



5 Sand Hill Road, Croydon

Offered at \$525,000

Set on more than five acres, this log home offers the kind of setting that's increasingly difficult to find. Open lawn, mature trees, and peaceful surroundings create a sense of privacy, while thoughtfully designed indoor and outdoor spaces make it easy to enjoy every season. From the home, you'll enjoy views of Mount Sunapee, with Mount Sunapee Ski Resort and Sunapee Harbor both approximately 15 minutes away.

Inside, vaulted ceilings, wood finishes, hardwood floors, and large windows create a bright inviting living space. A floor-to-ceiling stone chimney anchors the living space, complemented by a wood stove that makes the space especially inviting on cool New Hampshire evenings. The kitchen features granite countertops, stainless steel appliances, and an open layout.

The outdoor living area is designed for gathering with a timber pergola, stone patio, and fire pit. Beyond the home, the two-stall horse barn and open acreage offer flexibility for horses, hobbies, or simply enjoying the extra room to roam.

This is a property offers space, privacy, mountain views, and a setting that invites you to slow down and enjoy life outdoors, while remaining just a short drive from skiing, the lake, and everything the Lake Sunapee Region has to offer.



2 Bedrooms



2 Bathrooms



Approx. 1,761 SF

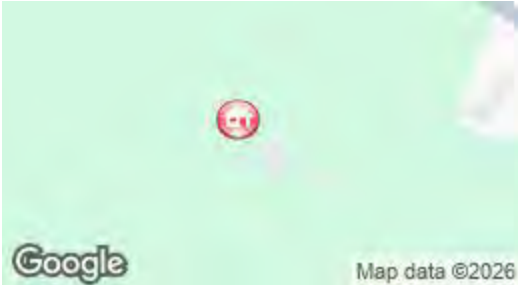
Acres: 5.6 | Property Taxes: \$4,343 | Year Built: 2013

Residential 5101149	Single Family Coming Soon	5 Sand Hill Road Croydon	NH 03773	Unit/Lot	Listed: 7/22/2026 Closed:	\$525,000	
			County NH-Sullivan Village/Dist/Locale Construction Status Existing Year Built 2013 Architectural Style Cape, Log Color Total Stories 1.5 Zoning RR - Rural Residential Taxes TBD No Tax Annual Amount \$4,343.62 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres 5.60 Lot Size Square Feet 243,936 Common Land Acres Garage Yes Basement Yes Basement Access Type Walkout Activation Date 7/25/2026		Rooms Total 6 Bedrooms Total 2 Bathrooms Total 2 Bathrooms Full 1 Bathrooms Three Quarter 1 Bathrooms Half 0 Bathrooms One Quarter 0 Above Grade Finished Area 1,761 AGFinSrc Measured Above Grade Unfinished Area 277 AGUnfinSrc Measured Below Grade Finished Area 0 BGFinSrc Public Records Below Grade Unfinished Area 0 BGUnfinSrc Public Records Total Finished Area 1,761 Footprint Road Frontage Yes Road Frontage Type Dirt, Gravel Road Frontage Length 345		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
 Virtual Tour URL Unbranded 1							

Public Remarks Set on more than five acres in Crovdon, this log home offers the kind of setting that's increasingly difficult to find. Open lawn, mature trees, and peaceful surroundings create a sense of privacy, while thoughtfully designed indoor and outdoor spaces make it easy to enjoy every season. From the home, you'll enjoy views of Mount Sunapee, with Mount Sunapee Ski Resort and Sunapee Harbor both approximately 15 minutes away. Inside, the home is filled with warmth and character. Vaulted ceilings, wood finishes, hardwood floors, and large windows create a bright inviting living space. A floor-to-ceiling stone chimney anchors the living space, complemented by a wood stove that makes the space especially inviting on cool New Hampshire evenings. The kitchen features granite countertops, stainless steel appliances, and an open layout that connects seamlessly with the dining and living spaces. The home includes two bedrooms and two bathrooms, along with a covered porch that provides a comfortable place to relax and take in the surrounding landscape. Step outside and you'll find an outdoor living area designed for gathering. The timber pergola, stone patio, and fire pit create a natural place to spend summer evenings with family and friends. Beyond the home, the two-stall horse barn and open acreage offer flexibility for horses, hobbies, or simply enjoying the extra room to roam. This is a property that offers more than just a home. It offers space, privacy, mountain views, and a setting that invites you to slow down and enjoy life outdoors, while remaining just a short drive from skiing, the lake, and everything the Lake Sunapee Region has to offer. Showings begin at the Open House on Saturday, July 25, from 10:00 am to 12:00 pm.

