



85 Cilleyville Road, Andover

Offered at \$595,000

About This Home

This 4-bedroom, 3.5-bath home sits on .86 level acres and offers flexible living with a fully equipped accessory dwelling unit above the attached 2-car garage, ideal for rental income, extended family, or guest quarters. The first level features a spacious kitchen with wood cabinetry, granite countertops, and a center island, plus a half bath for convenience. The adjacent dining room has a gas stove and opens to the back back patio, great for outdoor entertaining. You'll also find a living room and office on this floor. On the second level, the primary suite includes a mini-split for climate control, a walk-in closet, and an ensuite bath with walk-in shower. Two additional bedrooms, a full bath with laundry complete the upper level. The ADU above the garage offers a 1-bedroom layout with full bath, living room, kitchen and mini-split. The home also includes solar panels and a generator.

Location Details

Located just 20 minutes to Ragged Mountain Resort for winter skiing, close to local golf courses and hiking trails, and less than 15 minutes to Highland Lake's public boat launch and town beach. The Northern Rail Trail is nearby for year-round snowmobiling, hiking, and biking. You're 10 minutes to downtown New London, 30 minutes to Tilton, and 40 minutes to Concord for dining, shopping, theater, amenities and more.



4 Bedrooms



3.5 Bathrooms



Approx. 3,036 SF

Acres: 0.86 | Property Taxes: \$9,596 | Year Built: 2000



Virtual Tour URL Unbranded 1

County NH-Merrimack
 Village/Dist/Locale
 Construction Status Existing
 Year Built 2000
 Architectural Style Cape
 Color
 Total Stories 2
 Zoning 01 - Village
 Taxes TBD No
 Tax Annual Amount \$9,596.00
 Tax Year 2026
 Tax Year Notes
 Owned Land
 Lot Size Acres 0.86
 Lot Size Square Feet 37,462
 Common Land Acres
 Garage Yes
 Basement Yes
 Basement Access Type Interior
 Activation Date 6/13/2026

Rooms Total 10
 Bedrooms Total 4
 Bathrooms Total 4
 Bathrooms Full 1
 Bathrooms Three Quarter 2
 Bathrooms Half 1
 Bathrooms One Quarter 0
 Above Grade Finished Area 3,036
 AGFinSrc Public Records
 Above Grade Unfinished Area 679
 AGUnfinSrc Measured
 Below Grade Finished Area 0
 BGFinSrc Public Records
 Below Grade Unfinished Area 526
 BGUnfinSrc Measured
 Total Finished Area 3,036
 Footprint
 Road Frontage Yes
 Road Frontage Type Paved, Public
 Road Frontage Length 187

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 This 4-bedroom, 3.5-bath home sits on .86 level acres and offers flexible living with a fully equipped accessory dwelling unit above the attached 2-car garage. Ideal for rental income, extended family, or guest quarters. The first level features a spacious kitchen with wood cabinetry, granite countertops, and a center island, plus a half bath for convenience. The adjacent dining room has a gas stove and opens to the back patio, great for outdoor entertaining. You'll also find a living room and office on this floor. On the second level, the primary suite includes a mini-split for climate control, a walk-in closet, and an ensuite bath with walk-in shower. Two additional bedrooms, a full bath with laundry complete the upper level. The ADU above the garage offers a 1-bedroom layout with full bath, living room, kitchen and mini-split. The home also includes solar panels and a generator. Located just 20 minutes to Ragged Mountain Resort for winter skiing, close to local golf courses and hiking trails, and less than 15 minutes to Highland Lake's public boat launch and town beach. The Northern Rail Trail is nearby for year-round snowmobiling, hiking, and biking. You're 10 minutes to downtown New London, 30 minutes to Tilton, and 40 minutes to Concord for dining, shopping, theater, amenities and more. *Showings begin on Saturday, June 13th, from 11:00 - 1:00.

Directions From Route 11, turn onto Mill Road by the Refinery, then turn left onto Cilleyville Road, house will be on the right.

