heating** Propane, Hot Air, Gas Stove, Gas Fireplace  
**Electric** Circuit Breaker(s)  
**Cooling** Central AC  
**Water Source** Public  
**Sewer** Public

**Fuel Company**  
**Electric Company**  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**DeedRecTy** Warranty  
**Deed Book** 3461  
**Deed Page** 2112  
**Covenants** No  
**Seasonal** No  
**PlanUrbDev**

**SchDistrict** Kearsarge Sch Dst SAU #65  
**SchElem** Kearsarge Elem New London  
**SchMiddle** Kearsarge Regional Middle Sch  
**SchHigh** Kearsarge Regional HS

**Fees - Condo - Mobile**

**Condo Fees**  
**Fee** \$275.00  
 Monthly  
 Landscaping, Plowing  
**Fee 2**  
**Fee 3**

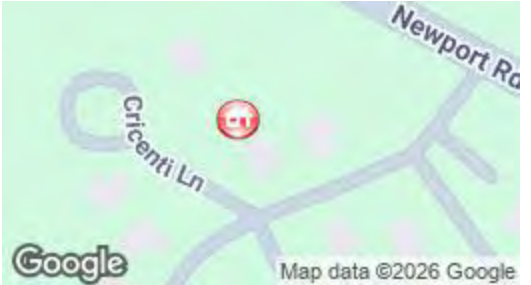
**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**SpecAssmt**

**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



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.

# 32 Cricenti Ln, New London, NH

Main Floor Finished Area 1292.32 sq ft  
Unfinished Area 628.82 sq ft



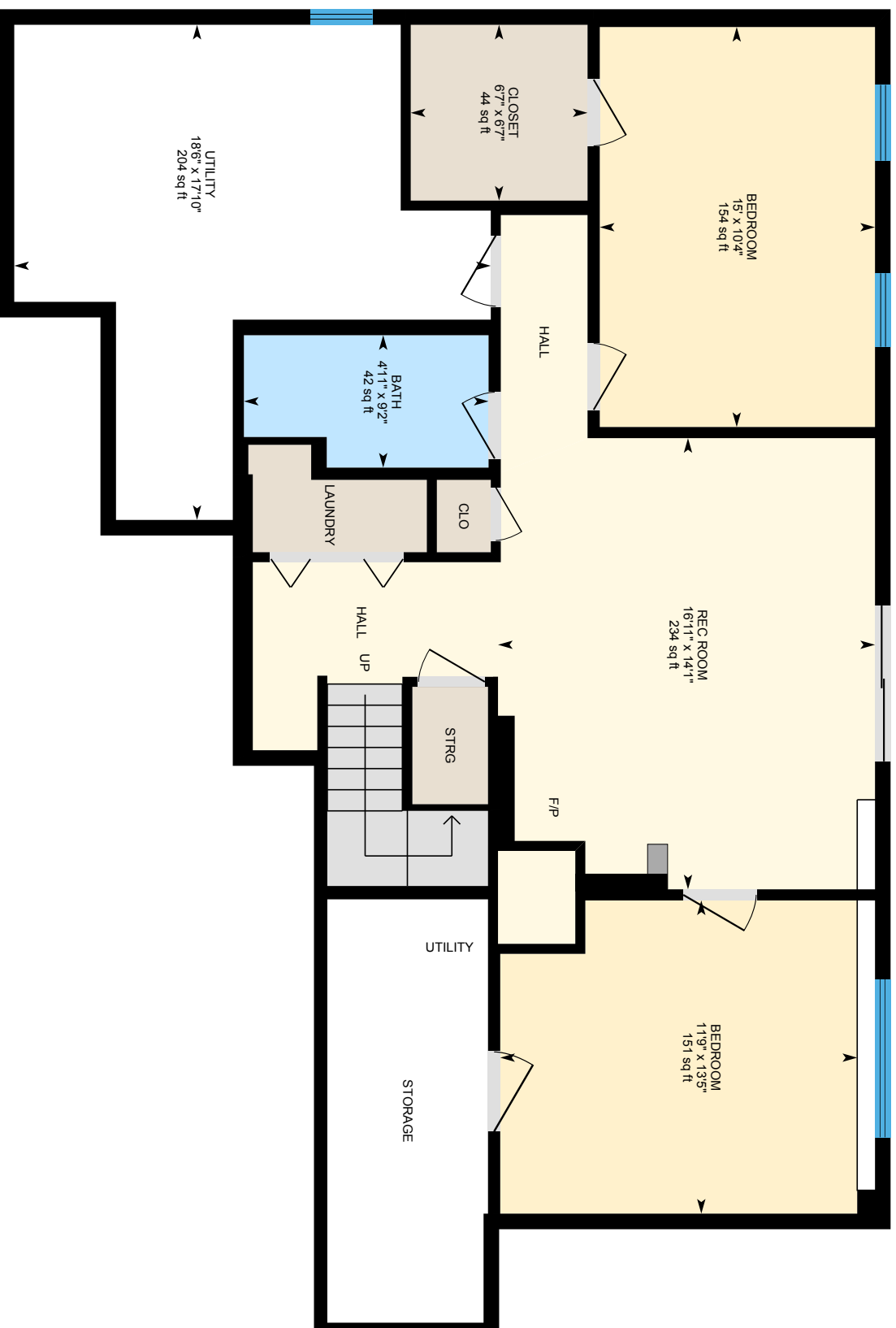
PREPARED: 2026/04/24



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.

