



## 249 Bay Point Road, Newbury

Offered at \$3,450,000

### About This Home

Experience Lake Sunapee living at its finest with this 3-bedroom, 2-bathroom waterfront home offering the ultimate four-season retreat. Step inside to an open-concept layout with high cathedral ceilings and a beautiful gable window that frames stunning lake views. The dining area also overlooks the water, creating the perfect setting to enjoy meals while watching boats go by. The bright kitchen features a breakfast bar for casual dining and stainless steel appliances and granite counters, with access to a cozy sunporch, ideal for relaxing or enjoying summer meals. The first level also includes a bedroom and 3/4 bathroom, plus two separate lofts that provide additional sleeping space for guests. The finished lower level has a primary bedroom with spectacular lake views, a full bathroom, and an office. A separate studio gives versatile space for a recreation room, art studio, or creative retreat, and a detached garage at the entrance of the property provides convenient storage with an EV charging station.

### Location Details

The true beauty of this property lies at the water's edge. The boathouse has space to store your boat, sunbathe on the deck, or gather around a fire pit in the evenings. Launch your boat onto one of New Hampshire's cleanest lakes for a leisurely cruise, fishing, or a refreshing swim on hot summer days. Lake Sunapee spans three towns, covers 4,085 acres with a maximum depth of 112 feet, and features 11 islands and three lighthouses. Just minutes from Sunapee Harbor for dining, shopping, and local events. In the winter, Mount Sunapee Resort is moments away for skiing and snowboarding. The location offers easy access to local golf courses, scenic walking trails off Bay Point Road, restaurants, breweries, and much more. Concord is just 45 minutes away for additional dining, shopping, and entertainment options. This is more than a home, it's a lifestyle on one of New Hampshire's most beautiful lakes!



3 Bedrooms



2 Bathrooms



Approx. 1,817 SF

Waterfront: 80' | Acres: 0.40 | Property Taxes: \$22,019 | Year Built: 1968



Virtual Tour URL Unbranded 1

**County** NH-Merrimack  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 1968  
**Architectural Style** Contemporary, Modern Architecture  
**Color** Chocolate  
**Total Stories** 1.5  
**Zoning** Residential  
**Taxes TBD** No  
**Tax Annual Amount** \$22,019.00  
**Tax Year** 2025  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 0.40  
**Lot Size Square Feet** 17,424  
**Common Land Acres**  
**Garage** Yes  
**Basement** Yes  
**Basement Access Type** Walkout  
**Activation Date**

**Rooms Total** 11  
**Bedrooms Total** 3  
**Bathrooms Total** 2  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,161  
**AGFinSrc** Measured  
**Above Grade Unfinished Area** 291  
**AGUnfinSrc** Measured  
**Below Grade Finished Area** 656  
**BGFinSrc** Measured  
**Below Grade Unfinished Area** 0  
**BGUnfinSrc** Public Records  
**Total Finished Area** 1,817  
**Footprint**  
**Road Frontage** Yes  
**Road Frontage Type** Paved, Public  
**Road Frontage Length** 70

**Waterfront Property** Yes  
**Water Body Access** Yes  
**Water Body Name** Lake Sunapee  
**Water Body Type** Lake  
**Water Access Details** Deep Water Access, Dock Access  
**WaterFrRit** Exclusively Owned  
**Water Body Restrictions** Yes  
**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 Lake Sunapee living at its finest with this 3-bedroom, 2-bathroom waterfront home offering the ultimate four-season retreat. Step inside to an open-concept layout with high cathedral ceilings and a beautiful gable window that frames stunning lake views. The dining area also overlooks the water, creating the perfect setting to enjoy meals while watching boats go by. The bright kitchen features a breakfast bar for casual dining and stainless steel appliances and granite counters, with access to a cozy sun porch, ideal for relaxing or enjoying summer meals. The first level also includes a bedroom and 3/4 bathroom, plus two separate lofts that provide additional sleeping space for guests. The finished lower level has a primary bedroom with spectacular lake views, a full bathroom, and an office. A separate studio gives versatile space for a recreation room, art studio, or creative retreat, and a detached garage at the entrance of the property provides convenient storage with an EV charging station. The true beauty of this property lies at the water's edge. The boathouse has space to store your boat, sunbathe on the deck, or gather around a fire pit in the evenings. Launch your boat onto one of New Hampshire's cleanest lakes for a leisurely cruise, fishing, or a refreshing swim on hot summer days. Lake Sunapee spans three towns, covers 4,085 acres with a maximum depth of 112 feet, and features 11 islands and three lighthouses. Just minutes from Sunapee Harbor for dining, shopping, and local events. In the winter, Mount Sunapee Resort is moments away for skiing and snowboarding. The location offers easy access to local golf courses, scenic walking trails off Bay Point Road, restaurants, breweries, and much more. Concord is just 45 minutes away for additional dining, shopping, and entertainment options. This is more than a home, it's a lifestyle on one of New Hampshire's most beautiful lakes!

**Directions** From the Mount Sunapee Traffic Circle on 103 - take the Beach Access Road towards the state beach. Turn Left onto Bay Point Road. #249 will be 1.2 miles on your right.

<b>Kitchen</b>	1	11'4" x 11'7"	<b>Studio</b>	1	14'8" x 18'10"
<b>Living Room</b>	1	24'6" x 24'4"	<b>Studio</b>	2	15'3" x 19'5"
<b>Bedroom</b>	1	9'6" x 14'11"			
<b>Bathroom Three</b>	1	6'4" x 8'			
<b>Sunroom</b>	1	8'5" x 9'5"			
<b>Foyer</b>	1				
<b>Loft</b>	2	12' x 19'1"			
<b>Loft</b>	2	15'11" x			
<b>Primary</b>	B	18'3" x 19'4"			
<b>Office/Study</b>	B	9'3" x 9'			
<b>Bathroom Full</b>	B	5'3" x 7'2"			

**Map** 006  
**Block** 084  
**Lot** 269  
**SPAN Number**  
**Property ID**

**DeedRecTy** Fiduciary  
**Deed Book** 3771  
**Deed Page** 548  
**Covenants** No  
**Seasonal** No  
**PlanUrbDev**

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

**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**

**Lot Features** Country Setting, Deep Water Access, Lake Access, Lake Frontage, Lake View, Lakes, Landscaped, Sloping, Trail/Near Trail, View, Water View, Waterfront, Near Paths, Near Skiing, Near Snowmobile Trails  
**Construction Materials** Wood Frame, Wood Exterior  
**Foundation Details** Concrete  
**Flooring** Carpet, Ceramic Tile, Wood  
**Exterior Features** Boat Slip/Dock, Balcony, Barn, Boat House, Deck, Garden Space, Outbuilding, Porch, Covered Porch, Enclosed Porch, Screened Porch, Private Dock, Storage  
**Roof** Shingle  
**Driveway** Paved

