



21 Wintercroft Circle #2, Grantham

Offered at \$495,000

About This Home

Discover exceptional living in this spacious 3-bedroom, 3-bathroom condo set in the sought-after Gray Ledges community. Enjoy 90 acres of common land with a beautiful landscape and scenic mountain views, Gray Ledges offers the very best of New Hampshire living with all the association amenities. Inside, over 3,000 square feet of thoughtfully designed living space provides comfort and elegance. The main floor features an eat-in kitchen with a breakfast nook and a formal dining room that flows into the spacious living room with vaulted ceilings, a gas fireplace, and stunning views of the pond and mountains. This level also includes a first-floor primary bedroom with an ensuite bathroom, private deck, and more views, perfect for convenient first-floor living. The second level offers a large bedroom and a lofted area, ideal for an open office or den. The lower level expands your living space with an additional bedroom and a large sitting room featuring a second gas fireplace and walk-out access to the patio and yard. Additional features include a one-car attached garage, generous storage space, and an automatic generator for peace of mind. Enjoy the best of community living with access to walking trails, an outdoor pool for summer swimming, and a skating pond for winter fun.

Location Details

Conveniently located near I-89, this home is just 20 minutes from Dartmouth Health and the Upper Valley, close to New London's charming shops and restaurants, and under two hours from Boston. Outdoor recreation abounds with nearby golf at Eastman Golf Links and other local courses, skiing at Ragged Mountain or Mount Sunapee Resort, and boating on Lake Sunapee. Gray Ledges offers the perfect combination of privacy, community, and access to everything the Lake Sunapee region has to offer!



3 Bedrooms



2.5 Bathrooms



Approx. 3,205 SF

Fees: \$712 montly | Property Taxes: \$8,072 | Year Built: 1989



Virtual Tour URL Unbranded 1

County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 1989
Architectural Style Contemporary, Duplex
Color
Total Stories 2
Zoning RR1 - Residential
Taxes TBD No
Tax Annual Amount \$8,072.00
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 0.00
Lot Size Square Feet
Common Land Acres 90.00
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date 5/30/2026

Rooms Total 9
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,181
AGFinSrc Measured
Above Grade Unfinished Area 361
AGUnfinSrc Measured
Below Grade Finished Area 1,024
BGFinSrc Measured
Below Grade Unfinished Area 274
BGUnfinSrc Measured
Total Finished Area 3,205
Footprint
Road Frontage No
Road Frontage Type Association, Paved
Road Frontage Length

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFRit
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
Current Use
Land Gains
Resort

Public Remarks Discover exceptional living in this spacious 3-bedroom, 3-bathroom condo set in the sought-after Grav Ledges community. Enjoy 90 acres of common land with a beautiful landscape and scenic mountain views. Grav Ledges offers the very best of New Hampshire living with all the association amenities. Inside, over 3,000 square feet of thoughtfully designed living space provides comfort and elegance. The main floor features an eat-in kitchen with a breakfast nook and a formal dining room that flows into the spacious living room with vaulted ceilings, a gas fireplace, and stunning views of the pond and mountains. This level also includes a first-floor primary bedroom with an ensuite bathroom, private deck, and more views, perfect for convenient first-floor living. The second level offers a large bedroom and a lofted area, ideal for an open office or den. The lower level expands your living space with an additional bedroom and a large sitting room featuring a second gas fireplace and walk-out access to the patio and yard. Additional features include a one-car attached garage, generous storage space, and an automatic generator for peace of mind. Enjoy the best of community living with access to walking trails, an outdoor pool for summer swimming, and a skating pond for winter fun. Conveniently located near I-89, this home is just 20 minutes from Dartmouth Health and the Upper Valley, close to New London's charming shops and restaurants, and under two hours from Boston. Outdoor recreation abounds with nearby golf at Eastman Golf Links and other local courses, skiing at Raquet Mountain or Mount Sunapee Resort, and boating on Lake Sunapee. Grav Ledges offers the perfect combination of privacy, community, and access to everything the Lake Sunapee region has to offer! *Showings begin at the open house on Saturday, May 30th, from 10:00 - 12:00.