Kitchen	1 17' x 14'6"	Kitchen	2 ADU
Dining Room	1 12'7" x 15'4"	Living Room	2 ADU
Living Room	1 14'4" x 16'11"	Bedroom	2 ADU
Office/Study	1 10'5" x 10'9"	Bathroom Three	2 ADU
Bathroom Half	1 4'5" x 6'1"		
Other	1 11'11" x 4'8" -		
Primary BR	2 19'5" x 20'9"		
Bathroom Three	2 12'8" x 8'11"		
Bedroom	2 16'2" x 14'10"		
Bedroom	2 13'6" x 14'10"		
Bathroom Full	2 10'5" x 8'9"		

Lot Features Country Setting, Landscaped, Level, Sloping
Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete, Poured Concrete
Flooring Carpet, Ceramic Tile, Hardwood
Exterior Features Deck, Garden Space, Covered Porch, Shed
Roof Architectural Shingle
Driveway Paved

Exclusions
 Right of First Refusal

Map 028
Block 122
Lot 050
SPAN Number
Property ID

Interior Features Dining Area, In-Law/ADU, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Walk-in Closet, 2nd Floor Laundry
Appliances Dishwasher, Dryer, Range Hood, Gas Range, Refrigerator, Washer, On Demand Water Heater
Other Equipment Hardwired Smoke Detector, Gas Stove, Standby Generator
Utilities Propane
Heating Propane, Oil, Solar, Baseboard, Hot Water, Gas Stove, Mini Split
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling Mini Split
Water Source Private
Sewer Leach Field, Private, Septic

Fuel Company Dead River
Electric Company NH Electric Coop
Water Company
Cable Company TDS
Phone Company TDS
Internet Service Provider TDS

DeedRecTy Warranty
Deed Book 3617
Deed Page 848
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Andover School District
SchElem Andover Elem/Middle School
SchMiddle Andover Elem/Middle School
SchHigh Merrimack Valley High School