# 32 Cricenti Ln, New London, NH

Lower Level (Below Grade) Finished Area 894.24 sq ft  
Unfinished Area 339.31 sq ft



PREPARED: 2026/04/24

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:** The Mary Ann Krueger 2014 Revocable Trust

2. **PROPERTY LOCATION:** 32 Cricenti Lane, New London, NH 03257

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

4. **SELLER:**  has  has not occupied the property for 15 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: 0  
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: \_\_\_\_\_  Location Unknown. Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
COMMENTS:

SELLER(S) INITIALS

MAK / Lul

BUYER(S) INITIALS

\_\_\_\_\_ / \_\_\_\_\_

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Cricenti Lane, New London, NH 03257

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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: \_\_\_\_\_  
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  /   
04/29/26 8:46 AM EDT / 04/29/26 2:32 PM EDT

BUYER(S) INITIALS  / 

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 32 Cricenti Lane, New London, NH 03257

**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: HOA fees

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: \_\_\_\_\_ Type: \_\_\_\_\_ Fuel: Propane Tank Location: \_\_\_\_\_

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? March 2026

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

**j. Roof** Age: 7 years Type of Roof Covering: Asphalt

Moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS

AK / Lml  
04/29/26 04/29/26

BUYER(S) INITIALS

\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_\_

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Cricenti Lane, New London, NH 03257

k. **Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_

Moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

l. **Chimney(s)** How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_

Comments: \_\_\_\_\_

m. **Plumbing** Type: \_\_\_\_\_ Age: \_\_\_\_\_

Comments: \_\_\_\_\_

n. **Domestic Hot Water** Age: Replacing Type: \_\_\_\_\_ Gallons: \_\_\_\_\_

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: \_\_\_\_\_

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: central air 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: \_\_\_\_\_

If Portable:  Included  Negotiable

Comments: \_\_\_\_\_

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

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

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 32 Cricenti Lane, New London, NH 03257

### 10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

### ACKNOWLEDGEMENTS:

**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

*Lori Krueger, Trustee*  
SELLER  
dotloop verified  
04/29/26 8:46 AM EDT  
S15M-IDH0-KWSJ-YNQY  
DATE

*Lisa LeBlanc, Trustee*  
SELLER  
dotloop verified  
04/29/26 2:32 PM EDT  
Q89H-J5J0-IAWS-CG84  
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

*LLK* | *Lml*  
04/29/26 8:46 AM EDT | 04/29/26 2:32 PM EDT  
dotloop verified | dotloop verified

BUYER(S) INITIALS

\_\_\_\_\_|\_\_\_\_\_

PROPERTY DISCLOSURE RIDER  
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS  
(To be used in conjunction with Property Disclosure - Residential)  
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: The Mary Ann Krueger 2014 Revocable Trust  
32 Cricenti Lane, New London, NH 03257
- 2. Association Name (if applicable): Fenwood
- 3. Property Manager/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

- 4. GENERAL AND LEGAL
  - a. Are there any Association or Corporation approvals required for transfer of Ownership?  Yes  No  Unknown
  - b. Is there a time share operation existing at Property?  Yes  No  Unknown
  - c. Is there a vacation rental operation or other organized rental program at Property?  Yes  No  Unknown
  - d. Are you aware of any rental, use or age restrictions?  Yes  No  Unknown
  - e. Number of allocated parking spaces available for this unit: 2
  - f. Are you aware of any pending or existing litigation?  Yes  No If Yes, please explain: \_\_\_\_\_
  - g. Are the minutes of the Condominium Association annual meeting available?  Yes  No  Unknown
  - h. Are there any pet policies? Restrictions:  Yes  No Dogs/Cats Allowed:  Yes  No

- 5. MASTER INSURANCE POLICY
  - a. Name of Company: USAA insurance
  - b. Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

- 6. FINANCIAL
    - a. Monthly maintenance fee(s): \$275.00
    - b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
    - c. Are there any additional fees? If so, please specify: \_\_\_\_\_
    - d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

7. 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.

