



Loon Landing at Jobs Creek, Sunapee

Introducing Loon Landing at Jobs Creek, a newly established six-unit waterfront condo association in Georges Mills Harbor on Lake Sunapee. Each residence includes shared access to 294 feet of shoreline, a 26 x 9.5' private boat slip, and the opportunity to experience life on one of New Hampshire's most desirable lake destinations.

Perfectly positioned just minutes from I-89, Sunapee Harbor, New London, and Mount Sunapee Resort, Loon Landing combines life on the lake with convenient access to recreation, dining, and everyday amenities throughout the region. Only 30 minutes to Dartmouth Health and the Upper Valley for dining, entertainment, and shopping. Boston is about 1.5 hours away.

Lake Sunapee spans three towns, New London, Sunapee, and Newbury and covers 4,085 acres with a maximum depth of 112 feet. With 11 islands and 3 lighthouses, it's one of New Hampshire's most desirable destinations for boating, exploring, and waterfront living.



4 Condos for Sale



Each Unit Comes with a Boat Slip

Buy In Fee: \$10,000 | Monthly Fee: \$750

5092597	774 Jobs Creek Road	1	Sunapee	NH	03782	Price - List	\$1,100,000
Residential	Coming Soon					Price - Closed	
		Village/Dist/Locale Property Type Condo Architectural Style Cottage/Camp Year Built 1980 Color Zoning Rural Residential Taxes TBD Yes Tax Annual Amount Tax Year Fee \$750.00 Lot Size Acres 0.00 Lot Size Square Feet Flood Zone No Waterfront Property Yes  Dock Access WaterName Lake Sunapee Water Body Type Lake			Rooms Total 6 Bedrooms Total 2 Bathrooms Total 1 Bathrooms Full 0 Bathrooms Three Quarter 1 Bathrooms Half 0 Total Stories 1 Garage Capacity Total Finished Area 1,185 Above Grade Finished Area 735 Below Grade Finished Area 450 Total Below Grade Area Footprint Road Frontage No Road Frontage Length Water Frontage Length 294 WaterFrRit Shared Water Body Restrictions Yes		
Public Remarks Don't miss this rare opportunity to own a piece of Lake Sunapee. Introducing Loon Landing at Jobs Creek, a brand new 6-unit condo association. Set on 1.1 common acres with 294 feet of shared waterfront, each condo includes its own private boat slip for easy lake access. Unit 1 offers the potential for a 1,370 square foot foundation allowing for construction of a home in excess of 2,700 square feet pending town approval. Imagine endless summer fun on the lake with friends and family boating, kayaking, fishing, or paddle boarding right from your doorstep. Lake Sunapee spans three towns, New London, Sunapee, and Newbury and covers 4,085 acres with a maximum depth of 112 feet. With 11 islands and 3 lighthouses, it's one of New Hampshire's most desirable destinations for boating, exploring, and waterfront living. The location offers convenient access to both recreation and everyday amenities, just minutes from I-89 and close to everything the Lake Sunapee region has to offer. Only 30 minutes to Dartmouth Health and the Upper Valley for dining, entertainment, and shopping. Boston is about 1.5 hours away, while the center of New London and Sunapee Harbor are just 10 minutes away for restaurants, shopping, farmers markets, summer concerts, and theater. Mount Sunapee Resort is 15 minutes away for summer and winter recreation. Loon Landing at Jobs Creek offers a chance to enjoy Lake Sunapee living with, shared waterfront, and your own boat slip, the ultimate lakeside retreat! *Showings begin at the Open House on Saturday, June 6th, from 11:00 am - 2:00 pm. Directions From Route 11 in Georges Mills, turn on to Jobs Creek Road. The property will be on your left.							
O'Halloran Group listings@ohgrp.com KW Coastal and Lakes & Mountains Realty /N.London		Foreclosed/Bank-Owned/REO No Right of First Refusal			Activation Date 6/6/2026 Days On Market 0 MLS List Date 6/3/2026 Close Date		
Listed By:		O'Halloran Group - KW Coastal and Lakes & Mountains Realty/N.London					

