



249 Bay Point Road, Newbury

Offered at \$2,950,000

About This Home

Waterfront on Lake Sunapee! Experience lake living at its finest with this 3-bedroom, 2-bathroom home with the ultimate four-season retreat. Step inside to an open-concept layout with stone fireplace, cathedral ceilings and a floor to ceiling gable window that frames stunning lake views. Dine while overlooking the lake in the perfect setting and watch the boats pass by. The updated kitchen features a butcher block breakfast bar, granite counters and updated appliances, with access to the sunporch perched in the trees, ideal for summer cookouts or just relaxing. The first level also includes a bedroom and a $\frac{3}{4}$ bath. Two separate lofts provide additional sleeping space or private nooks for reading or office work. The finished lower level has a primary bedroom with more lake views, a full bathroom, laundry and an office. Two outbuildings present an opportunity for a recreation room, art studio or creative retreat, with the garage offering convenient storage and an EV charging station. The true beauty of this property is at the water's edge, a much sought after boathouse with expansive deck where you can spend your days soaking up the sun or gathering around the fire pit on summer nights. Launch your boat onto one of New Hampshire's cleanest lakes for a leisurely cruise, a refreshing swim or a fishing adventure.

Location Details

Lake Sunapee spans three towns, covers over 4,000 acres, with a maximum depth of 112' and features three lighthouses and 11 islands to explore. Minutes from both Sunapee and Newbury Harbors for dining, shopping and local events. Winter fun at Mount Sunapee is only moments away and access to local trails for hiking and biking are close by. The location also offers easy access to many golf courses, scenic trails off of Bay Point Road, restaurants, breweries, and so much more. Concord is 45 minutes away for additional dining and entertainment options. This is more than a home, it's the lifestyle you have been wanting 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

Residential 5089031	Single Family Active	249 Bay Point Road Newbury	NH 03255	Unit/Lot	Listed: 5/14/2026 \$2,950,000 Closed:
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Virtual Tour URL Unbranded 1
Virtual Tour URL Unbranded 2

County NH-Merrimack
Village/Dist/Locale
Property Condition 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,
Directly Adjoining, Dock Access
WaterFrRit Exclusively Owned
Water Body Restrictions Yes
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone No
Time/Frac No
T/F Ownership Amount
T/F Ownership Type
Special Listing Condition None
PropTaxRel
Land Gains
Resort
Days On Market 131

Public Remarks Waterfront on Lake Sunapee! Experience lake living at its finest with this 3-bedroom, 2-bathroom home with the ultimate four-season retreat. Step inside to an open-concept layout with stone fireplace, cathedral ceilings and a floor to ceiling cable window that frames stunning lake views. Dine while overlooking the lake in the perfect setting and watch the boats pass by. The updated kitchen features a butcher block breakfast bar, granite counters and updated appliances, with access to the sunporch perched in the trees. Ideal for summer cookouts or just relaxing. The first level also includes a bedroom and a ¾ bath. Two separate lofts provide additional sleeping space or private nooks for reading or office work. The finished lower level has a primary bedroom with more lake views, a full bathroom, laundry and an office. Two outbuildings present an opportunity for a recreation room, art studio or creative retreat, with the garage offering convenient storage and an EV charging station. The true beauty of this property is at the water's edge, a much sought after boathouse with expansive deck where you can spend your days soaking up the sun or gathering around the fire pit on summer nights. Launch your boat onto one of New Hampshire's cleanest lakes for a leisurely cruise, a refreshing swim or a fishing adventure. Lake Sunapee spans three towns, covers over 4,000 acres, with a maximum depth of 112' and features three lighthouses and 11 islands to explore. Minutes from both Sunapee and Newbury Harbors for dining, shopping and local events. Winter fun at Mount Sunapee is only moments away and access to local trails for hiking and biking are close by. The location also offers easy access to many golf courses, scenic trails off of Bay Point Road, restaurants, breweries, and so much more. Concord is 45 minutes away for additional dining and entertainment options. This is more than a home, it's the lifestyle you have been wanting 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.