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

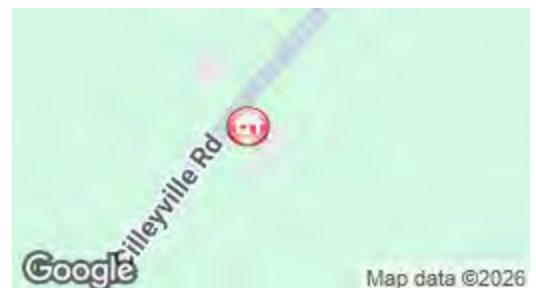
O'Halloran Group



listings@ohgrp.com

KW Coastal and Lakes & Mountains

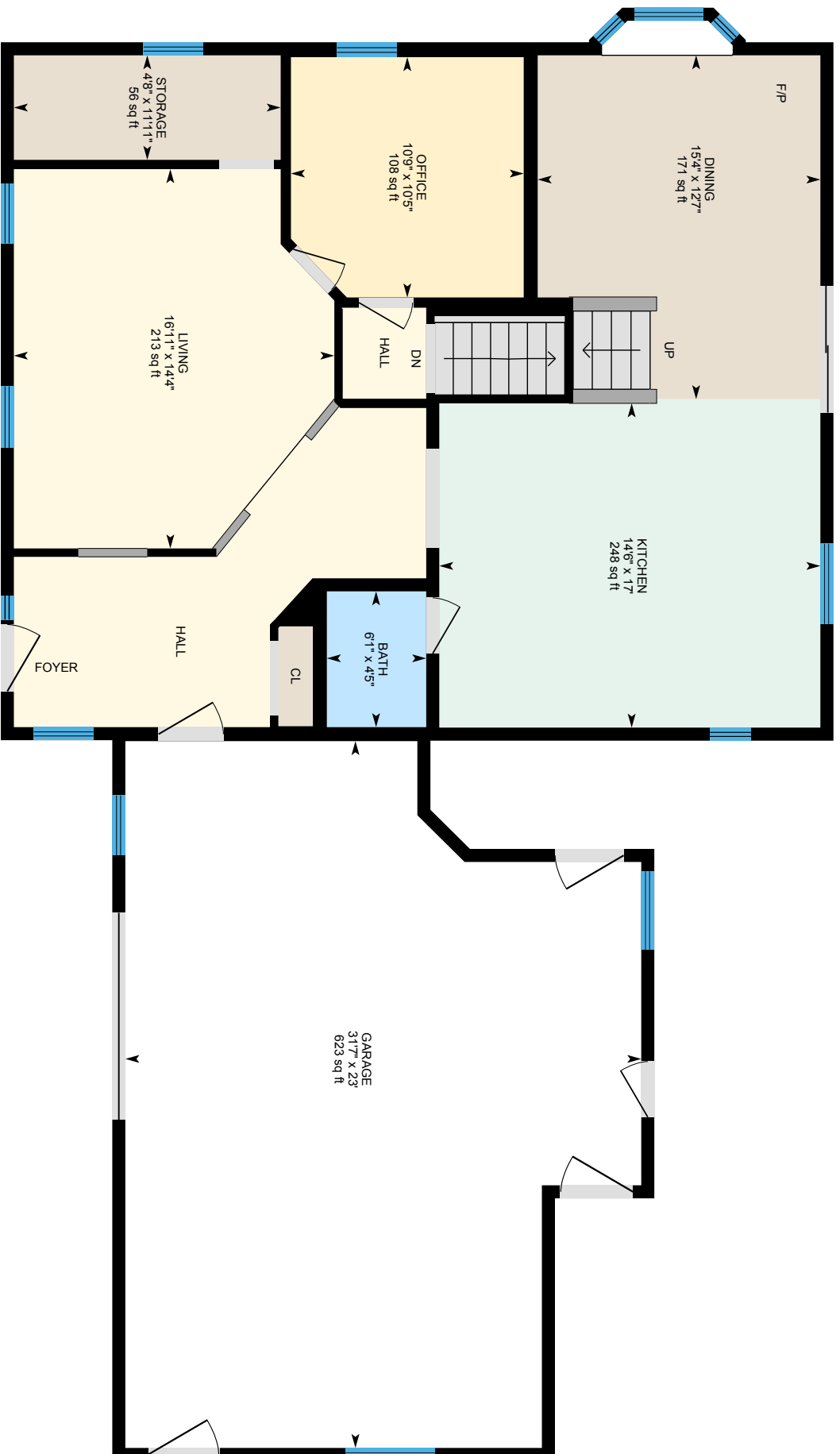
Off: 603-526-8600



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85 Cilleyville Rd, Andover, NH