5092599	772 Jobs Creek Road	2	Sunapee	NH	03782	Price - List	\$995,000
Residential	Coming Soon	Price - Closed					
		Village/Dist/Locale Property Type Condo Architectural Style Cottage/Camp Year Built 1980 Color Zoning Rural Residential Taxes TBD Yes Tax Annual Amount Tax Year Fee \$750.00 Lot Size Acres 0.00 Lot Size Square Feet Flood Zone No Waterfront Property Yes Dock Access WaterName Lake Sunapee Water Body Type Lake				Rooms Total 6 Bedrooms Total 2 Bathrooms Total 1 Bathrooms Full 0 Bathrooms Three Quarter 1 Bathrooms Half 0 Total Stories 1 Garage Capacity Total Finished Area 1,107 Above Grade Finished Area 732 Below Grade Finished Area 375 Total Below Grade Area Footprint Road Frontage No Road Frontage Length Water Frontage Length 294 WaterFrRit Shared Water Body Restrictions Yes	
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O'Halloran Group - KW Coastal and Lakes & Mountains Realty/N.London							

5092600	768 Jobs Creek Road	3	Sunapee	NH	03782	Price - List	\$895,000
Residential	Coming Soon					Price - Closed	
		Village/Dist/Locale Property Type Condo Architectural Style Cottage/Camp Year Built 1980 Color Zoning Rural Residential Taxes TBD Yes Tax Annual Amount Tax Year Fee \$750.00 Lot Size Acres 0.00 Lot Size Square Feet Flood Zone No Waterfront Property Yes Dock Access WaterName Lake Sunapee Water Body Type Lake			Rooms Total 6 Bedrooms Total 2 Bathrooms Total 1 Bathrooms Full 0 Bathrooms Three Quarter 1 Bathrooms Half 0 Total Stories 1 Garage Capacity Total Finished Area 1,464 Above Grade Finished Area 832 Below Grade Finished Area 632 Total Below Grade Area Footprint Road Frontage No Road Frontage Length Water Frontage Length 294 WaterFrRit Shared Water Body Restrictions Yes		
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Listed By:		O'Halloran Group - KW Coastal and Lakes & Mountains Realty/N.London					

5092601	766 Jobs Creek Road	4	Sunapee	NH	03782	Price - List	\$1,200,000
Residential	Coming Soon	Price - Closed					
		Village/Dist/Locale Property Type Condo Architectural Style Cottage/Camp Year Built 1980 Color Zoning Rural Residential Taxes TBD Yes Tax Annual Amount Tax Year Fee \$750.00 Lot Size Acres 0.00 Lot Size Square Feet Flood Zone No Waterfront Property Yes Dock Access WaterName Lake Sunapee Water Body Type Lake				Rooms Total 6 Bedrooms Total 2 Bathrooms Total 1 Bathrooms Full 0 Bathrooms Three Quarter 1 Bathrooms Half 0 Total Stories 1 Garage Capacity Total Finished Area 1,210 Above Grade Finished Area 740 Below Grade Finished Area 470 Total Below Grade Area Footprint Road Frontage No Road Frontage Length Water Frontage Length 294 WaterFrRit Shared Water Body Restrictions Yes	
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Jobs Creek Condos FAQ's

Condo Association Financial Questions

Disclaimer: This FAQ is intended as a summary of select information and is provided for convenience only. While every effort has been made to ensure accuracy, buyers should refer to the official condominium documents, including the Declaration, Bylaws, Rules and Regulations, and any amendments for complete and current information

What are the monthly condo fees?

\$750/month

- Each unit shares Common Expenses equally among all six units.
- Annual Assessments are collected monthly.

What do the condo fees cover?

The association is responsible for extensive maintenance obligations including parking lots, docks, shoreline, landscaping, snow removal, septic systems, drainage systems, insurance, and common utilities.

Are utilities included in the fees?

