



# 21 Conifer Lane, New London

Offered at \$895,000

## About This Home

Beautiful home with first-floor living in Great Pines! This immaculate 3-bedroom, 2.5-bath home in the sought-after Great Pines Association offers in town convenience with a quiet, well-maintained setting. The main level features a bright, spacious kitchen with white cabinetry, stainless steel appliances, granite counter tops, an island, and a breakfast nook. The formal living room includes a gas fireplace, and the adjacent dining room flows into a sunroom with cathedral ceilings and access to the back deck, ideal for entertaining and grilling. The first-floor primary suite offers walk-in closets and an ensuite bath with tiled walk-in shower. A laundry room and half bath complete this level. The finished lower level provides flexible living space with a sitting or recreation room with french doors that walks out to the backyard, a bedroom with ensuite bath, an additional bedroom, and a bonus room perfect for a home office or a place for guests to stay. Outside, you'll find a nicely manicured lawn and an attached 2-car garage. The roof was replaced two years ago, and the exterior was freshly painted in 2025.

## Location Details

Located just minutes from New London's grocery store, health care, post office, local shops, theater, dining, and coffee shops. Enjoy resident-only beaches on Little Lake Sunapee and Pleasant Lake for boating, kayaking, and swimming. Mount Sunapee Resort is 20 minutes away, Ragged Mountain 25 minutes, with nearby golf courses, hiking trails, and fishing spots. New Hampshire living at its best with the ease of association living in Great Pines.



3 Bedrooms



2.5 Bathrooms



Approx. 2,916 SF

Fees: \$1,000 Quarterly | Property Taxes: \$7,977.96 | Year Built: 2004



Virtual Tour URL Unbranded 1

County NH-Merrimack  
 Village/Dist/Locale  
 Construction Status Existing  
 Year Built 2004  
 Architectural Style Cape  
 Color  
 Total Stories 1.25  
 Zoning R2 - Residential  
 Taxes TBD No  
 Tax Annual Amount \$7,977.96  
 Tax Year 2026  
 Tax Year Notes  
 Owned Land  
 Lot Size Acres 0.84  
 Lot Size Square Feet 36,590  
 Common Land Acres  
 Garage Yes  
 Basement Yes  
 Basement Access Type Walkout  
 Activation Date 6/13/2026

Rooms Total 10  
 Bedrooms Total 3  
 Bathrooms Total 3  
 Bathrooms Full 1  
 Bathrooms Three Quarter 1  
 Bathrooms Half 1  
 Bathrooms One Quarter 0  
 Above Grade Finished Area 1,742  
 AGFinSrc Measured  
 Above Grade Unfinished Area 406  
 AGUnfinSrc Measured  
 Below Grade Finished Area 1,174  
 BGFinSrc Measured  
 Below Grade Unfinished Area 237  
 BGUnfinSrc Measured  
 Total Finished Area 2,916  
 Footprint  
 Road Frontage Yes  
 Road Frontage Type Association, Paved  
 Road Frontage Length 125

Waterfront Property  
 Water Body Access  
 Water Body Name  
 Water Body Type  
 WaterFrRit  
 Water Body Restrictions  
 ROW Parcel Access  
 ROW Length  
 ROW Width  
 ROW to other Parcel  
 Flood Zone No  
 Timeshare/Fract. Ownrshp No  
 T/F Ownership Amount  
 T/F Ownership Type  
 Foreclosed/Bank-Owned/REO No  
 Days On Market 0  
 Auction No  
 Current Use  
 Land Gains  
 Resort

**Public Remarks** Beautiful home with first-floor living in Great Pines! This immaculate 3-bedroom, 2.5-bath home in the sought-after Great Pines Association offers in town convenience with a quiet, well-maintained setting. The main level features a bright, spacious kitchen with white cabinetry, stainless steel appliances, granite counter tops, an island, and a breakfast nook. The formal living room includes a gas fireplace, and the adjacent dining room flows into a sunroom with cathedral ceilings and access to the back deck. Ideal for entertaining and grilling. The first-floor primary suite offers walk-in closets and an ensuite bath with tiled walk-in shower. A laundry room and half bath complete this level. The finished lower level provides flexible living space with a sitting or recreation room with french doors that walk out to the backyard, a bedroom with ensuite bath, an additional bedroom, and a bonus room perfect for a home office or a place for guests to stay. Outside, you'll find a nicely manicured lawn and an attached 2-car garage. The roof was replaced two years ago, and the exterior was freshly painted in 2025. Located just minutes from New London's grocery store, health care, post office, local shops, theater, dining, and coffee shops. Enjoy resident-only beaches on Little Lake Sunapee and Pleasant Lake for boating, kayaking, and swimming. Mount Sunapee Resort is 20 minutes away. Raaqed Mountain 25 minutes, with nearby golf courses, hiking trails, and fishing spots. New Hampshire living at its best with the ease of association living in Great Pines. \*Showings begin at the open house on Saturday, June 13th, from 10:00 - 12:00.