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

Lot Features Country Setting, Landscaped, Sloping, Trail/Near Trail, View, 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

Exclusions
Right of First Refusal

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

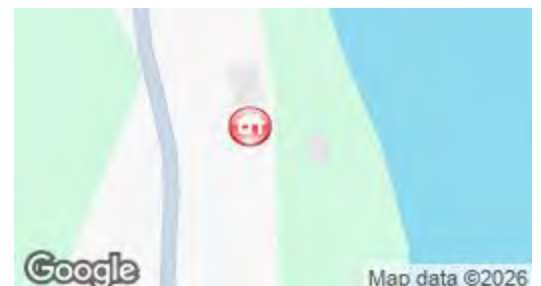
Interior Features Cathedral Ceiling, Gas Fireplace, Wood Fireplace, 1 Fireplace, Laundry Hook-ups, Natural Light, Basement Laundry
Appliances Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Water Heater
Other Equipment Irrigation System, Security System
Utilities Propane
Heating Propane, 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

O'Halloran Group

listings@ohgrp.com

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



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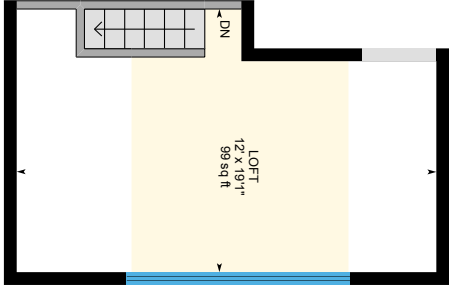
249 Bay Point Rd, Newbury, NH

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

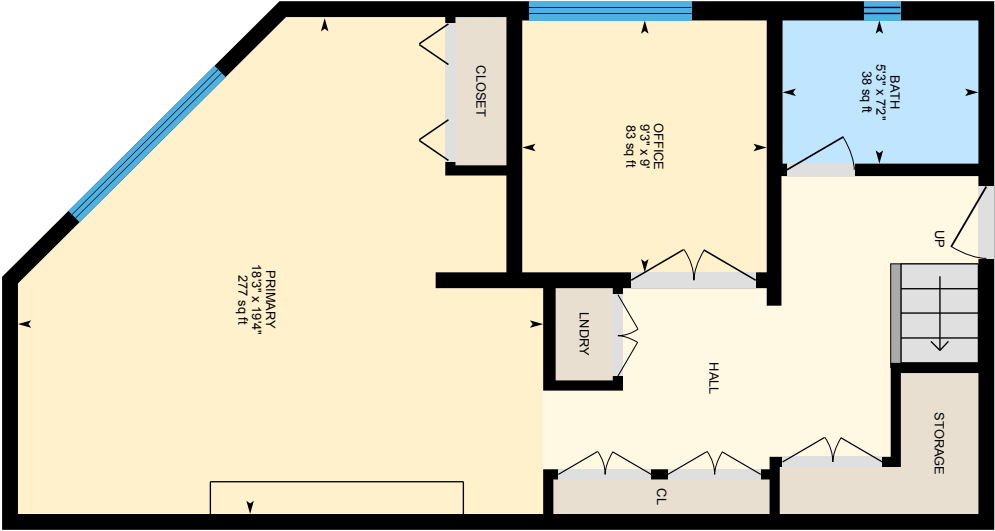
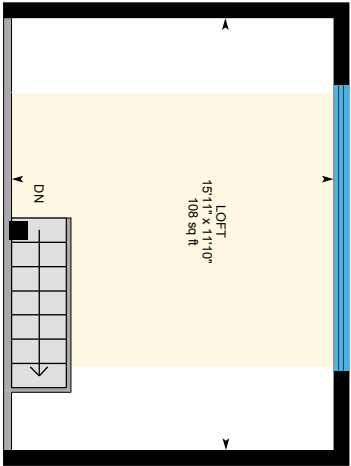