Utility	Included in Condo Fee?	Notes
Snow Removal	Yes	Common areas
Landscaping	Yes	Common areas
Dock Maintenance	Yes	Association maintained
Electric	No	Individually metered
Heat	No	Owner responsibility

Internet

No

Owner responsibility

Septic

Partial

Shared infrastructure maintained by association. Power for the septic pump is associated with 770 Jobs Creek or Unit 6.

Is there a working capital contribution or buy in fee at closing?

Upon any transfer or sale of a unit, including the initial sale from the developer, the buyer will pay a \$10,000 contribution to the association's capital reserve fund. The developer will contribute an additional \$10,000 to the fund for each initial sale. The developer will have no obligation to match the buy in on any subsequent sales.

How are future condo fee increases determined and what process is required to approve them?

Future increases are determined through the association budgeting process and approval by the Board of Directors.

Here is how the process works based on the declaration and bylaws:

- Common Expenses are shared equally among all six units
- Annual Assessments are based on the association's anticipated annual budget and are collected monthly
- The Board of Directors is responsible for administering the condominium and collecting assessments for Common Expenses

Is there a reserve fund?

Yes, the governing documents establish a capital reserve fund and authorize reserve funding through the collection of condo fees and buyer contributions at closing.

How much money is currently in reserves?

The association is projected to have approximately \$100,000 in reserve funds once all five units have been sold. This includes a \$50,000 developer contribution and \$50,000 generated through the initial \$10,000 per unit buy in fee.

How are reserve contributions determined?

The Board shall establish and maintain an adequate operating reserve and reserve for contingencies and replacement of the Common Area, which shall be funded by regular monthly payments.

Are there any anticipated special assessments?

Assessments shall commence on the date of the sale of the first Unit. The basis of the assessment will be the projected budget.

What major future expenses are anticipated?

When unit owners pull permits to rebuild, it is likely parking areas will be replaced. This cost will be shared among all 6 unit owners.

The docks will be replaced

The landscaping will be enhanced along the edge of the water

What percentage of the budget goes toward reserves?

Approximately 61% of the annual HOA budget is dedicated to reserve funding. This reflects the association's focus on building reserves early for anticipated capital projects such as dock repairs and replacement, tree removal, parking area improvements, swim dock replacement, and future common area enhancements.

What happens if a unit owner becomes delinquent on condo dues or assessments in the future?

The association has the right to pursue collection remedies authorized under the condominium documents and New Hampshire condominium law. The documents also provide that unpaid assessments may become a lien against the unit, although certain mortgage holder protections may apply.

Are financial statements available for review?

Yes

Governance and Management Questions

Is the association developer controlled?

Yes, at least during the initial development and sale period.

The declaration reserves significant rights to the Declarant (developer), including the ability to modify unsold units, amend certain condominium documents, alter parking configurations, and exercise other reserved development rights.

When will control transfer to the unit owners?

Under RSA 356-B:40, V, once a quarter of the units are sold (i.e., once the 2nd unit is sold), at least one of the Directors must be elected by the owners other than the Declarant and once half of the units are sold at least half of the Directors must be elected by the owners other than the Declarant.

How many board members are there?

The board shall be composed of three directors.

How are board members elected?

At each annual meeting, the Owners shall elect a Board of Directors for the forthcoming year. Until the election of the Board takes place at the first annual meeting of the Association as provided in Section 2.4, the Board shall consist of such persons as shall have been designated by the Declarant.

How are voting rights allocated?

Voting rights are allocated equally among the units. Each unit is entitled to one vote in the association, regardless of unit size or ownership percentage.

Who enforces the rules?

The affairs and business of the Condominium shall be managed by a Board of Directors which shall have all of the powers and duties necessary for the administration of the affairs of the Condominium and may do all such acts and things as are not directed to be exercised and done by the Association by the Condominium Act or by these Bylaws.

How are disputes between owners handled?