**Directions** From Newport Road, turn onto "Great Pines" onto Spruce Lane. Then turn onto Conifer Lane, house will be the second house on the left.

<b>Kitchen</b>	1 13'2" x 15'11"	<b>Bedroom with</b>	B 11'2" x 17'4"
<b>Dining Room</b>	1 13'2" x 10'7"	<b>Bathroom Full</b>	B 15'9" x 8'
<b>Dining Room</b>	1 12'5" x 12'1"	<b>Bedroom</b>	B 13'10" x 14'
<b>Living Room</b>	1 14'3" x 17'4"	<b>Bedroom</b>	B 10'9" x 17'5"
<b>Family Room</b>	1 14'5" x 14'1"	<b>Utility Room</b>	B 24'2" x 8'8"
<b>Primary BR</b>	1 12'1" x 19'3"		
<b>Bathroom Three</b>	1 8'1" x 11'10"		
<b>Laundry Room</b>	1 7'4" x 6'		
<b>Bathroom Half</b>	1 3'4" x 5'5"		
<b>Foyer</b>	1 9'8" x 8'10"		
<b>Rec Room</b>	B 15'8" x 18'		

Map 45  
 Block 00  
 Lot 39  
 SPAN Number  
 Property ID

DeedRecTy Warranty  
 Deed Book 3857  
 Deed Page 1282  
 Covenants Yes  
 Seasonal No  
 PlanUrbDev

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

**Fees - Condo - Mobile**

**Condo Fees**  
 Fee \$1,000.00  
 Quarterly  
 Landscaping, Plowing  
**Fee 2**  
**Fee 3**

Condo Name  
 Building Number  
 Floor Number  
 Units Per Building  
 LmtComArea  
 SpecAssmt

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

**Lot Features** Landscaped, Level, Sloping  
**Construction Materials** Wood Frame, Clapboard Exterior  
**Foundation Details** Concrete  
**Flooring** Carpet, Ceramic Tile, Hardwood  
**Exterior Features** Deck  
**Roof** Asphalt Shingle  
**Driveway** Paved

**Interior Features** Cathedral Ceiling, Ceiling Fan, Dining Area, Gas Fireplace, 1 Fireplace, Kitchen Island, Laundry Hook-ups, Primary BR w / BA, Natural Light, Walk-in Closet, 1st Floor Laundry  
**Appliances** Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer  
**Other Equipment** Smoke Detector  
**Utilities** Cable Available, Propane  
**Heating** Propane, Baseboard, Hot Water  
**Electric** 200+ Amp Service, Circuit Breaker(s)  
**Cooling** Central AC  
**Water Source** Public  
**Sewer** Public