Directions Sunapee Street to Sand Hill. Property will be on your left. GPS also works great!

Kitchen 1 8'8" x 14'11" Dining Room 1 8'9" x 8'3" Living Room 1 15'4" x 16'2" Bedroom 1 11'9" x 11'9" Bathroom Three 1 11'10" x 8'4" Primary BR 2 15'10" x 19'3" Bathroom Full 2 7'5" x 8'9" Rec Room B 22'2" x 19'6" Utility Room B 2'8" x 3'5" Other B 22'2" x 14'6"		Map 017 Block 000 Lot 263 SPAN Number Property ID		DeedRecTy Warranty Deed Book 2054 Deed Page 214 Covenants Unknown Seasonal No PlanUrbDev		SchDistrict Croydon SchElem Choice SchMiddle Choice SchHigh Choice	
						Fees - Condo - Mobile	
Lot Features Country Setting, Field/Pasture, Landscaped, Level, Mountain View, Open, Sloping, View, Rural Construction Materials Log Home, Log Exterior, Log Siding Exterior Foundation Details Insulated Concrete Forms Flooring Hardwood, Tile Exterior Features Deck, Outbuilding, Patio, Covered Porch, Shed Roof Asphalt Shingle Driveway Dirt, Gravel		Interior Features Bar, Cathedral Ceiling, Ceiling Fan, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Natural Woodwork, Walk-in Closet, Wet Bar, Basement Laundry Appliances Dishwasher, Microwave, Gas Range, Refrigerator, Gas Water Heater Other Equipment Wood Stove Utilities Propane Heating Propane, Radiant Electric 200+ Amp Service, Circuit Breaker(s) Cooling None Water Source Drilled Well Sewer 1000 Gallon, Concrete, Leach Field, Private, Septic				Condo Fees Fee Fee 2 Fee 3	
						Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt	
Exclusions Right of First Refusal		Fuel Company Eastern Electric Company Eversource Water Company Cable Company Phone Company Internet Service Provider Fidium				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					