In general, disputes are addressed through the association's enforcement powers under the declaration and bylaws, and unresolved matters may be pursued through legal action as permitted by New Hampshire law. The documents also prohibit activities that unreasonably interfere with another owner's use and enjoyment of their unit or the common areas

Are there regular association meetings?

At least one (1) such meeting shall be held during each three-month period after the annual meeting of the Association.

Are there architectural guidelines?

Yes. The governing documents establish architectural oversight through the Board of Directors and require Board approval for exterior modifications and improvements, including decks, patios, sheds, landscaping, and similar changes. All improvements must also comply with applicable municipal

permitting and code requirements. However, the documents do not currently appear to include a separate detailed architectural guideline manual or formal design standards.

Are there any easements affecting the property?

Yes as noted in the Plan and Bylaws. The documents reference several easements and property rights affecting the condominium, including utility easements, drainage easements, access and parking easements, shoreline and dock related rights, view easements, and temporary easements related to existing parking and building encroachments.

Insurance Questions

What does the master insurance policy cover?

The master insurance policy maintained by the association generally covers the Common Areas and common infrastructure of the condominium. This includes property and casualty coverage for common structures and facilities, hazard and flood insurance for common areas, liability coverage, and fidelity insurance as required by applicable lending guidelines.

What insurance is each owner responsible for carrying?

The documents also require individual unit owners to maintain their own insurance coverage for their dwelling units and personal property.

Maintenance and Repair Questions

What maintenance is the owner responsible for?

Unit owners are responsible for maintaining and repairing their individual units and any Limited Common Areas appurtenant to their unit, including unit specific utilities, owner installed improvements, and their dwelling interiors. Owners are also responsible for maintaining appropriate insurance coverage and complying with applicable permitting and code requirements for alterations or improvements.

What maintenance is the association responsible for?

The association is generally responsible for maintaining, repairing, and replacing the Common Areas and shared infrastructure of the condominium. This includes roads and parking areas, docks and shoreline areas, landscaping, snow removal, drainage systems, septic systems serving common areas, common utilities, signage, lighting, and the master insurance policy.

Who maintains decks, patios, balconies, and docks?

Unit owners are generally responsible for maintaining decks, patios, balconies, and other improvements appurtenant to their individual unit, while the association is responsible for maintaining the docks and other shared common waterfront infrastructure.

How are emergency repairs handled?

The governing documents allow the association to take action in emergency situations affecting the Common Areas, docks, utilities, or shared infrastructure without prior notice when necessary to protect persons or property.

The documents also permit the association to enter units or Limited Common Areas, when reasonably necessary, to perform maintenance, repairs, or address emergency conditions affecting the condominium.

Are there plans for future improvements?

The documents do not identify any formally approved future capital improvement projects at this time. However, the declaration does reserve certain rights to the developer to alter and renovate parking and paved drive areas in accordance with a future parking renovation plan.

Who maintains the parking areas?

The association is responsible for maintaining, repairing, and replacing the roads, driveways, parking areas, sidewalks, and other paved common surfaces within the condominium. This includes snow and ice removal and maintaining paved areas in a level and safe condition.

Utilities and Infrastructure Questions

Are there shared wells or septic systems?

The units are all on town water and each unit has its own meter which the individual unit owners are responsible for. While the property is on town sewer as well, the effluent is pumped up to the sewer main by a shared pump that is the association's responsibility.

Are propane tanks individually owned or association managed?

The heating fuel tanks are owned by Irving Energy, and each unit is responsible for their own individual heating fuel bills.

Parking and Storage Questions

How many parking spaces come with each unit?

Each Unit shall have the benefit of at least two (2) parking spaces as noted in section 5.5 of the Bylaws. Parking is reserved for the exclusive and common use of the Owners, their guests and invitees

Are commercial vehicles allowed?

Commercial vehicles are not allowed to be stored on the property.

Can owners store boats, RVs, trailers, or snowmobiles onsite?

Storage of boats, RVs, trailers, snowmobiles, and similar recreational vehicles is not permitted within the common and limited common areas, except for boats that are kept in the boat slip assigned to a unit.