**Interior Features** Cathedral Ceiling, Gas Fireplace, Wood Fireplace, 1 Fireplace, Laundry Hook-ups, Natural Light, Basement Laundry  
**Appliances** Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Water Heater  
**Other Equipment** Irrigation System, Security System  
**Utilities** Propane  
**Heating** Propane, Baseboard, Electric, Forced Air, Hot Air, Mini Split, Gas Fireplace  
**Electric** 100 Amp Service, Circuit Breaker(s)  
**Cooling** Mini Split  
**Water Source** Drilled Well, Private  
**Sewer** 1250 Gallon, Concrete, Leach Field, Private, Septic

**Fuel Company** Irving  
**Electric Company** Eversource  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider** TDS

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

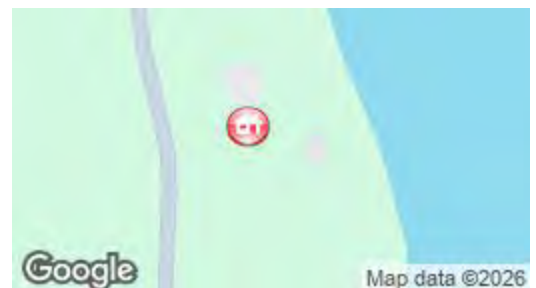
O'Halloran Group



listings@ohgrp.com

KW Coastal and Lakes & Mountains

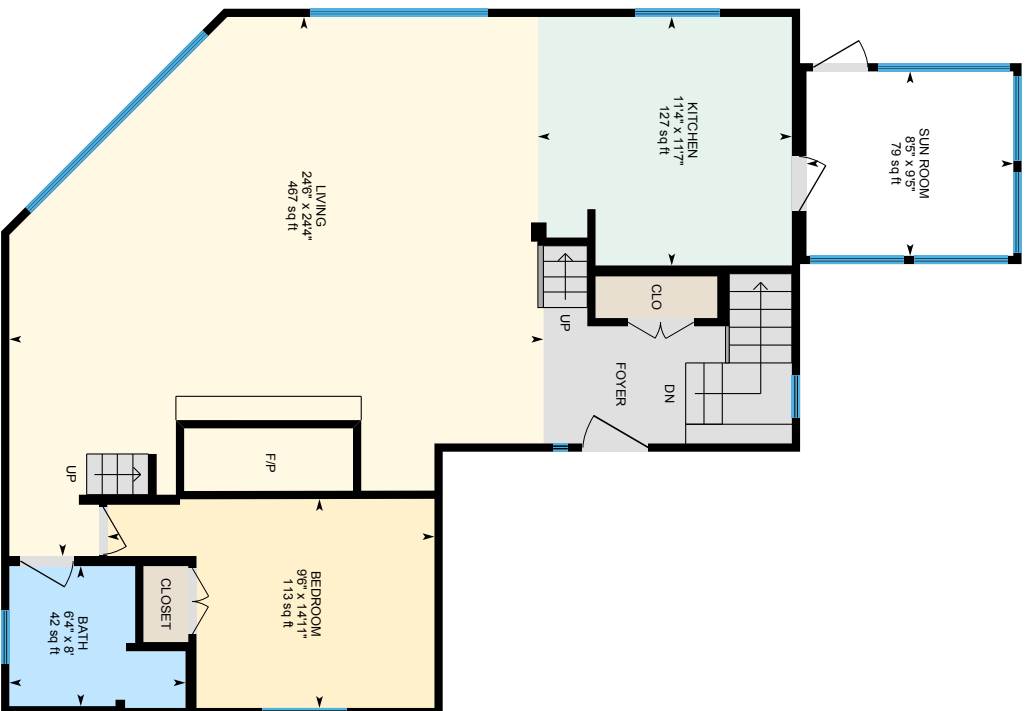
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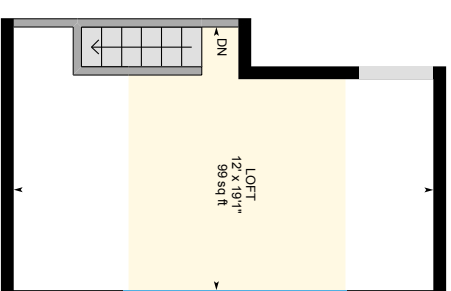
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# 249 Bay Point Rd, Newbury, NH

Main Building: Above Grade Finished Area 1161.28 sq ft



**Main Floor**  
Finished Area 900.97 sq ft



**2nd Floor - Loft 1**  
Finished Area 126.45 sq ft

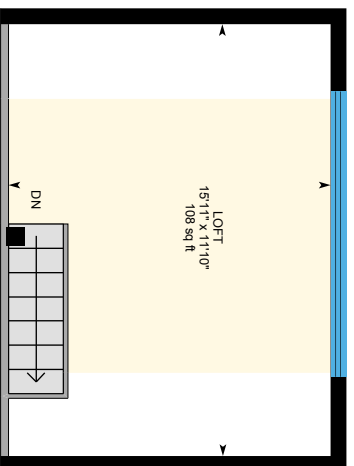


PREPARED: 2026/05/08

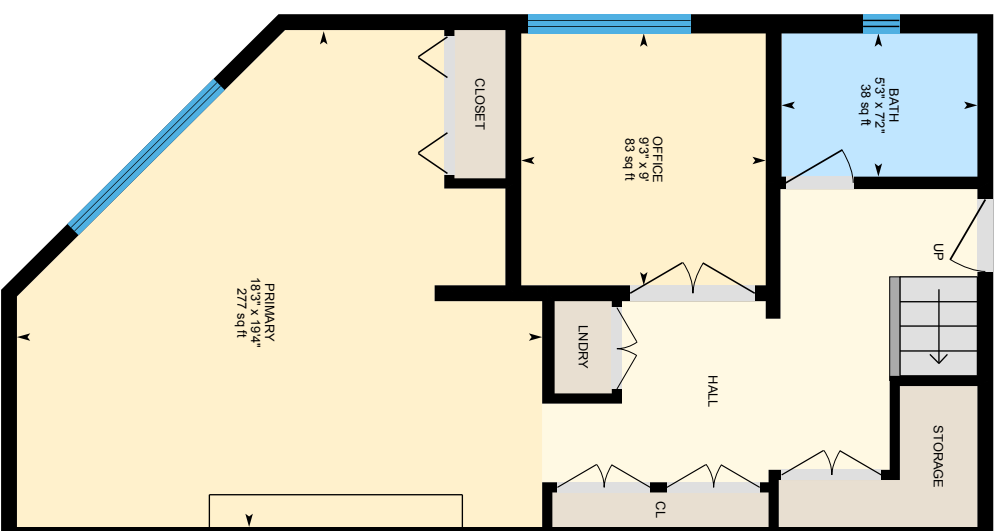
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 249 Bay Point Rd, Newbury, NH