PREPARED: 2026/05/08

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

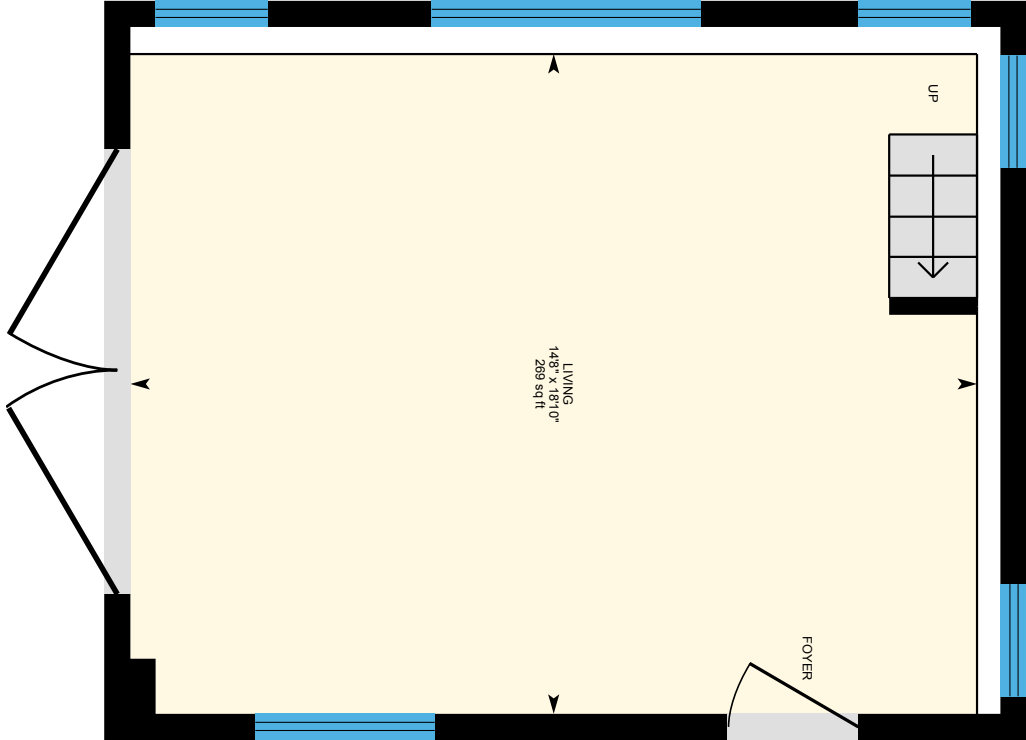


PREPARED: 2026/05/08

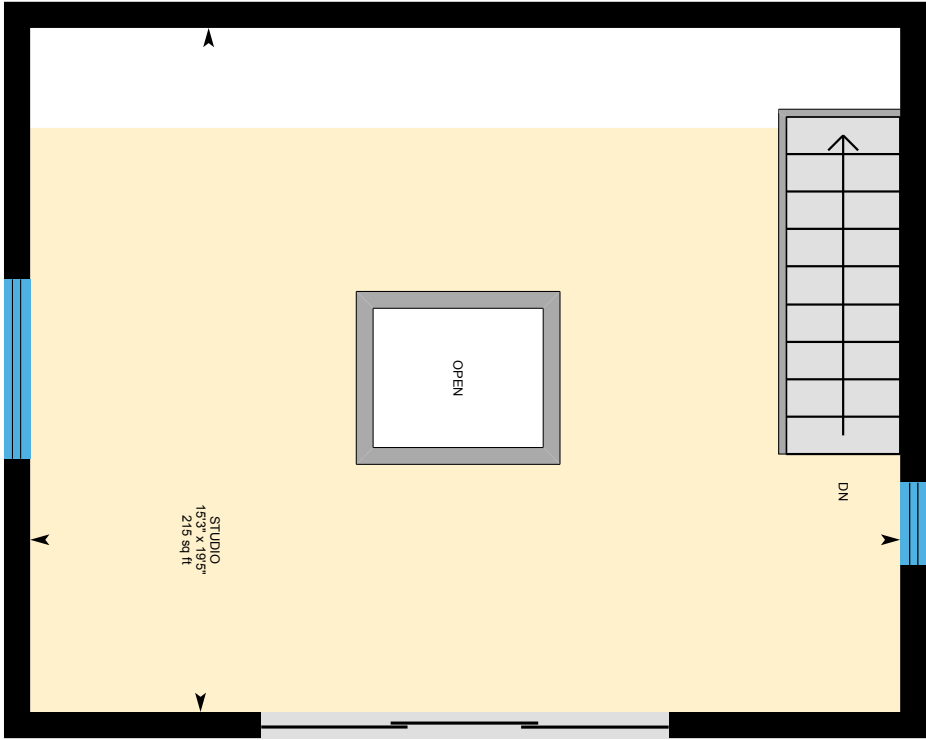
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