Directions Route 10 Dunbar Hill. Left onto Cote Rd. Right onto Grav Ledges Rd. Left onto Clear Spring Rd. Left onto Wintercroft

Kitchen 1 13' x 15'4"
Dining Room 1 18'6" x 10'3"
Living Room 1 18'6" x 15'10"
Family Room 1 11'3" x 15'4"
Primary BR 1 13'6" x 16'2"
Bathroom Three 1 8'2" x 10'11"
Foyer 1 6'10" x 6'10"
Bathroom Half 1 4'10" x 5'1"
Bedroom 2 13'4" x 22'
Family Room 2 16'4" x 19'9"
Rec Room B 21' x 11'1"

Lot Features Condo Development, Country Setting, Field/Pasture, Landscaped, Level, Mountain View, Open, Pond Site, Rolling, Trail/Near Trail, View, Walking Trails, Wooded, Near Skiing
Construction Materials Wood Frame, Clapboard Exterior
Foundation Details Concrete, Poured Concrete
Flooring Carpet, Laminate
Exterior Features Balcony, Garden Space, Patio, Covered Porch
Roof Asphalt Shingle
Driveway Paved

Exclusions
Right of First Refusal

Map 232
Block 001
Lot 002
SPAN Number
Property ID

Association Amenities Landscaping, In-Ground Pool, Snow Removal, Trash Removal
Interior Features Ceiling Fan, Dining Area, Gas Fireplace, 2 Fireplaces, Hearth, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Skylight, Vaulted Ceiling, Walk-in Closet, Basement Laundry
Appliances Electric Cooktop, Dishwasher, Dryer, Range Hood, Wall Oven, Refrigerator, Washer
Other Equipment Smoke Detector, Standby Generator
Utilities Phone, Cable
Heating Propane, Baseboard, Hot Water
Electric Circuit Breaker(s)
Cooling Central AC
Water Source Community
Sewer Community

Fuel Company Irving
Electric Company Eversource
Water Company
Cable Company Xfinity
Phone Company
Internet Service Provider Xfinity

DeedRecTy Warranty
Deed Book 2112
Deed Page 951
Covenants Yes
Seasonal No
PlanUrbDev

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

Fees - Condo - Mobile

Condo Fees Yes
Fee \$735.00
 Monthly
 Landscaping, Plowing, Sewer, Trash, Water, Condo Association Fee, HOA Fee
Fee 2
Fee 3

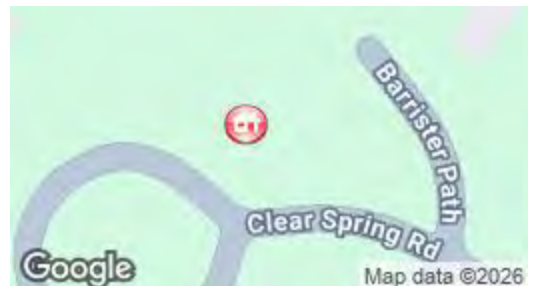
Condo Name Grey Ledges
Building Number
Floor Number
Units Per Building 2
LmtComArea
SpecAssmt