Main Building: Above Grade Finished Area 1161.28 sq ft



**2nd Floor -Loft 2**  
Finished Area 133.85 sq ft



**Lower Level (Below Grade)**  
Finished Area 656.67 sq ft

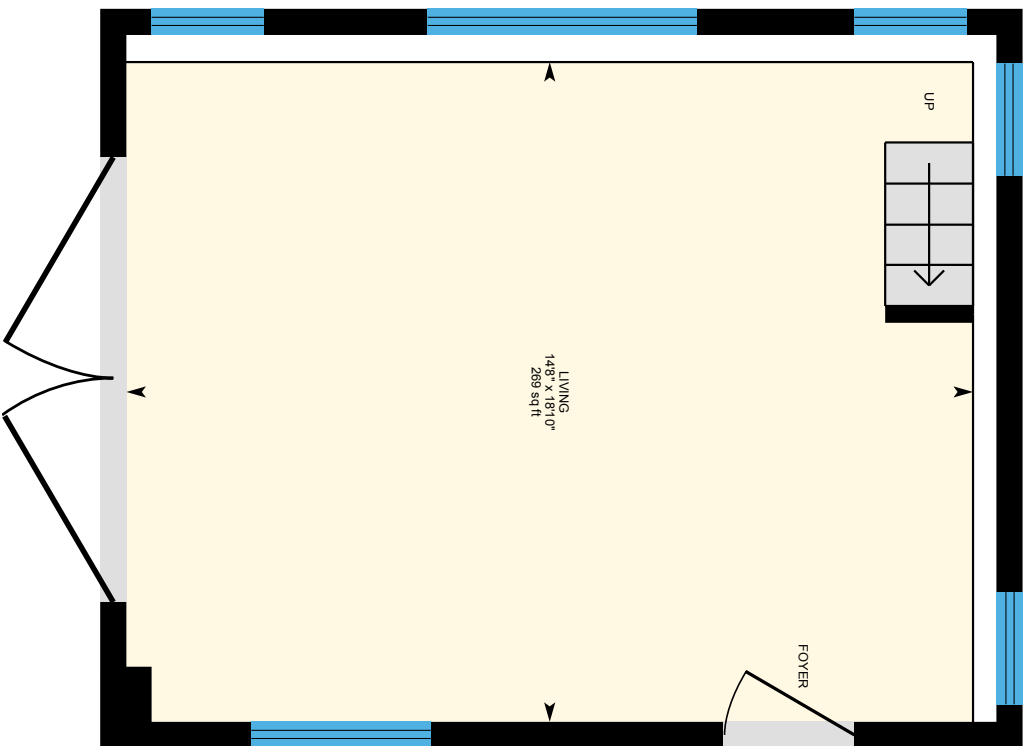


PREPARED: 2026/05/08

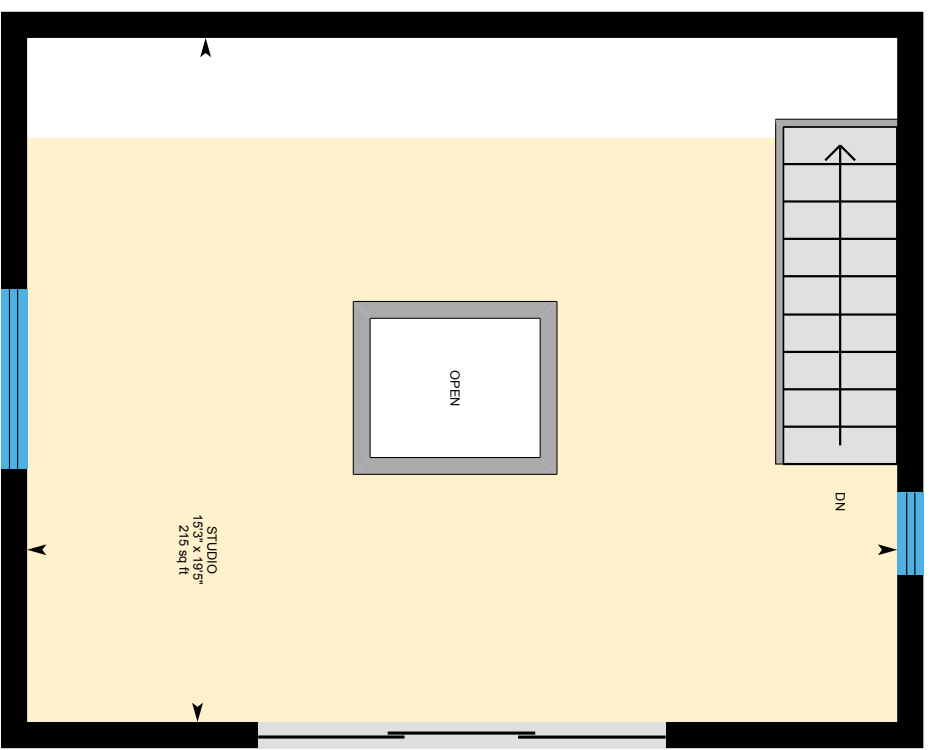
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 249 Bay Point Rd, Newbury, NH