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

**Exclusions**  
 Right of First Refusal

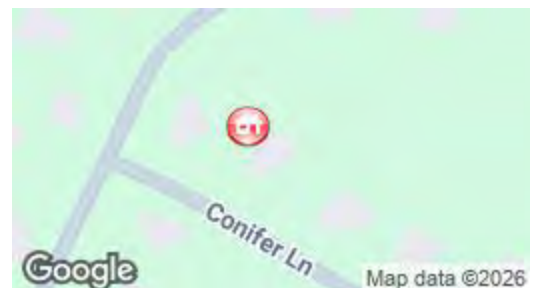
O'Halloran Group



listings@ohgrp.com

KW Coastal and Lakes & Mountains

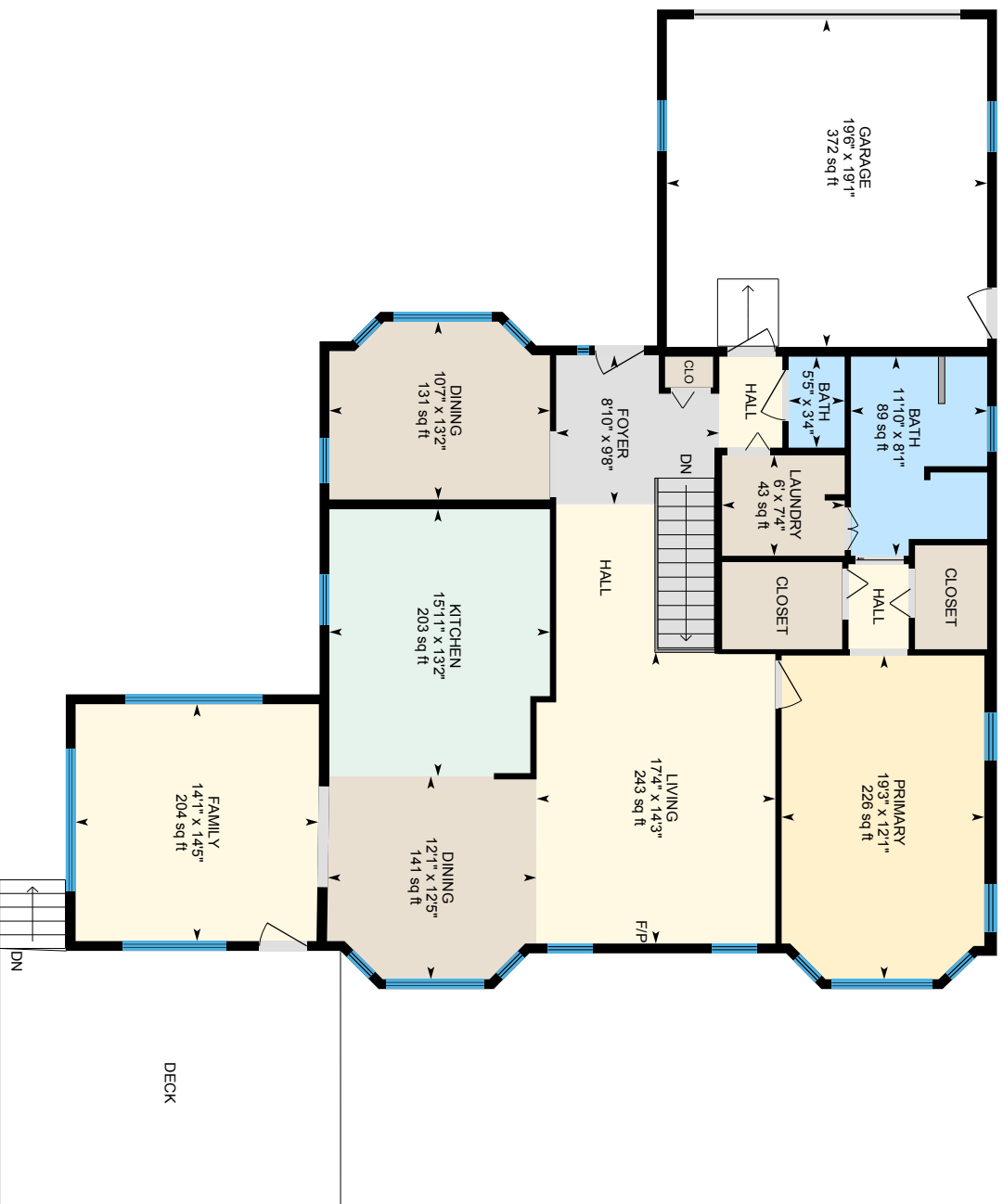
Off: 603-526-8600



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# 21 Conifer Ln, New London, NH

Main Floor Finished Area 1742.75 sq ft  
Unfinished Area 406.55 sq ft



PREPARED: 2026/06/08



# 21 Conifer Ln, New London, NH

Lower Level (Below Grade) Finished Area 1174.97 sq ft  
Unfinished Area 237.56 sq ft



PREPARED: 2026/06/08



**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: Kathleen A. Flood, Trustee and Steven C. Flood, Trustee

2. PROPERTY LOCATION: 21 Conifer Lane, New London, NH 03257

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

4. SELLER:  has  has not occupied the property for 2 years.

**5. WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

b. INSTALLATION: Location: \_\_\_\_\_  
 Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
 What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 2  
 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 town  
 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 N/A  
 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 SAG I/KF

BUYER(S) INITIALS HL

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**PROPERTY LOCATION:** 21 Conifer Lane, New London, NH 03257

d. LEACH FIELD:  Yes  No  Other N/A  
 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"/>	<u>Fiberglass</u>	<u>loose</u>	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

**8. HAZARDOUS MATERIAL**

a. UNDERGROUND STORAGE TANKS - Current or previously existing:  
 Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown  
 IF YES: Are tanks currently in use?  Yes  No  
 IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? propane  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): 500 - Irving owned and maintained  
 Location: side near garage  
 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 N/A  
 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: 9.20.23 By: previous owner / Pro lab  
 Results: less than 4.0 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 SCB KP