Waterfront and Amenities Questions

Are docks deeded, assigned, or shared?

Docks are common area and can be used by all owners

Are boat slips transferable?

No, boat slips are considered limited common areas assigned to individual units and can't be transferred.

Are there restrictions on boat size or type?

Boats are permitted only within the assigned boat slips and must not exceed 26 feet in overall length (LOA) or 9.5 feet in width.

Who maintains the docks?

The association is responsible for maintaining, repairing, and replacing the docks and other shared waterfront infrastructure within the condominium. However, individual unit owners remain responsible for their own boats, personal property, and any damage associated with their vessel use.

Is there a shared swimming area?

Yes, the larger dock has a nice swimming area that is part of the common area.

Are there quiet hours for waterfront use?

Yes. The Town of Sunapee has a noise ordinance that prohibits unreasonable noise that may disturb neighboring properties. Quiet hours generally apply between 10:00 p.m. and 6:30 a.m., with extended quiet hours on Sundays and holidays. Activities such as loud music, social gatherings, construction work, and operation of power equipment may be restricted during these times. Owners and guests are responsible for complying with all applicable local ordinances and association rules.

Can owners install moorings?

Nothing in the condo docs restricts this. However, permitting for this is usually handled by NHDES.

Rental and Occupancy Questions

Are short term rentals allowed?

Nothing in the condo docs prohibits them, but you would need approval from the town.

Is there a minimum rental period?

Nothing in the condo docs, but check with the town.

Renovation and Architectural Questions

What exterior modifications require approval?

Exterior modifications generally require prior approval from the Board of Directors. This includes modifications or replacements involving dwellings, decks, patios, sheds, gardens, trees, shrubs, landscaping features, and similar exterior improvements.

All approved work must also comply with applicable municipal permitting and code requirements, and the Board may prohibit changes that could interfere with other units or the condominium.

Can owners add decks, patios, or sheds?

Yes. Owners may add or modify decks, patios, sheds, landscaping features, and similar exterior improvements, but prior approval from the Board of Directors is required.

Are there restrictions on paint colors or materials?

Exterior modifications and improvements are subject to Board approval, which gives the association some architectural oversight authority.

Are generators allowed?

Installation of a generator would likely be considered an exterior modification or improvement, which would require prior approval from the Board of Directors.

Are exterior propane tanks allowed?

Yes, with board approval.

Can owners install EV chargers?

Installation of an EV charger would likely be considered an exterior modification or utility related improvement, which would require prior approval from the Board of Directors.

Are solar panels permitted?

Solar panel installation would likely be considered an exterior modification or improvement, which would require prior approval from the Board of Directors.

Can owners change landscaping and what is the approval process?

Yes. Owners may modify landscaping within their unit, including gardens, trees, shrubs, bushes, plants, and similar exterior improvements, but prior approval from the Board of Directors is required.

Are fences allowed?

Fences would likely be considered an exterior improvement or modification, which would require prior approval from the Board of Directors.

Are hot tubs allowed?

Installation of a hot tub would likely be considered an exterior improvement or modification, which would require prior approval from the Board of Directors.

Lifestyle and Community Questions

Are pets allowed?

Pets are restricted to cats and dogs. Dogs over 90lbs are not allowed in the common areas.

Are there rules regarding noise or gatherings?

The governing documents do not establish specific rules regarding noise, parties, or gatherings. However, owners and occupants may not engage in activities that unreasonably interfere with another owner's use and enjoyment of their unit or the common areas.

The Town of Sunapee has a noise ordinance that prohibits unreasonable noise that may disturb neighboring properties. Quiet hours generally apply between 10:00 p.m. and 6:30 a.m., with extended quiet hours on Sundays and holidays. Activities such as loud music, social gatherings, construction work, and operation of power equipment may be restricted during these times. Owners and guests are responsible for complying with all applicable local ordinances and association rules.