Studio: Above Grade Finished Area 586.85 sq ft



Studio - Detached



Studio - 2nd Level

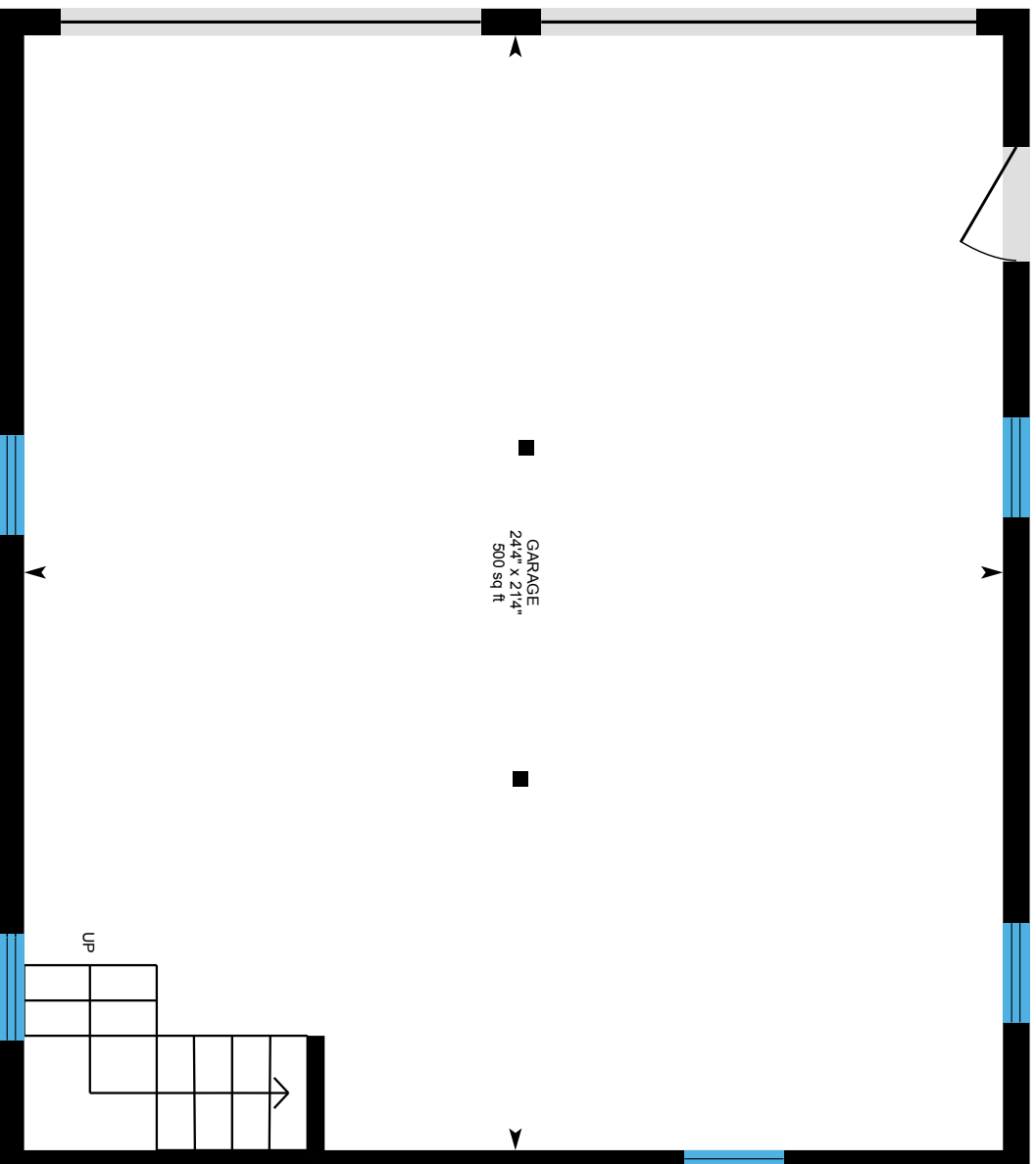


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2026/05/08

# 249 Bay Point Rd, Newbury, NH

Detached Garage Unfinished Area 575.34 sq ft



PREPARED: 2026/05/08



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.

# Recent Home Improvements and Updates

*Completed Since November 2021*

Since purchasing the home in November 2021, the property has been thoughtfully improved with updates that enhance comfort, efficiency, functionality, safety, and everyday enjoyment. The improvements include major systems, energy efficiency, interior updates, exterior upgrades, landscaping, waterfront enhancements, and smart home features.

## Exterior, Grounds & Curb Appeal

- Added granite steps from the side of the house down to the dock and boathouse
- Installed railing alongside the granite steps down to the dock
- Completed extensive landscaping with flowering plants designed to bloom across multiple seasons
- Removed 13 trees to open the property and enhance the view
- Expanded the driveway area for easier turnaround and improved access
- Installed ambient outdoor lighting at the house entry and along the path and steps down to the dock
- Added copper strips to the main house roof to help reduce moss and algae growth
- Completed roof improvements, including installation of a metal valley
- Updated the side porch with a new roof and cedar ceiling

## Waterfront & Boathouse Improvements

- Widened the boathouse bed to improve access and functionality
- Installed a new boathouse roof
- Added safety railings to the boathouse roof

## Major Systems, Water & Utilities

- Installed a new well
- Updated plumbing and installed a new pump
- Added a kitchen water filtration system
- Installed a radon water system
- Pumped the septic system in 2024
- Completed energy-saving improvements through NH Energy Saves, including beam sealing and insulation under the house

## Heating, Cooling & Energy Efficiency

- Installed mini-split systems in the living room and main-level bedroom
- Added Ecobee smart thermostats, operable remotely
- Installed a gas fireplace
- Added a granite hearth
- Added fieldstone facing around the fireplace
- Installed a ChargePoint electric vehicle charger

## Interior Updates & Living Spaces

- Skim-coated and painted interior walls
- Created a lower-level home office with lake view
- Installed new carpeting on the stairs, lower level, and main-level bedroom

- Stained beams and painted the kitchen
- Created a kitchen bar to add casual seating and improve flow between the kitchen and living space
- Installed a wood kitchen counter to add warmth and character to the kitchen
- Added new lighting fixtures throughout the house
- Installed a new washer and dryer
- Added a new energy-efficient refrigerator with built-in water filtration for added convenience and improved everyday functionality

### **Bathroom Updates**

- Installed new bathroom vanities
- Installed new toilets

### **Security & Smart Home Features**

- Added new doors with electronic locks, operable remotely
- Installed a SimpliSafe alarm system

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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: Parker L. Chase and Celia W. Chase

2. PROPERTY LOCATION: 249 Bay Point Road, Newbury, NH 03255

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

4. SELLER:  has  has not occupied the property for 4.5 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: North of parking area  
Installed By: Lucas Well Date of Installation: 11/3/24  
What is the source of your information? Bob Lucas

c. USE: Number of persons currently using the system: 2-4  
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 10/25  
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: Well is 400 feet, produces 8 gallons per minute. Filtration system present, installed by Capital Well in 10/25