249 Bay Point Rd, Newbury, NH

Studio: Above Grade Finished Area 586.85 sq ft



Studio - Detached



Studio - 2nd Level

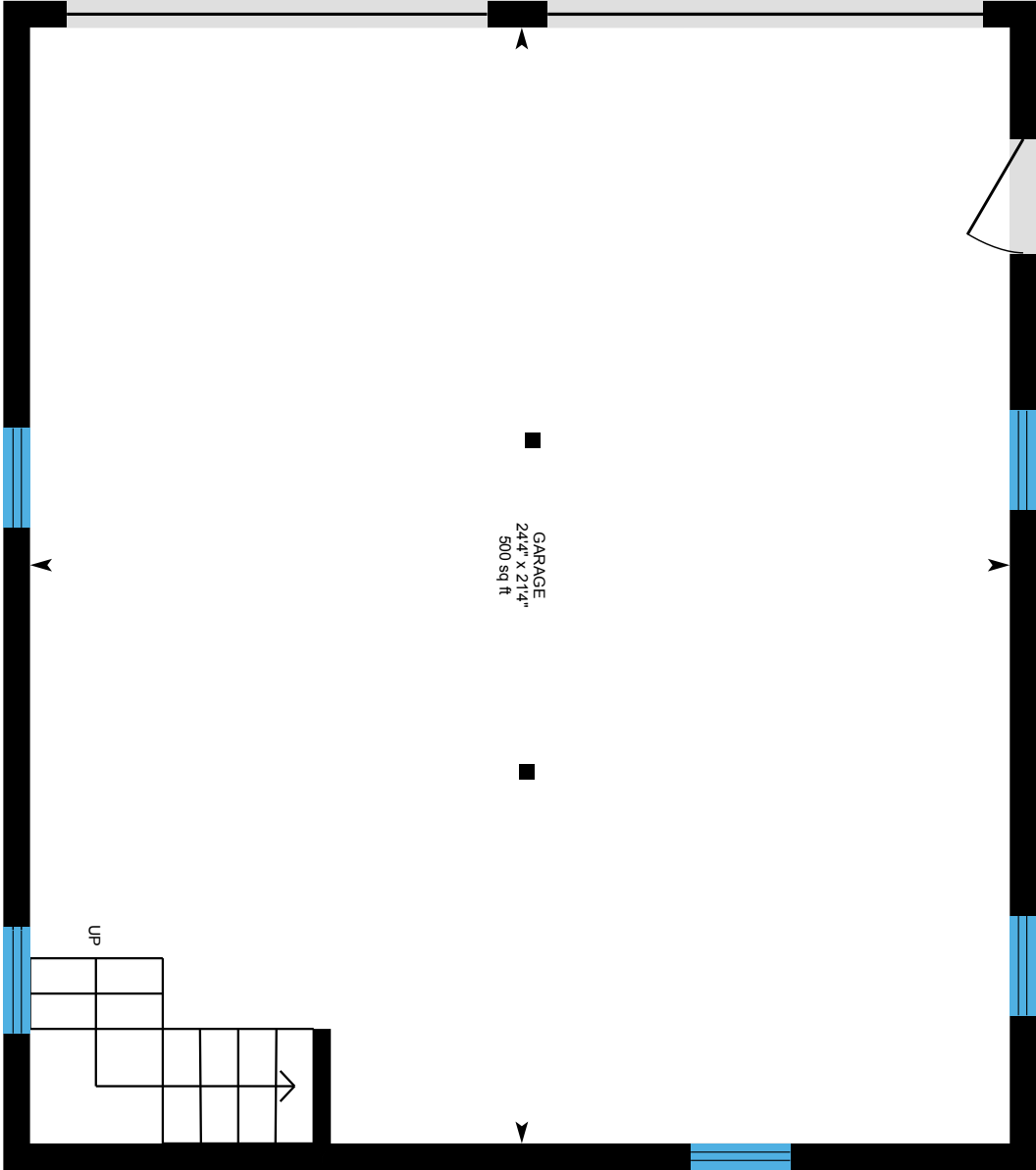


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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  /  BUYER(S) INITIALS _____

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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	☐	☐	☐			☐
	Crawl Space	☒	☐	☐	fiberglass		☐
	Exterior Walls	☒	☐	☐	fiberglass		☐
	Floors	☒	☐	☐	fiberglass		☐
		☐	☐	☐			☐

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: _____

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04/22/26
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CNC
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PROPERTY LOCATION: 249 Bay Point Road, Newbury, NH 03255

- k. Foundation/Basement** ☐ Full ☒ 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 ☒ 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 ☒ 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: 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: ☒ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☒ 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