Main Floor Finished Area 1155.38 sq ft
Unfinished Area 679.95 sq ft



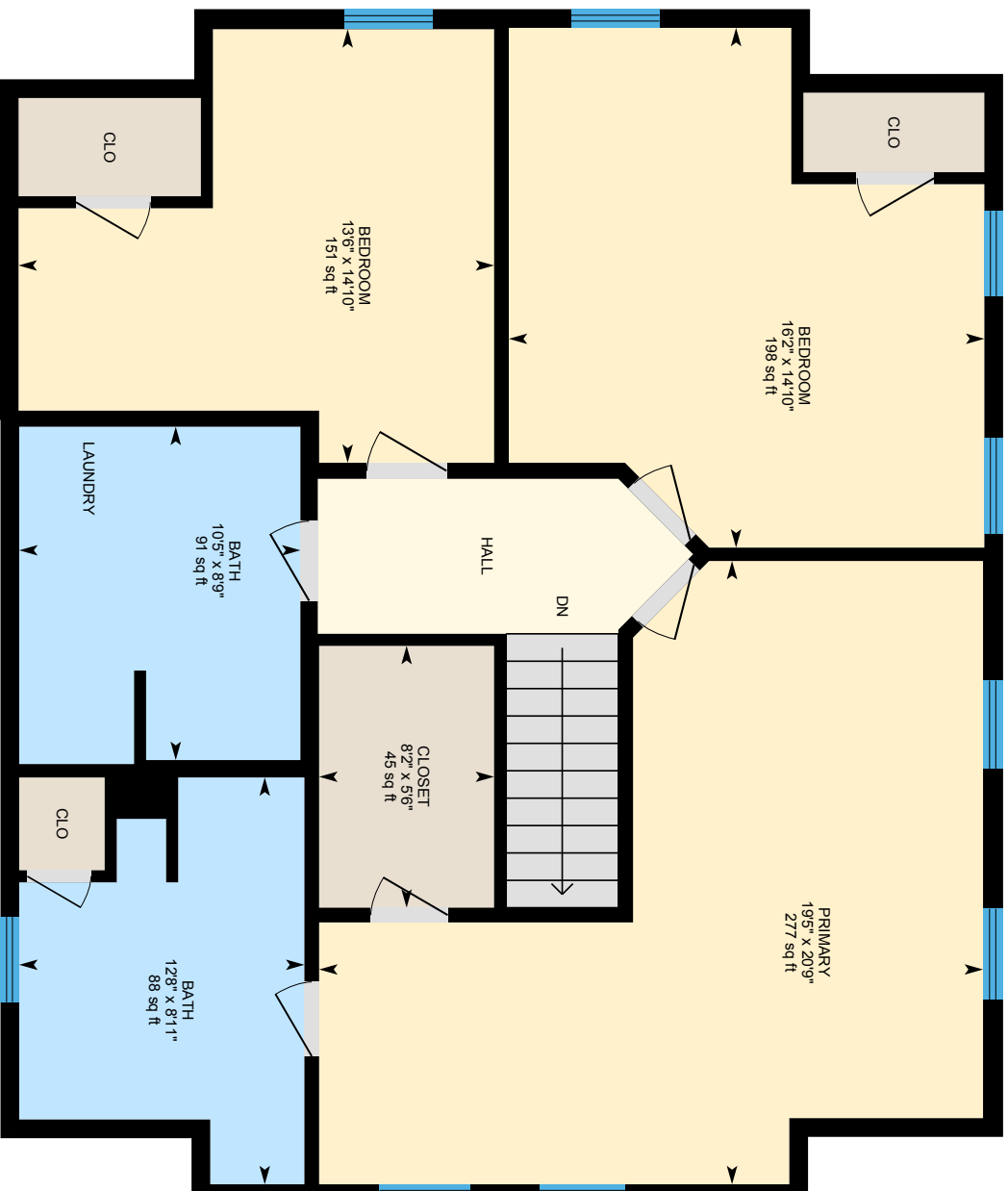
PREPARED: 2026/06/08



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.