### 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 1200 Gal.  Unknown  Other \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: In front of house, extending under stair  Location Unknown. Date of Installation: Unknown  
Date of Last Servicing: 9/25 Name of Company Servicing Tank: Henniker Septic  
Have you experienced any malfunctions?  Yes  No  
COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS PLC / CWC BUYER(S) INITIALS \_\_\_\_\_

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## TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 249 Bay Point Road, Newbury, NH 03255

d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
IF YES, Location: In between art studio and the top parking area Size: 10'x35'  Unknown  
Date of installation of leach field: unknown Installed By: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: Had system inspected in 2021 and no problems reported

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

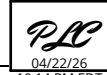
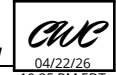
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass		<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass		<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  /   
10:14 PM EDT 10:35 PM EDT

BUYER(S) INITIALS  / 

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**PROPERTY LOCATION:** 249 Bay Point Road, Newbury, NH 03255

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

Has the property been tested?  Yes  No  Unknown  
If YES: Date: 11/19/25 By: Capital Well  
Results: <300 pCi/L. If applicable, what remedial steps were taken? Water treatment system  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No Comments: tests are after water treatment

**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: \_\_\_\_\_ Type: forced air Fuel: gas Tank Location: North side of art studio

Owner of Tank: Irving  
Annual Fuel Consumption: ~800 gallons Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
Date system was last serviced and by whom? \_\_\_\_\_  
Secondary Heat Systems: Two gas splits/gas fireplace/electric baseboard  
Comments: Forced air downstairs and the split upstairs heats the house well.

**j. Roof** Age: \_\_\_\_\_ Type of Roof Covering: composite shingle

Moisture or leakage: None  
Comments: \_\_\_\_\_

SELLER(S) INITIALS PLB / CWC  
04/22/26 04/22/26

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

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 249 Bay Point Road, Newbury, NH 03255

- k. Foundation/Basement [ ] Full [x] Partial [ ] Other: Type: raised perimeter cinder block
Moisture or leakage:
Comments:
l. Chimney(s) How Many? 1 Lined? Last Cleaned: Problems? none
Comments: Had gas fireplace installed in upstairs fireplace. We have not used the downstairs fireplace.
m. Plumbing Type: copper/Pex Age: various
Comments: All Plumbing in front crawl space (from both bathrooms and kitchen) updated May 2026
n. Domestic Hot Water Age: 5 years Type: free standing tank Gallons: 37
o. Electrical System # of Amps 100 [x] Circuit Breakers [ ] Fuses
Comments: Main electrical panel and sub panel in house replaced April 2026. New sub panel installed in boathouse in 2025
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 [x] No
If Yes, please explain:
q. Pest Infestation: Are you aware of any past or present pest infestations? [ ] Yes [x] No Type:
Comments:
r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [ ] Yes [x] No If YES, please explain:
s. Air Conditioning Type: split Age: 3 years Date Last Serviced and by whom:
Comments: 2 splits installed that provide heat and AC to main living area and second bedroom
t. Pool Age: NA Heated: [ ] Yes [ ] No Type: NA Last Date of Service:
By Whom:
u. Generator Portable: [x] Yes [ ] No Whole House: [ ] Yes [ ] No Kw/Size: Last Date of Service:
If Portable: [x] Included [ ] Negotiable
Comments: There is a generator in the garage but it has not been used on this property
v. Internet Type Currently Used at Property: TDS
w. Other (e.g. Alarm System, Irrigation System, etc.) Simplisafe system with camera/door locks/smoke alarms
Comments: Irrigation for landscaping on lakeside, exterior lighting for stairs, smart thermostats installed to control remotely

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 [Signature] [Signature]
04/22/26 04/22/26

BUYER(S) INITIALS [ ] [ ]

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 249 Bay Point Road, Newbury, NH 03255

### 10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Garage electrical has 240V outlet installed (2025) with dedicated 50 Amp circuit for EV charging.  
Boathouse roof replaced in fall 2025.  
Roof on side porch replaced fall 2025.  
Copper flashing installed on house fall 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).

*Parker L. Chase*  
SELLER  
dotloop verified  
04/22/26 10:14 PM EDT  
908D-DSJF-UYU4-LFRA  
DATE

*Celia W. Chase*  
SELLER  
dotloop verified  
04/22/26 10:35 PM EDT  
HKDM-NGSK-GPXG-H7U5  
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 *PLC* / *CWC*  
04/22/26 10:14 PM EDT dotloop verified / 04/22/26 10:35 PM 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: 249 Bay Point Road, Newbury, NH 03255

### 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) 

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 Purchaser has received copies of all information listed above.
- (d) 

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 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>04/23/26 6:32 AM EDT dotloop verified</small>
--

 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>Parker L. Chase</i>	<small>dotloop verified 04/22/26 10:14 PM EDT VOTZ-OJSU-ZE36-WBLD</small>
Seller	Date
Purchaser	Date
<i>Anne Marie Appel</i>	<small>dotloop verified 04/23/26 6:32 AM EDT T9XC-D5HS-1ACI-JNNN</small>
Agent	Date

<i>Celia W. Chase</i>	<small>dotloop verified 04/22/26 10:35 PM EDT LCSH-WTIM-YJV2-ZKSY</small>
Seller	Date
Purchaser	Date
Agent	Date

Cohen Closing & Title

**Please Record & Return to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Attention:** \_\_\_\_\_

**Recording Fee: \$32.50 (5 pages + \$4.50 for Electronic Recording)**  
**Transfer Tax: \$31,500.00**  
**LCHIP Surcharge Fee: \$25.00**

**THE ABOVE SPACE IS FOR THE EXCLUSIVE USE OF THE  
MERRIMACK COUNTY REGISTRY OF DEEDS  
(FOR PLACEMENT OF RECORDING & TRANSFER TAX INFORMATION)**

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**FIDUCIARY DEED**

FOR CONSIDERATION PAID in the amount of Two Million One Hundred Thousand and No/100 Dollars (\$2,100,000.00), I, David Schore (a/k/a Mark David Schore), having an address of P.O. Box 141, Old Westbury, New York 11568, as Successor Trustee of The Benjamin Schore 1990 Trust (a/k/a the Benjamin H. Schore 1990 Trust), a New Hampshire revocable trust dated January 12, 1990, as amended by (i) First Amendment dated May 1, 1992, (ii) Second Amendment dated March 24, 1998, (iii) Third Amendment dated May 17, 2002, (iv) Fourth Amendment dated January 16, 2004, (v) Fifth Amendment dated June 9, 2008, (vi) Sixth Amendment dated August 18, 2008, (vii) Seventh Amendment dated April 15, 2009, (viii) Eighth Amendment dated January 26, 2011, and (ix) Ninth Amendment dated November 14, 2012, which said trust became irrevocable upon the death of Benjamin Schore (a/k/a Benjamin H.