Initial HOA Estimates:

<u>Expense</u>	Annual Budget
Liability/Common Area Insurance	\$5,750.00
Snow Removal	\$1,500.00
Lawn Care & Grounds Maintenance	\$5,000.00
Bookkeeping/Tax Return Preparation	\$3,000.00
Dock Bubbler	\$800.00
Common Area/Misc	\$1,000.00
Operating Expenses:	\$17,050.00

<u>Reserve Funding</u>	Year 1 Contribution:
Dock Repairs & Replacement	\$5,000.00
Tree Removal	\$5,000.00
Parking Lot Redesign/Repaving	\$5,000.00
Gazebo/Picnic Area Fund	\$10,000.00
Swim Dock Replacement	\$2,000.00
Reserve Funding	\$27,000.00

Total HOA Budget:	<u>\$44,050.00</u>
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Initial Buy In Fee per Unit:	\$10,000.00
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Monthly Fee Calculation:

$\$44,050 / 6 \text{ units} = \$7341.67 \text{ per unit annually}$

$\$7341.67 / 12 \text{ months} = \$611.81 \text{ per month}$

Real Estate Taxes

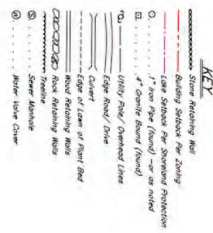
As this is a newly created condominium development, separate tax assessments for the individual units have not yet been established by the municipality . The current real estate taxes for the entire property are projected to be approximately \$37,890 for the 2026 tax year. If allocated equally among the six proposed condominium units, the estimated real estate tax burden would be approximately \$6,315 per unit per year.

Upon creation of the condominium and issuance of separate tax bills, the municipality will independently assess each unit based on its own valuation which may result in higher or lower taxes than the estimate provided above.

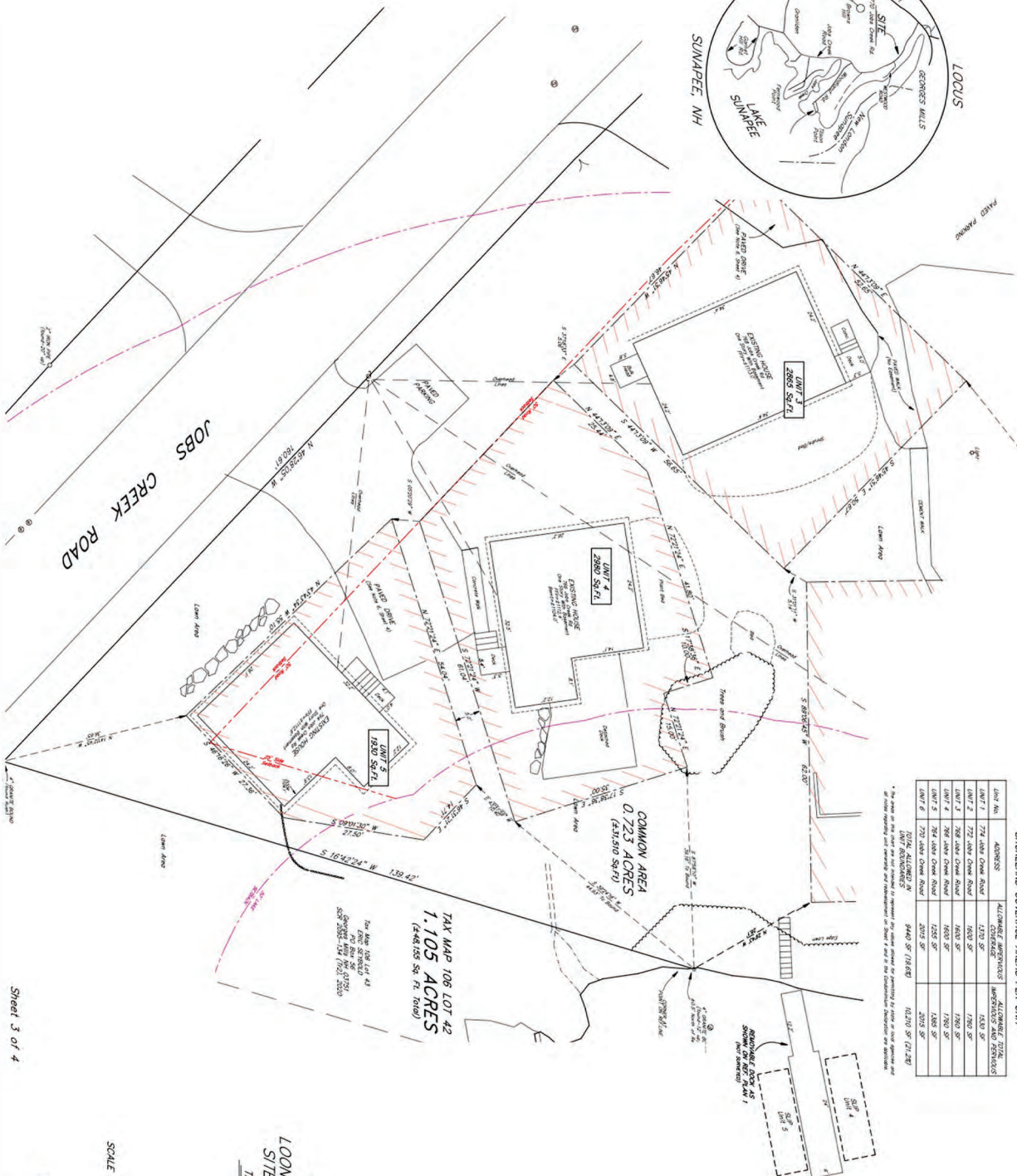
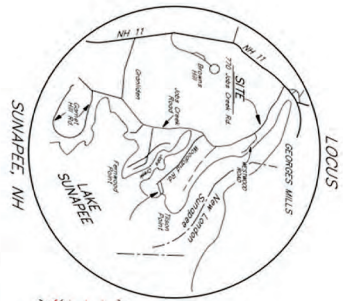
Reserve Position