04/22/26
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BUYER(S) INITIALS

04/22/26
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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

dotloop verified
04/22/26 10:14 PM EDT
908D-DSJF-UYU4-LFRA

SELLER

DATE

Celia W. Chase

dotloop verified
04/22/26 10:35 PM EDT
HKDM-NGSK-GPXG-H7U5

SELLER

DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE

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PLC

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/

CWC

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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) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

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

<i>Celia W. Chase</i>	dotloop verified 04/22/26 10:35 PM EDT LCSH-WTIM-YJV2-ZKSY
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)**

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 – 2nd 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 24th 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 NH
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, 2020



249 BAY POINT RD , Tri_Town, NH

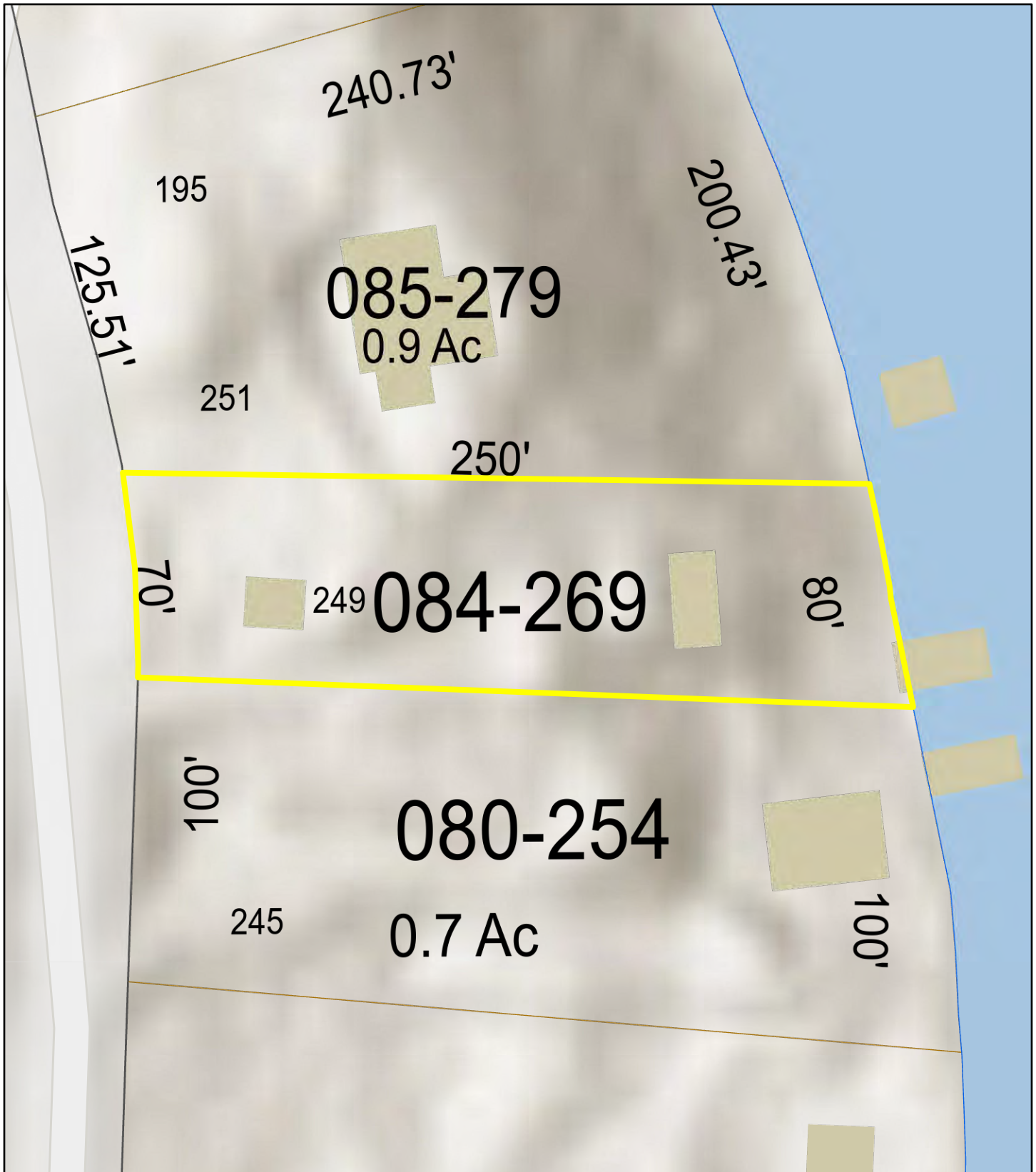
Map/Lot: NewB-0006-0084-0269-0000



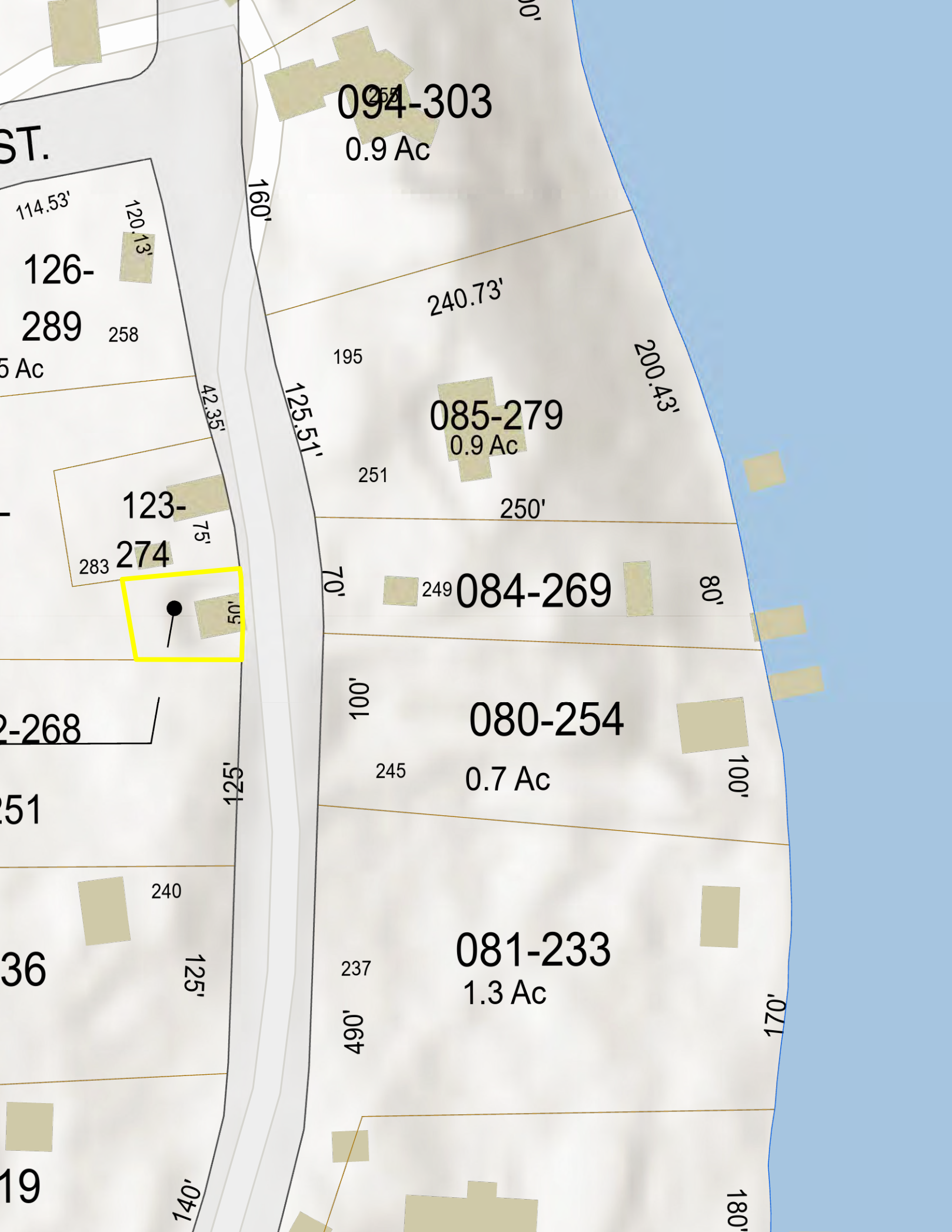
www.cai-tech.com

February 20, 2026

1 inch = 50 Feet



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

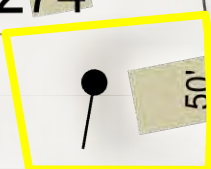
200.43'

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'

240

125'

237

490'

170'

140'

180'