Schore) who died on August 12, 2020 in Etna, New Hampshire (for the Certificate of Death of Benjamin Schore (a/k/a Benjamin H. Schore) see The State of New Hampshire Judicial Branch – 2<sup>nd</sup> Circuit – Probate Division – Haverhill – Case No. 315-2020-ET-00492), grant to Parker L. Chase and Celia W. Chase, husband and wife, having an address of 6 Fisk Road, Concord, New Hampshire 03301, as joint tenants with rights of survivorship, the following:

Two (2) certain tracts or parcels of land, together with any buildings and improvements thereon, and appurtenances thereto, situated in the Town of Newbury, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Parcel I:

A certain tract or parcel of land with building and improvements thereon, situated in Brightwood, in the Town of Newbury, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at an iron pin set in the ground on the west shore of Lake Sunapee, the same being the southeast corner of the tract and the northeast corner of land of George R. Harris and Jane M. Harris, and the same being a point about eight hundred five (805) feet in a direct line southerly from a large rock known as "Split Rock"; thence northerly along the shore of said Lake seventy-five (75) feet to an iron pin set in a rock; thence North 80° West two hundred fifty (250) feet to an iron pin set in the ground on the east side of the Brightwood Road, so-called, now known as Bay Point Road; thence Southerly along the east side of the said road seventy-five (75) feet to an iron pin at the northwest corner of said Harris land; thence South 80° East two hundred fifty (250) feet along said Harris land to the point of beginning.

Reserving, however, if still applicable, unto Perley L. and Annie L. Kimball, their heirs and assigns, the right of way for a convenient walk or path, and granting a right of way for a convenient walk or path near the shore of said Lake across land conveyed by said Kimballs to Louisa M. and I. G. Colby, E. J. Rossiter, A. F. Winnewiser, and Mary E. Welch, and across land formerly of said Kimballs adjoining the within described tract of land on the north side.

Reserving and excepting a right of easement of Arnold R. and Elizabeth J. Erickson to park automobiles on the paved parking area on the easterly side of



said Road opposite said Erickson land, the said area being about fifteen (15) feet deep with about thirty (30) feet of frontage along the said Road. The said Ericksons may repair this area, but no buildings of any kind may be placed or erected thereon, and the owners of the said area assume no liability or obligation as to upkeep or maintenance. The said Ericksons shall also have the right to maintain and repair their septic system located under the said paved parking area, and shall maintain said system in a reasonable and proper manner. Reserving and excepting also a right or easement of said Ericksons to enter and maintain a water pipe through and across the first above described tract to Lake Sunapee, said water pipe to remain in its existing location and said right or easement to be exercised in a reasonable and proper manner at any time with said Ericksons doing no unnecessary damage and restoring the land to its original condition.

Meaning and intending to describe and convey the same premises conveyed to Benjamin Schore by deed of Leonard Turner and E. Lorraine Turner dated October 12, 1972 and recorded in the Merrimack County Registry of Deeds Book 1148, Page 0094.

Parcel II:

A certain tract or parcel of land with the buildings thereon, situated in Brightwood, Town of Newbury, County of Merrimack, State of New Hampshire, bounded and described as follows, to wit:

Beginning at a stake and stones situated on the westerly line of the Brightwood Road, so-called, twenty-five and three-tenths (25.3) feet southerly from an angle in said road opposite the southwesterly corner of land formerly of William E. Gilbert; thence westerly fifty (50) feet to a stake and stones at the northwesterly corner of the tract hereby conveyed; thence southerly fifty (50) feet to a stake and stones; thence easterly fifty (50) feet to a stake and stones on the westerly line of said Brightwood Road; thence northerly on line of said road fifty (50) feet to the place of beginning. Being a rectangular, equilateral parcel of land containing 2,500 square feet.

Conveying also a right or easement to park automobiles on the paved parking area on the easterly side of Brightwood Road opposite the above described tract, the said area being about fifteen (15) feet deep with about thirty (30) feet of frontage along the said road. Grantees may repair this area, but no buildings of any kind may be placed or erected thereon, and Grantors, Leonard Turner and Norman L. Turner, assume no liability or obligation as to upkeep or maintenance. Grantees shall also have the right to maintain and repair their septic system located under the said paved parking area, and shall maintain said system in a reasonable and proper manner.



Conveying also a right or easement to enter and maintain a water pipe through and across other land of Leonard Turner and Norman Turner (now or formerly) to Lake Sunapee, said water pipe to remain in its existing location and said right or easement to be exercised in a reasonable and proper manner at any time with Grantees doing no unnecessary damage and restoring the land to its original condition.

Meaning and intending to describe and convey the same premises conveyed to Benjamin Schore by deed of John G. Signorino and Marie L. Signorino dated July 13, 1984 and recorded in the Merrimack County Registry of Deeds Book 1481, Page 0625.

MEANING AND INTENDING to describe and convey hereby all and the same premises conveyed by Benjamin Schore to Benjamin H. Schore, Trustee of the Benjamin H. Schore 1990 Trust, by Quitclaim Deed dated July 29, 2008 and recorded with the Merrimack County Registry of Deeds at Book 3083, Page 77.

I, David Schore (a/k/a Mark David Schore), as Successor Trustee of The Benjamin Schore 1990 Trust (a/k/a the Benjamin H. Schore 1990 Trust), the Grantor herein, hereby confirm and state that The Benjamin Schore 1990 Trust and the Benjamin H. Schore 1990 Trust are one and the same trust.