85 Cilleyville Rd, Andover, NH

2nd Floor Finished Area 1113.34 sq ft



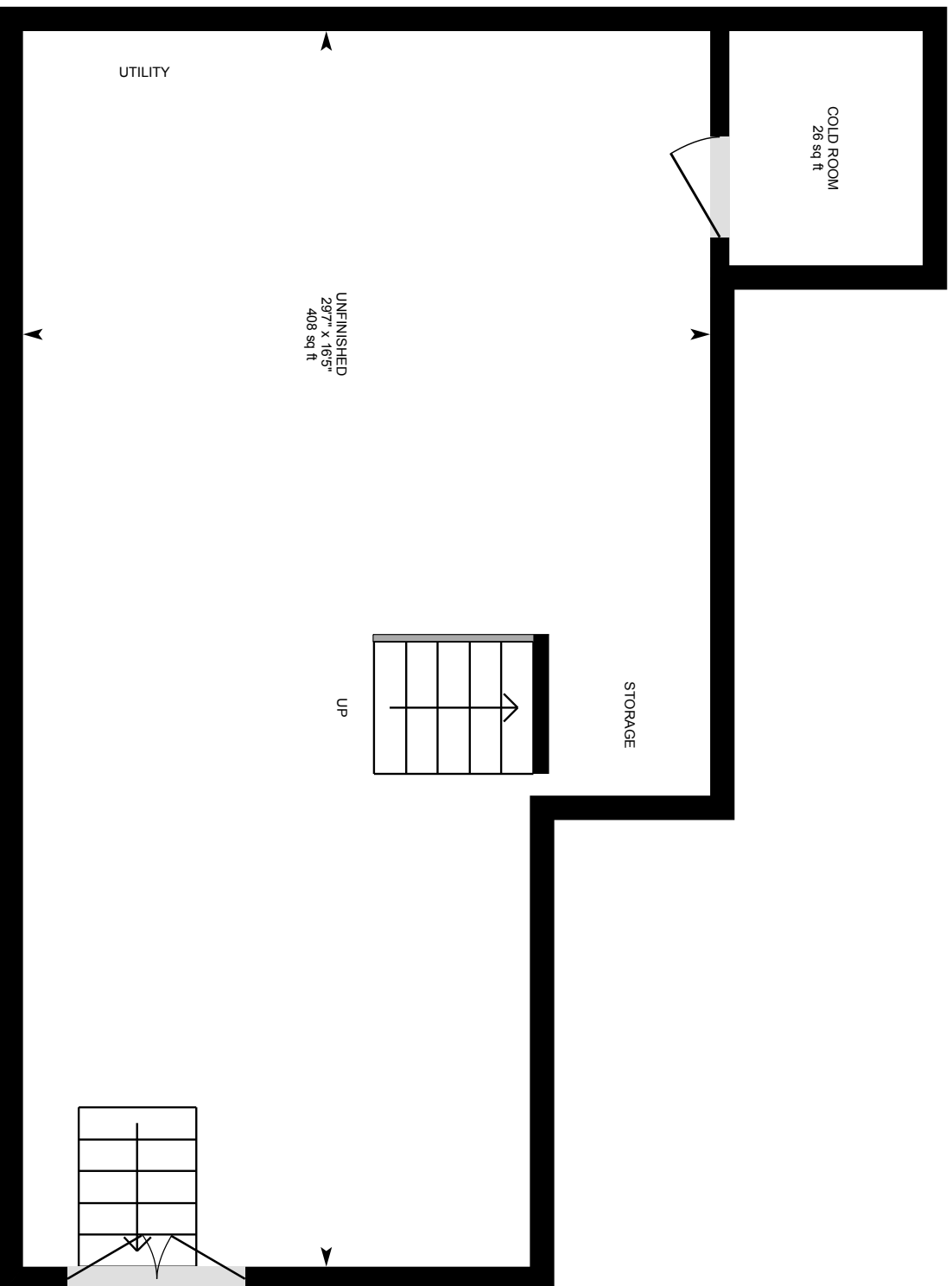
PREPARED: 2026/06/08

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.



85 Cilleyville Rd, Andover, NH

Lower Level (Below Grade) Unfinished Area 526.86 sq ft



PREPARED: 2026/06/08



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.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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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: The Nancy Lea Teach Revocable Trust

2. PROPERTY LOCATION: 85 Cilleyville Road, Andover, NH 03216

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

4. SELLER: [x] has [] has not occupied the property for 9 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [x] Private [] Seasonal [] Unknown [] Drilled [] Dug [] Other

b. INSTALLATION: Location: side lawn
Installed By: N/A Date of Installation: unknown
What is the source of your information?

c. USE: Number of persons currently using the system: 3
Does system supply water for more than one household? [x] Yes [] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [x] No [] N/A Quantity: [x] Yes [] No
Quality: [] Yes [x] 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
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? [x] Yes [] No
IF YES, are test results available? [x] Yes [] No
What steps were taken to remedy the problem? well head raised. Treatment
COMMENTS: system installed

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [] No Community/Shared: [] Yes [] No
Private: [x] Yes [] No [] Unknown Septic Design Available: [x] Yes [] No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? [] Yes [x] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size Gal. [] Unknown [] Other
Tank Type [] Concrete [] Metal [] Unknown [] Other
Location: East side of house [] Location Unknown. Date of Installation:
Date of Last Servicing: 2025 Name of Company Servicing Tank: Byrons
Have you experienced any malfunctions? [] Yes [x] No
COMMENTS:

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BUYER(S) INITIALS

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PROPERTY LOCATION: 85 Cilleyville Road, Andover, NH 03216

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: east side of lawn 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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>blown in</u>		<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>foam board 2"</u>		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>fiberglass</u>		<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>fiberglass</u>		<input checked="" type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 85 Cilleyville Road, Andover, NH 03216

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: _____

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?