*	Initial Reserve Contribution by Developer	\$50,000
	(Developer contribution applies only to first sale of each unit- not resale)	
*	Buy In Fee contributions	\$50,000
*	Reserve Balance once all condos are initially purchased	
		\$100,000





EXISTING CONDITIONS OVERVIEW	L-1	Project: LOON LANDING AT JOBS CREEK CONDOMINIUM 770 JOBS CREEK ROAD SUNAPEE, NH 03782 TAX MAP 126.1 CT 42 Drawn Date: 6/25/2024 Revisions:	Prepared By: LANDSCAPE ARCHITECTURE PERMITTING CONSTRUCTION MANAGEMENT	
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SHOULDER COVERAGE AREAS PER UNIT*

Unit No.	Address	Area (S.F.)	Area (S.F.)
UNIT 1	774 JOBS CREEK ROAD	1210 S.F.	1210 S.F.
UNIT 2	774 JOBS CREEK ROAD	1210 S.F.	1210 S.F.
UNIT 3	774 JOBS CREEK ROAD	1210 S.F.	1210 S.F.
UNIT 4	774 JOBS CREEK ROAD	1210 S.F.	1210 S.F.
UNIT 5	774 JOBS CREEK ROAD	1210 S.F.	1210 S.F.
UNIT 6	774 JOBS CREEK ROAD	1210 S.F.	1210 S.F.

SEE ALL NOTES PRESENTED ON SHEET 4

THIS PLAN SUPERSEDES SCR PLAN NO. 5817, APRIL 14, 2026

LOON LANDING AT JOBS CREEK CONDOMINIUM

SITE PLAN FOR CONDOMINIUM CONVERSION

TAX MAP 106 LOT 42 - 664-774 JOBS CREEK ROAD

PROPERTY OF
JCR HOA LLC

LOCATED IN
SUNAPEE, N.H.

SCALE = 1" = 10'

JUNE 3, 2026

HANNOY HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT, L.P. SURVEYOR NO. 853
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