According to the current records of the Town of Newbury, New Hampshire:

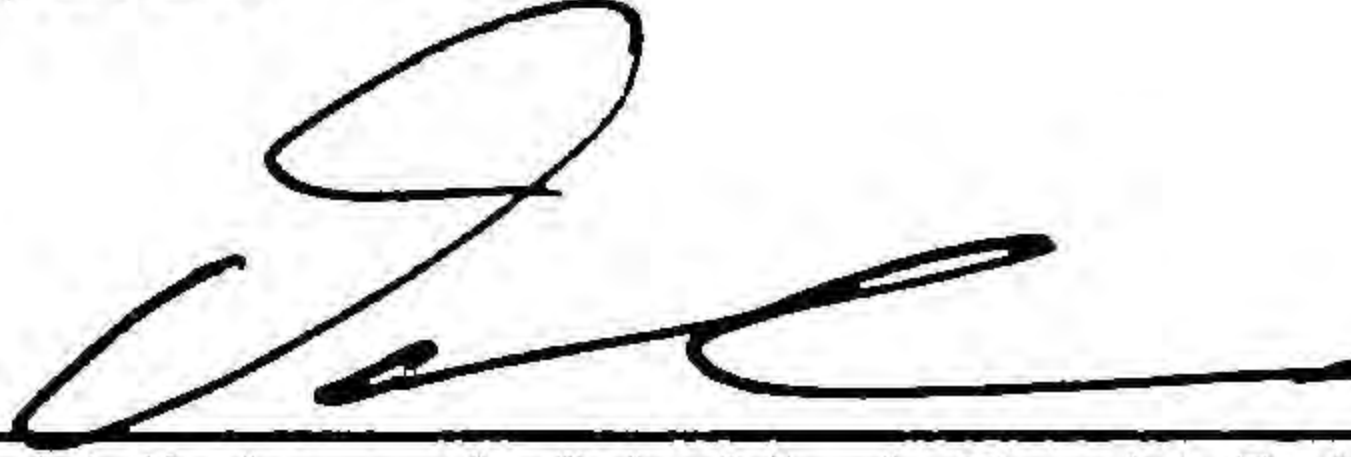
1. Parcel I of this conveyance is land and building(s) located at and known as 249 Bay Point Road and identified as Tax Map 6 Lot 84-269, containing 0.400 acres, more or less; and
2. Parcel II of this conveyance is land and building(s) located on Bay Point Road being identified as Tax Map 6 Lot 122-268, containing 0.060 acres, more or less.

These are not homestead premises.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.]**



Executed this 24<sup>th</sup> day of November, 2021.

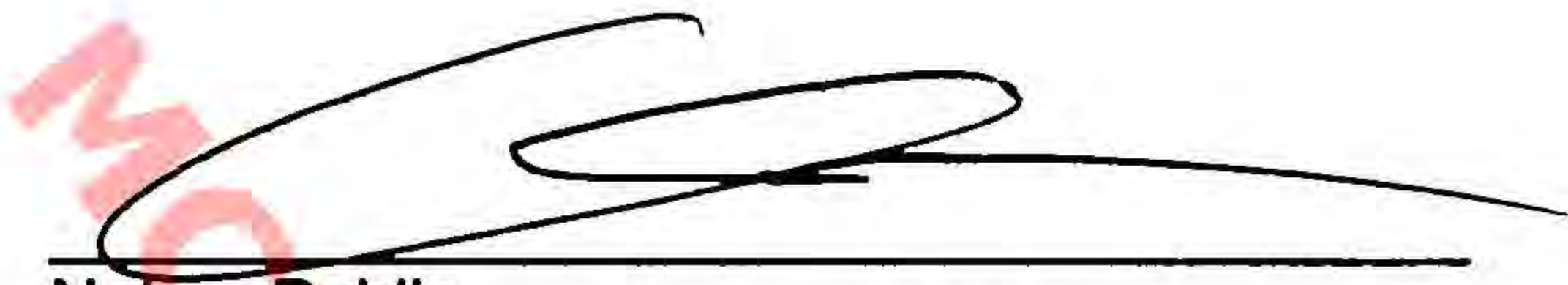


David Schore (a/k/a Mark David Schore),  
as Successor Trustee of The Benjamin Schore  
1990 Trust (a/k/a the Benjamin H. Schore 1990  
Trust)

STATE OF New York

COUNTY OF Nassau, SS.

The foregoing instrument was acknowledged before me this 24 day of  
November, 2021 by David Schore (a/k/a Mark David Schore), as Successor Trustee of  
The Benjamin Schore 1990 Trust (a/k/a the Benjamin H. Schore 1990 Trust), on behalf  
of said trust.



Notary Public  
My commission expires: 10-6-24  
Notary Seal or Stamp:

**KEITH ROBERT HANSEN**  
Notary Public, State of New York  
No. 01HA6194507  
Qualified in Nassau County  
Commission Expires Oct. 06, 2024

~~KEITH ROBERT HANSEN  
Notary Public, State of New York  
No. 01HA6194507  
Qualified in Nassau County  
Commission Expires Oct. 06, 2024~~