NT 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? Village

i. Heating System Age: unknown Type: oil FHU Fuel: oil Tank Location: basement

Owner of Tank: self

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? propane stove / mini split upstairs

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: unknown Type of Roof Covering: architectural shingles

Moisture or leakage: none

Comments: _____

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PROPERTY LOCATION: 85 Cilleyville Road, Andover, NH 03216

- k. Foundation/Basement Full Partial Other: _____ Type: concrete-poured
Moisture or leakage: no
Comments: run a dehumidifier seasonally
- l. Chimney(s) How Many? n/a Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing Type: CGP, DEX, PVC Age: original
Comments: _____
- n. Domestic Hot Water Age: _____ Type: ondemand Gallons: N/A
- o. Electrical System # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: 19 panels
- 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: minisplit Age: 8m Date Last Serviced and by whom: 10/2025
Comments: _____
- t. Pool Age: _____ 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: 4/2026
If Portable: Included Negotiable
Comments: generator does not service ADU
- v. Internet Type Currently Used at Property: _____
- w. Other (e.g. Alarm System, Irrigation System, etc.) hardwired smoke detectors
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

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PROPERTY LOCATION: 85 Cilleyville Road, Andover, NH 03216

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).

<i>Nancy L. Teeter</i>	
SELLER	SELLER
<i>5/21/2026</i>	
DATE	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	BUYER
DATE	DATE

SELLER(S) INITIALS NET |

BUYER(S) INITIALS |

MULTIFAMILY PROPERTY DISCLOSURE RIDER
 (To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** The Nancy Lea Teach Revocable Trust
2. **PROPERTY LOCATION:** 85 Cilleyville Road, Andover, NH 03216
3. **GENERAL INFORMATION:**
 - a. Number of city/town approved units: 2
 - b. Number and type of appliances included in sale: refrigerator, washer, dryer, stove
 - c. Number and location of washer / dryer hookups: _____
 - d. Number and type of electrical service entrances: separate sub panel
 - e. Number and type of heating systems (note ages): shared
 - f. Any rented water heaters, burners or other equipment or appliances? Yes No If yes, please explain: _____
 - g. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____
 - h. Is a municipal certificate of compliance required? Yes No If yes, list date of expiration: _____
 - i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? _____
If yes, please explain: _____
 - j. Smoke detectors: Locations _____ Hard-wired? Yes No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
<u>1</u>	<u>Y</u>	<u>6yrs.</u>	<u>8/31/26</u>	<u>950</u>	<u>yes</u>	<u>850</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
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Monthly Rent: If vacant please enter most recent rent.
 Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? _____

Comments:

SELLER(S) INITIALS NT _____ BUYER(S) INITIALS _____

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

PROPERTY LOCATION: 85 Cilleyville Road, Andover, NH 03216

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): _____

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: _____
- b. Annual hazard insurance: _____
- c. Annual snow removal expense: _____
- d. Annual lawn mowing, yard maintenance expense: _____
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: _____ Cost: _____
- f. Annual electric costs paid by landlord: _____
- g. Annual trash removal expense: _____
- h. Annual water/sewer expenses paid by landlord: _____
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? Yes No
- b. Additional comments:

8. 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.