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



O'Halloran Group
 listings@ohgrp.com

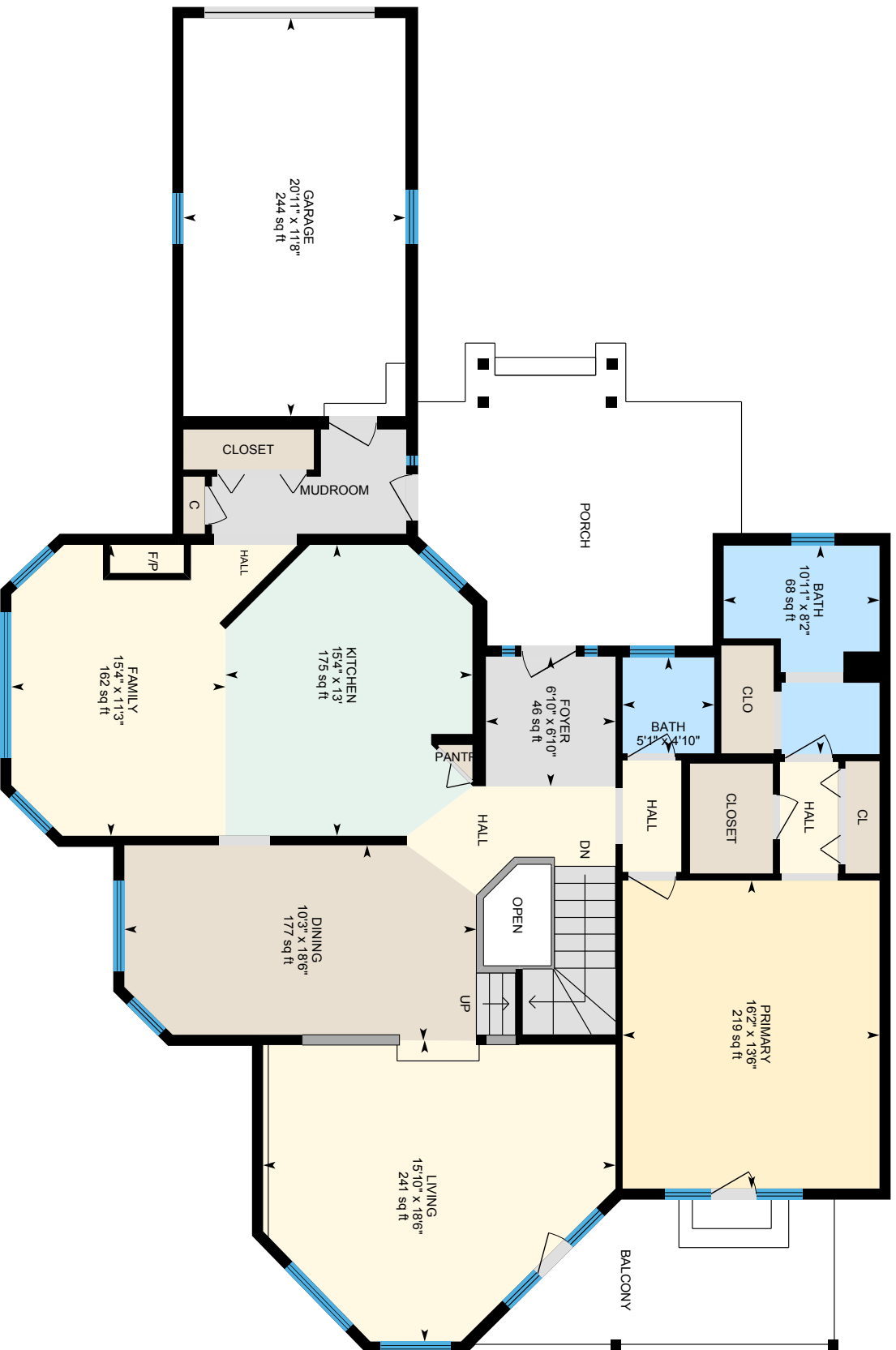
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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.

#2-21 Wintercroft Cir, Grantham, NH

Main Floor Finished Area 1544.64 sq ft
Unfinished Area 276.29 sq ft



PREPARED: 2026/05/23



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.