BUYER(S) INITIALS KP \_\_\_\_\_

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

Has the property been tested?  Yes  No  Unknown N/A  
 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: Great Pines Owners Association  
 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: Association Dues  
 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: 20 Type: Hot water radiator Fuel: propane Tank Location: left of building

Owner of Tank: Truina

Annual Fuel Consumption: \_\_\_\_\_ Price: \$1690 Gallons: 1099/yr

Date system was last serviced and by whom? Walco Oct. 2025

Secondary Heat Systems: No A/C 1st floor

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

**j. Roof** Age: 1yr Type of Roof Covering: Asphalt Shingle

Moisture or leakage: No

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

SELLER(S) INITIALS SCS RF

BUYER(S) INITIALS # \_\_\_\_\_

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**PROPERTY LOCATION:** 21 Conifer Lane, New London, NH 03257

- k. **Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
 Moisture or leakage: no  
 Comments: \_\_\_\_\_
- l. **Chimney(s)** How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: \_\_\_\_\_
- m. **Plumbing** Type: Copper, PVC ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ Age: 20  
 Comments: \_\_\_\_\_
- n. **Domestic Hot Water** Age: 2018 Type: Storage tank Gallons: ? 50-60
- o. **Electrical System** # of Amps 200  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: Ducted Age: 10 Date Last Serviced and by whom: 2025 - Walco  
 Comments: \_\_\_\_\_
- t. **Pool** Age: NA Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 By Whom: \_\_\_\_\_
- u. **Generator** Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 If Portable:  Included  Negotiable  
 Comments: \_\_\_\_\_
- v. **Internet** Type Currently Used at Property: Comcast
- 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 SC KB

BUYER(S) INITIALS TF

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**10. ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes  No

b. ADDITIONAL COMMENTS:

attached

**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).

[Signature] 5.28.2026  
SELLER DATE

[Signature] 5.28.2026  
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

SELLER(S) INITIALS SCV KAS

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

## 21 Conifer Ln. - Property Disclosure addendum

"10."

- 2019 - Azek Deck (previous owner)
- 2020 - epoxy garage floor (previous owner)
- 2023 - boiler service, supply tank, heat vent, Hyvent (previous owner)
  
- 2024 - New LG double oven, vent fan
- 2024 - new carpet, basement
- 2024 - took down 7 tall pines, 8 mid-sized trees
- 2024 - New roof
- 2024 - new cabinets over washer/dryer
- 2024 - new ceiling fan, master
- 2024 - replace back gutter, new gutter screening
- 2024 - replace approx. 30 recessed lights with LED fixtures
- 2024 - new storm door, front
- 2025 - new exterior light fixtures
- 2025 - exterior painted
- 2025 - replace smoke detectors with 10 yr. battery models
- 2025 - 1" overlay on driveway
- 2024 to 2026 - replaced 27 window treatments

**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: Kathleen A. Flood, Trustee and Steven C. Flood, Trustee  
21 Conifer Lane, New London, NH 03257

2. Association Name (if applicable): Cedar Pines Homeowners Assoc

3. Property Manager/Agent: board 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? see bylaws  Yes  No  Unknown

e. Number of allocated parking spaces available for this unit: \_\_\_\_\_

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): \$ 1,000 quarterly

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 type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		

c. Are there any additional fees? If so, please specify: no

d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
 If Yes, explain: \_\_\_\_\_

Additional Comments: community propane contract, 2026-2027 @ \$1.90/gal

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.**

[Signature] 5-28-2026  
 SELLER DATE

Kathleen Flood 5-28-2026  
 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 AND OTHER ADVISORS.**

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

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

Return To:

Kathleen & Steven Flood  
PO Box 333  
New London, NH 03257

Tax Stamps: \$11,757.00

WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that I, **KATHLEEN M. DALRYMPLE**, single, of New London, New Hampshire, for consideration paid, grant to **KATHLEEN A. FLOOD** and **STEVEN C. FLOOD, TRUSTEES OF THE FLOOD FAMILY REVOCABLE LIVING TRUST U/T/A DATED MAY 30, 2024**, of 73 Greensward Drive, Grantham, New Hampshire 03753, as **joint tenants with rights of survivorship**, with **WARRANTY COVENANTS**,

A certain tract or parcel of land situated in New London, County of Merrimack and State of New Hampshire, shown as **Lot #13** on a plan entitled "Great Pines, Phase 2 Plan of Cluster Subdivision, prepared for Forest Pines, LLC, Located in New London, NH", Scale 1" = 60', dated September, 2002 and revised October 2, 2002, prepared by Pennyroyal Hill Land Surveying & Forestry, Croydon, NH, recorded October 24, 2002 as Plan #16102 in the Merrimack County Registry of Deeds.