<i>WmcpL Teael</i> 5/21/2026	
SELLER	DATE
SELLER	DATE

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BUYER	DATE
BUYER	DATE

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that I, NANCY LEA TEACH, unmarried, of Andover, New Hampshire, for consideration paid, grant to NANCY LEA TEACH, Trustee of THE NANCY LEA TEACH REVOCABLE TRUST u/a dated March 31, 2003, whose present mailing address is 85 Cilleyville Road, Andover, New Hampshire 03216, with WARRANTY COVENANTS,

Three certain tracts or parcels of land, with any improvements thereon, situated in Andover, County of Merrimack and State of New Hampshire, bounded and described as follows:

Tract 1: Beginning at the Northwest corner of said granted premises on the State Highway #11 leading from Potter Place to New London at an iron pipe set in the ground on land formerly of Jacob Arais; thence Southerly on said Arais land to an iron pipe set in the ground on land formerly of said Arais; thence Easterly on land formerly of said Arais to an iron pin set in the ground on land formerly of J. Dale McLeod; thence Northerly on said McLeod land to an iron pin set in the ground near the above-mentioned highway; thence Westerly on said highway to the bound begun at, together with such rights to the spring of water on the Weed place, so-called, and the right to maintain and repair the water pipe as expressed in the deed from Nellie E. Heman to Albert L. Heman dated November 17, 1933, and recorded in the Merrimack County Registry of Deeds in Volume 573, Page 6, reference to which is hereby made.

Tract 2: Beginning at the Northeast corner of said granted premises at an iron pipe near the State Highway #11 leading from Potter Place to New London on land formerly of Walter B. Heman; thence Southerly on said Heman land about 128 feet to an iron pipe on land formerly of Jacob Arais; thence Westerly about 70 feet on land formerly of said Arias to land formerly of said


Heman; thence Northerly on said Heman land about 128 feet to an iron pin near the above-mentioned highway; thence Easterly on the said highway about 70 feet to the point of beginning.

Tract 3: Beginning at the Northwest corner of said granted premises at an iron pin on land formerly of Walter B. Heman; thence Southerly about 118 feet on land formerly of Jacob Arais to an iron pin on land formerly of said Arais; thence Easterly about 178 feet on land of said Arais to an iron pin on land formerly of J. Dale McLeod; thence Northerly about 54 feet on land of said McLeod to an iron pin on land formerly of said Heman; thence Westerly about 175 feet on land formerly of said Heman to the bound begun at.

Meaning and intending to describe and convey all and the same premises as were conveyed to NANCY TEACH by DAVID BATES AND CARMEN CAREY, F/K/A CARMEN BATES, TRUSTEES of the BATES FAMILY TRUST u/d/t dated August 24, 2001, by warranty deed dated October 13, 2017 and recorded in Merrimack County Registry of Deeds in Book 3574, Page 2227 on October 25, 2017.

*

Signed this 6th day of December, 2018.


Nancy Lea Teach

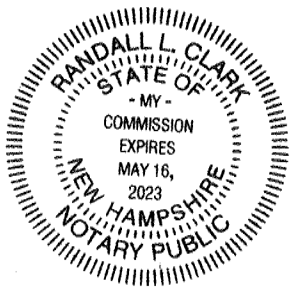
*This conveyance constitutes a non-contractual transfer and is therefore exempt from the payment of New Hampshire transfer tax pursuant to RSA 78-B:2 (XXII).


STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN, SS.

December 6th, 2018

Personally appeared Nancy Lea Teach, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,




Notary Public/
Justice of the Peace

(Please type or print name)
My commission expires:

5-16-2023



Terra-Map

Phone: 603-796-4416

Avitar Associates
of New Hampshire, Inc.

www.avitarassociates.com
TerraMap@avitarassociates.com

Town of
ANDOVER
Merrimack Co
New Hampshire

LEGEND

- Map Number
- Lot-Sub
- Acreage
- S-Survey C-Calculated
- Dimensions (Feet)
- Easement
- Water Features
- Wetlands
- Power Lines
- Conservation Easements
- Class I
- Class II
- Class V
- Class V - Summer
- Class VI
- Private

For Assessment Purp
Not to be used for conv

Revised April 1, 20

NH83F - State Plane Coordina

**GRAPHICAL
SCALE**

75 0 125 250 500

SCALE: 1"=250' (24in X 32in paper)



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