#2-21 Wintercroft Cir, Grantham, NH

2nd Floor Finished Area 637.35 sq ft
Unfinished Area 85.58 sq ft



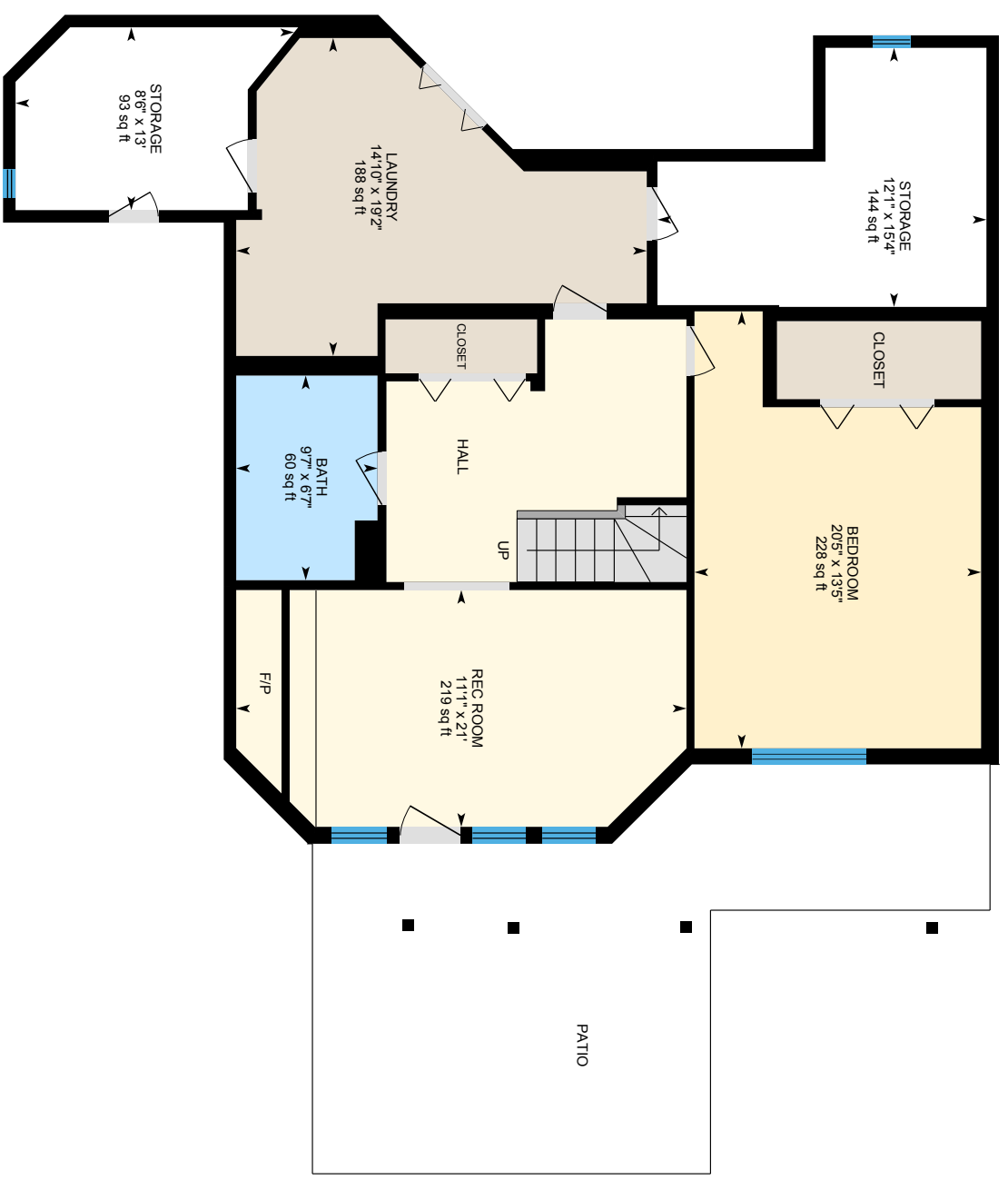
PREPARED: 2026/05/23



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.