Lot #13 as shown on Sheet 2 of said plan may be more particularly described as follows:

Beginning at a point set in the center line of Conifer Lane which point is the most southwesterly corner of the within described premises; thence North 46° 24' 08" East 243.02 feet, more or less, to a granite bound (set 10/02); thence South 66° 30' 33" East 161.23 feet, more or less, to a granite bound (set 10/02); thence South 50° 48' 43" West 305.80 feet, more or less, to a point in the center line of Conifer Lane; thence North 43° 33' 52" West 81.0 feet along the center line of Conifer Lane to a point; thence on a curve concave to the south with a radius of 1000 feet and an included angle of 02° 31' 19" for an arc distance of 44.02 feet to the point of beginning.

According to the plan, Lot #13 contains 0.84 acres or 37,045 square feet, more or less.

Reference is made to Note 8 on the above plan requiring placement of granite markers at the intersection of lot lines with the edges of completed roads. These granite markers will not designate lot corners and are intended to mark the location of boundary lines. In general, lot lines run through these markers to the centerline of abutting roads.

All courses are 2001 Observed Magnetic.

The within conveyance is subject to the 100-foot buffer as shown on the plan and more fully described in the covenants and by-laws, if applicable.

The within conveyance is subject to any building setback requirements under the New London Zoning Ordinance as described on the above-described plan. This conveyance is further subject to all applicable provisions of the New London Zoning Ordinance.

The within conveyance is subject to the Great Pines Owners' Association By-Laws dated May 3, 2002 and recorded in Book 2362, Page 1501 in the Merrimack County Registry of Deeds, as amended; and Great Pines Owners' Association Covenants, Reservations, Restrictions and Easements dated May 3, 2002 and recorded in Book 2362, Page 1495 in the Merrimack County Registry of Deeds, as may be amended.

Also conveying an undivided fractional interest in the Common Area, as defined, described and identified in the Declaration and on the plans as they may be amended from time to time. The fraction shall have a numerator of one and a denominator equal to the total number of approved lots in all phases of this cluster development.

Excepting and reserving a 50-foot right of way over and across the private roads for the benefit of James and Dorothea Bewley as conveyed in Book 2362, Page 1493 in the Merrimack County Registry of Deeds, to be used in common with others for the passage of men and vehicles and for utilities.

In particular, each lot is subject to the rights of the Association and other owners to cross that portion of the private roads lying on that lot. Conveying also the right to use the private roads throughout the development.

Subject to an easement to Public Service Company of New Hampshire recorded in Volume 421, Page 448 and water main and sewer main easements held by the Town of New London or the New London Water Precinct. Said easements are also noted on Plan No. 6244 recorded in the Merrimack County Registry of Deeds, Annexation plan Property of Beatrice O. Gay and Dorothea G. Bewley, dated May 8, 1980, if applicable.

Subject to an easement given by Anthony Philbrick to Sunapee Electric Co. recorded at Book 421, Page 456 in the Merrimack County Registry of Deeds and any other utility easements, if applicable.

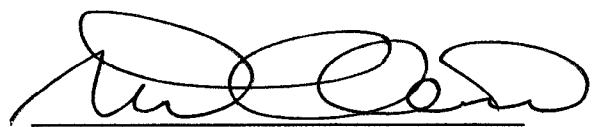
Meaning and intending to describe and convey all and the same premises as contained in the Warranty Deed to Kathleen M. Dalrymple and Richard W. Dalrymple from Jane P. Handley, dated August 2, 2010 and recorded at Book 3205, Page 1772 in the Merrimack County Registry of Deeds. See also the Quitclaim Deed from Kathleen M. Dalrymple and Richard W. Dalrymple to Kathleen M. Dalrymple dated August 23, 2011 and recorded in the Merrimack County Registry of Deeds at Book 3270, Page 1060.

Signed this 24<sup>th</sup> day of May, 2024.

  
Kathleen M. Dalrymple

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

On this 24<sup>th</sup> day of May, 2024, before me, the undersigned officer, personally appeared Kathleen M. Dalrymple, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes contained herein.

  
Notary Public/Justice of the Peace

Printed name of officer:  
My Commission Expires:

MICHAEL CHIARELLA, Justice of the Peace  
State of New Hampshire  
My Commission Expires August 24, 2024



Tri-Town, NH

1 inch = 69 Feet

www.cai-tech.com

May 16, 2026



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