# 249 BAY POINT RD , Tri\_Town, NH

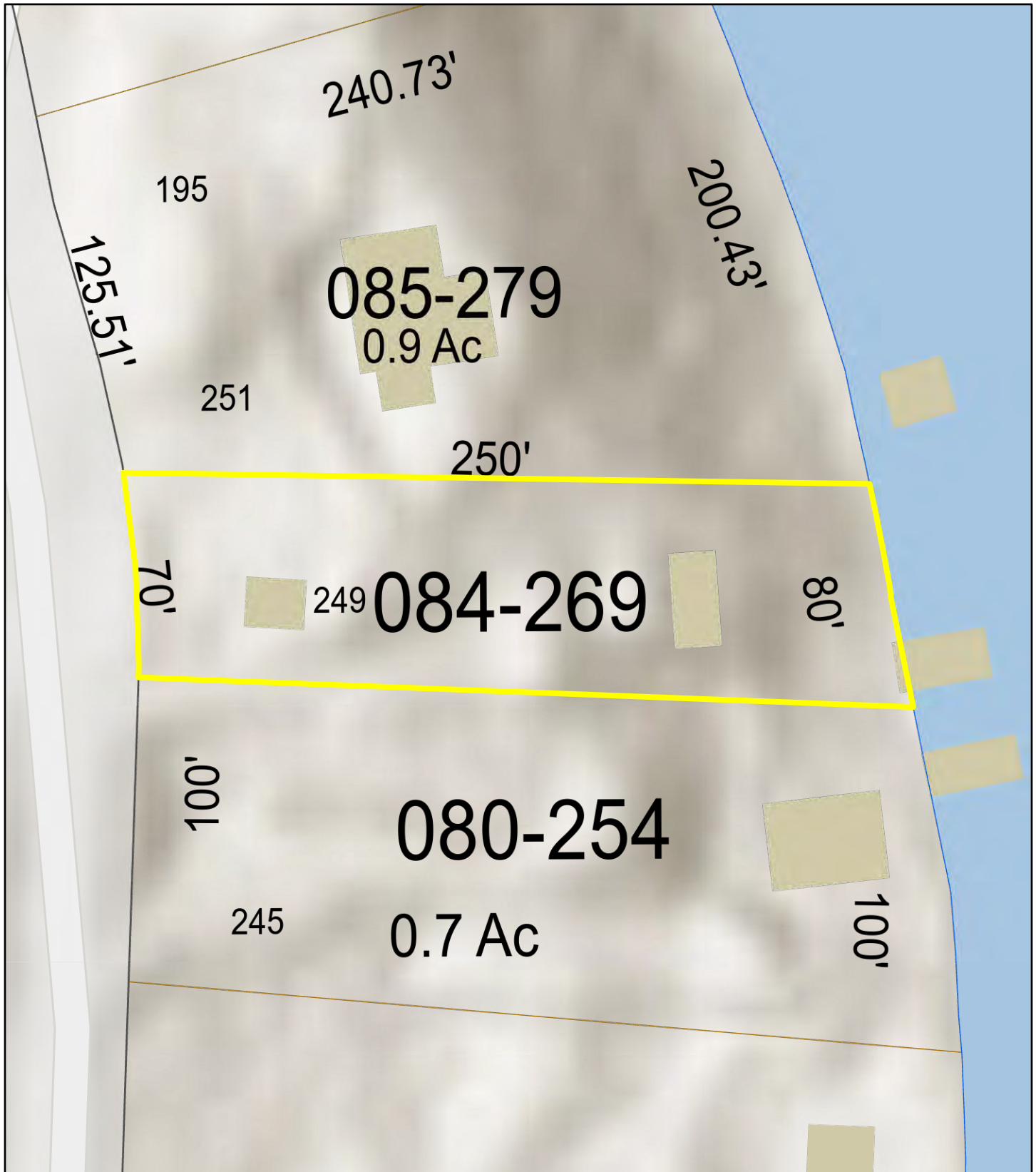
Map/Lot: NewB-0006-0084-0269-0000



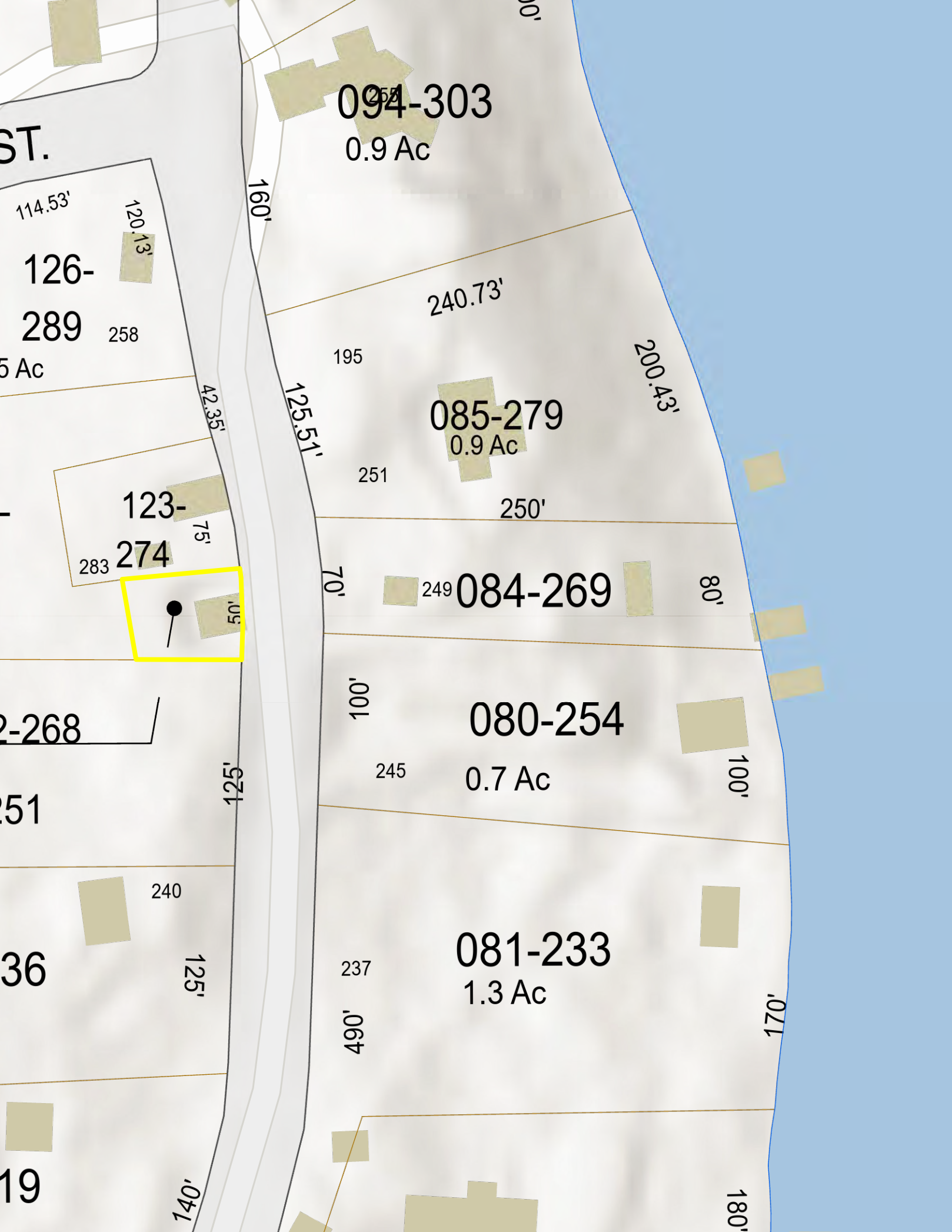
1 inch = 50 Feet

www.cai-tech.com

February 20, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



094-303  
0.9 Ac

240.73'

085-279  
0.9 Ac

084-269

080-254  
0.7 Ac

081-233  
1.3 Ac

123-274

ST.

126-

289

5 Ac

2-268

51

36

19

114.53'

120.13'

258

42.35'

125.51'

195

251

250'

70'

249

80'

100'

245

100'

237

490'

170'

140'

180'

160'

200.43'

125.1'

140'