#2-21 Wintercroft Cir, Grantham, NH

Lower Level (Below Grade) Finished Area 1024.86 sq ft
Unfinished Area 274.87 sq ft



PREPARED: 2026/05/23



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.



Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA059837 25.00
TRANS TAX SU017589 4,275.00

Return to:
Alan Gale and susan Gale
21 Wintercroft Circle, #2
Grantham, NH 03753



WARRANTY DEED

Transfer Tax: \$4,275.00

KNOW ALL BY THESE PRESENTS, that I, JONATHAN T. GILDAY*,
unmarried, of Grantham, New Hampshire, for consideration paid,
grant to ALAN ANDREW GALE and SUSAN GALE, husband and wife,
whose present mailing address is 9 Strawberry Lane, Windham,
Maine 04062, as joint tenants with rights of survivorship, with
WARRANTY COVENANTS, *a/k/a Jonathan Tyler Gilday

A certain condominium unit, known as Unit #2 in Gray
Ledges Condominium, Town of Grantham, County of Sullivan and
State of New Hampshire, as established by the Gray Ledges
Condominium Declaration, which is recorded at the Sullivan
County Registry of Deeds at Book 924, Page 121, and any
amendments thereto, together with an 11.111% undivided interest
in the Common Area as defined in the Condominium Declaration
and the right to use certain limited common areas, as those
common areas are defined under said Condominium Declaration, as
more particularly set forth in Appendix C to the Declaration
and on the Plans recorded in said Registry as Plan File 4,
Pocket 5, Folder 1, No. 1.

The within conveyance is subject to all easements,
restrictions, rules, regulations, reservations and encumbrances
of record, if any and as may be set forth in the aforesaid
Declaration of Condominium, amendments thereto, and in the
Articles and Bylaws of the Condominium Association.

The property conveyed herein is subject to easements to New England Telephone and Telegraph Company, Public Service Company of New Hampshire and Suburban Propane.

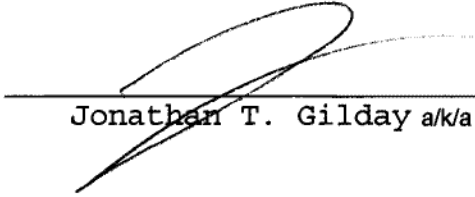
There is reserved to Merle W. and Helen D. Schotanus an area located on the southeasterly boundary of the submitted property, shown as a shaded area on the site plan as recorded in the Sullivan County Registry of Deeds for the purpose of planting, cultivation and harvesting of agricultural crops and to do all things necessary to carry out those purposes.

There is also reserved to Merle W. and Helen D. Schotanus, their heirs and assigns, the right to draw water from an existing well as shown on the site plan as recorded in the Sullivan County Registry of Deeds along with the right to maintain, repair and replace the pipes, maintain and repair the well and enter upon the property for the purpose of accomplishing these purposes.

Meaning and intending to describe and convey all and the same premises conveyed to Jonathan T. Gilday from Jeannette E. Demko by warranty deed dated May 21, 2018 and recorded in the Sullivan County Registry of Deeds at Book 2038, Page 759 on May 25, 2018.

[Balance of Page Left Intentionally Blank]

Signed this 15 day of July, 2020.



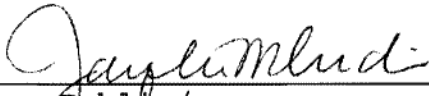
Jonathan T. Gilday a/k/a Jonathan Tyler Gilday

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack, SS.