*Lori Krueger, Trustee*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
03/27/26 4:58 PM EDT  
MVIW-DTXR-ZSJH-RUTX

*Lisa L. Blane, Trustee*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
03/27/26 6:03 PM EDT  
EYQO-AVGC-UTY7-VLJ5

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 AND OTHER ADVISORS.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

See ✓

MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

3019-DEED 058-021-000 11/14

Town of New London, NH

Deed Information

Map & Lot # 058-021

Sale Price \$                     

Month & Year 11/14

1849  
2012  
25-

40.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, **MARY ANN KRUEGER**, an un-remarried widow, of New London, New Hampshire, for consideration paid, **grant to MARY ANN KRUEGER, TRUSTEE OF THE MARY ANN KRUEGER 2014 REVOCABLE TRUST**, whose address is **32 Cricenti Lane, New London, New Hampshire 03257**, with **WARRANTY** covenants, the following described premises:

A certain tract or parcel of land, together with any improvements thereon, located in the Town of New London, County of Merrimack, State of New Hampshire, and shown as Lot 21 on a plan of land entitled "Subdivision and Lot Plan, Fenwood, New London, NH," prepared by SFC Engineering Partnership, Inc., dated February 5, 1995, revised February 21, 1993 (sic), and recorded in the Merrimack County Registry of Deeds as Plan No. 13248 (the "Plan"), which parcel is more particularly described as follows:

Beginning at an iron pipe in the northerly sideline of a proposed road off Newport Road at the southeasterly corner of Lot 20 as shown on the Plan and the southwesterly corner of the herein described premises;

Thence N. 31° 45' 16" E along said Lot 20 a distance of 164.12 feet, more or less, to an iron pipe at the northerly corner of Lot 22 as shown on the Plan, the northeasterly corner of said Lot 20 and land now or formerly of Fenwood Homeowners' Association;

Thence S 20° 55' 13" E along said Lot 22 a distance of 180.51 feet, more or less, to an iron pipe at the southwesterly corner of said Lot 22 and the northerly sideline of another proposed road as shown on the Plan;

Thence S. 69° 26' 04" W along said proposed road a distance of 66.97 feet, more or less, to a point;

Thence along said proposed road on a curve to the right having a radius of 5.00 fee a distance of 5.98 feet, more or less, to a point, being the northwesterly corner of the intersection of two proposed roads;

✓

Said Lot 21 contains 14,104 square feet, more or less.

Thence along the aforesaid proposed road on a curve to the left having a radius of 175.00 feet a distance of 98.56 feet, more or less, to an iron pipe and the point of beginning.

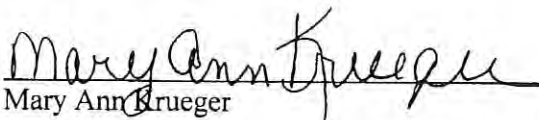
The above described conveyance is SUBJECT TO the following:

1. Twenty-five (25) foot sewer easement running across the westerly side of said Lot and the covenant running with the land that no permanent structures shall be erected within the easement area shown on the plan except with the prior written consent of the easement holder.
2. Covenant of Monetta Properties, Inc. Relating to Release of Town of New London, New Hampshire-Springfield Water System Precinct and New London Sewer Commission from Furnishing certain facilities in Proposed Subdivision of Land, New London, New Hampshire, dated April 11, 1995 and recorded in the Merrimack County Registry of Deeds at Book 1985, Page 404; and
3. Covenant of Monetta Properties, Inc. Relating to Release of Town of New London from Furnishing Certain Facilities in Proposed Subdivision of Land, New London, New Hampshire, dated April 11, 1995 and recorded in the Merrimack County Registry of Deeds at Book 1985, Page 406.

The above-described conveyance further is made SUBJECT TO, and WITH THE BENEFIT OF, the Declaration of Covenants, Conditions and Restrictions of Fenwood Subdivision by the Grantor, dated April 11, 1995 and recorded in the Merrimack County Registry of Deeds at Book 1985, Page 411 (the "Declaration"). By accepting this deed, the Grantee acknowledges the Grantee's membership in the Fenwood Homeowner's Association created pursuant to the Declaration, which membership may not be severed from the title to the above-described premises. The benefits and obligations of the Declaration shall run with the land and be binding upon, and inure to the benefit of, the Grantee and Grantee's heirs, representatives, successors and assigns. *This conveyance constitutes minimum transfer tax only.*

Being all and the same premises conveyed by Kathryn S. Walker to Mary Ann Krueger, by deed dated February 24, 2009 and recorded in Vol. 3113, Page 1146 of the Merrimack County Registry of Deeds.

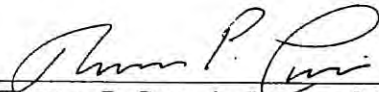
Dated this 12<sup>th</sup> day of November, 2014.

  
Mary Ann Krueger

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of November,  
2014, by **Mary Ann Krueger**.

Before me,

  
\_\_\_\_\_  
Thomas P. Connair, Justice of the Peace  
My Commission Expires: 07/28/2015

MICRD