July 15, 2019

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

Before me,



Notary Public/
Justice of the Peace
(Please type or print name)
My commission expires:

JACQUELINE M. HUDMES
Notary Public - New Hampshire
My Commission expires
January 8, 2026

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: Alan A. Gale and Susan Gale

2. PROPERTY LOCATION: 21 Wintercroft Circle, #2, Grantham, NH 03753

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

4. SELLER: has has not occupied the property for 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 Association Supply

b. INSTALLATION: Location: Grey Ledges
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 2 in our unit
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 2020
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  / 

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Wintercroft Circle, #2, Grantham, NH 03753

d. LEACH FIELD: Yes No Other Community System
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

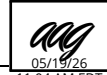

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" 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)? Natural Gas
Age of tank(s): Unknown 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  / 
05/19/26 11:04 AM EDT / 05/21/26 12:58 PM EDT

BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Wintercroft Circle, #2, Grantham, NH 03753

- d. RADON/WATER - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Comments: _____
- e. LEAD-BASED PAINT - Current or previously existing:**
 Are you aware of lead-based paint on this property? Yes No
 If YES: Source of information: _____
 Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
 Comments: _____
- f. Are you aware of any other hazardous materials?** Yes No
 If YES: Source of information: _____
 Comments: _____

9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**
 Yes No Unknown If YES, Explain: HOA Covenants
 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: UNK Type: Forced hot water Fuel: Gas Tank Location: on property
 Owner of Tank: _____
 Annual Fuel Consumption: _____ Price: _____ Gallons: _____
 Date system was last serviced and by whom? _____
 Secondary Heat Systems: _____
 Comments: _____
- j. Roof** Age: Unk Type of Roof Covering: Asphalt roofing shingles
 Moisture or leakage: No
 Comments: _____

SELLER(S) INITIALS /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Wintercroft Circle, #2, Grantham, NH 03753

- k. **Foundation/Basement** Full Partial Other: _____ Type: _____
Moisture or leakage: No
Comments: _____
- l. **Chimney(s)** How Many? 2 Lined? _____ Last Cleaned: _____ Problems? No
Comments: Gas fireplace
- m. **Plumbing** Type: Copper Pipe Age: UNK
Comments: _____
- n. **Domestic Hot Water** Age: Unk Type: Gas Gallons: 100
- o. **Electrical System** # of Amps 125 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: Unk Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: _____ Heated: Yes No Type: Community Last Date of Service: _____
By Whom: _____
- u. **Generator** Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: 3/1/2026
If Portable: Included Negotiable
Comments: Generac
- v. **Internet** Type Currently Used at Property: Xfinity
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS  / 
05/19/26 12:04 AM EST dotloop Verified / 05/21/26 12:58 PM EST dotloop Verified

BUYER(S) INITIALS  / 

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 21 Wintercroft Circle, #2, Grantham, NH 03753

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).


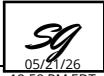
Alan A. Gale
SELLER
dotloop verified
05/19/26 11:04 AM EDT
8GP8-8KO2-TFHV-HWCB
DATE

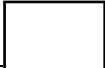
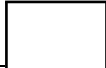
Susan Gale
SELLER
dotloop verified
05/21/26 12:58 PM EDT
79H6-FAOP-YPMH-I9I2
DATE

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  
05/19/26 11:04 AM EDT dotloop verified / 05/21/26 12:58 PM EDT 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: Alan A. Gale and Susan Gale
21 Wintercroft Circle, #2, Grantham, NH 03753
- 2. Association Name (if applicable): Gray Ledges
- 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: 5
 - 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: _____
 - b. Name of Agent: _____ Phone: _____

- 6. FINANCIAL
 - a. Monthly maintenance fee(s): \$735
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" 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 checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" 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.

Alan A. Gale
SELLER _____ DATE _____
dotloop verified 05/19/26 11:04 AM EDT JWYC-HPZD-H45B-QTE9

Susan Gale
SELLER _____ DATE _____
dotloop verified 05/19/26 12:58 PM EDT Y2XV-AQCB-AJA-00KT

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 _____



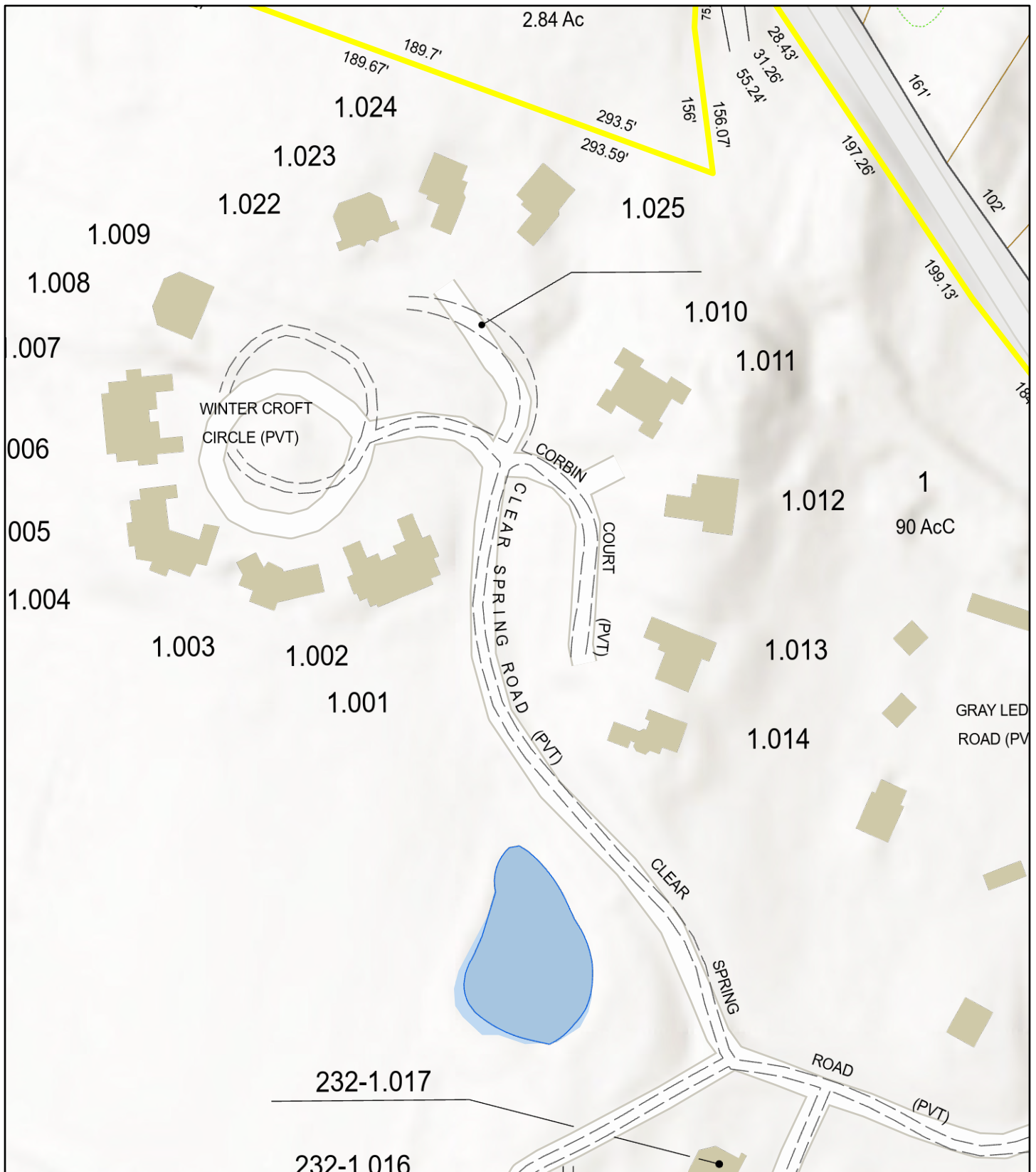
Town of Grantham, NH

1 inch = 137 Feet



www.cai-tech.com

May 18, 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.