5 Sand Hill Rd, Croydon, NH

1st Floor Finished Area 833.12 sq ft



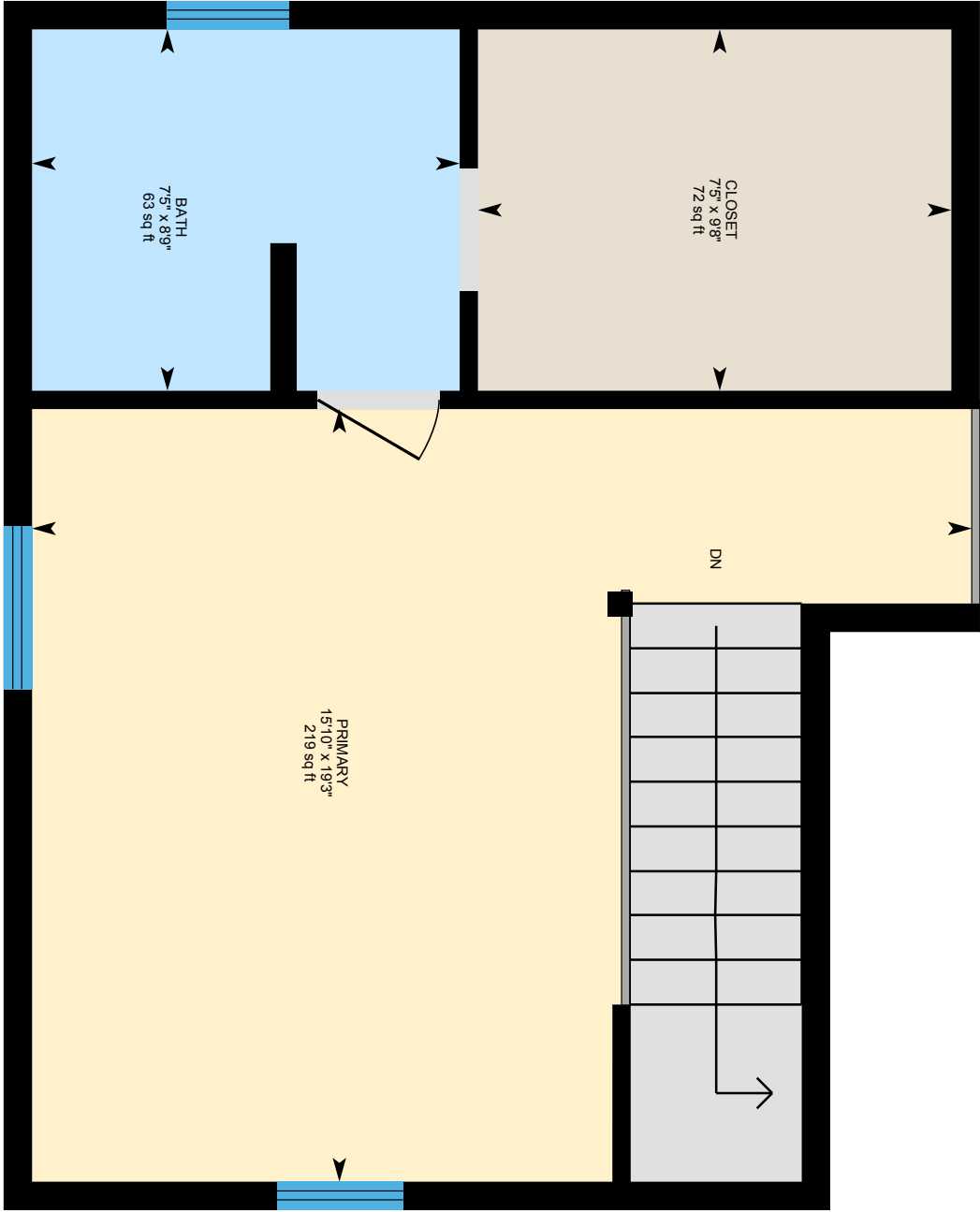
PREPARED: 2026/07/20



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.

5 Sand Hill Rd, Croydon, NH

2nd Floor Finished Area 460.28 sq ft



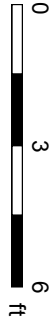
PREPARED: 2026/07/20

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.

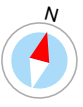


5 Sand Hill Rd, Croydon, NH

Lower Level Finished Area 467.80 sq ft
Unfinished Area 277.86 sq ft



PREPARED: 2026/07/20



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
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:** Wayne A Carpenter

2. **PROPERTY LOCATION:** 5 Sand Hill Road, Croydon, NH 03773

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 15 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: behind the house/back yard
Installed By: not sure Date of Installation: N/A
What is the source of your information? was here when we purchased the property

c. **USE:** Number of persons currently using the system: 1
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: _____
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 1000 Gal. ☐ Unknown ☐ Other _____
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: front yard ☐ Location Unknown. Date of Installation: N/A
Date of Last Servicing: 7/2025 Name of Company Servicing Tank: Woodman
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS:

SELLER(S) INITIALS WAC / **BUYER(S) INITIALS** /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 5 Sand Hill Road, Croydon, NH 03773

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: front yard Size: N/A ☐ Unknown
Date of installation of leach field: N/A Installed By: N/A
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	☐	☒	☐	N/A		☐
	Crawl Space	☐	☒	☐	N/A		☐
	Exterior Walls	☒	☐	☐	9in D logs		☒
	Floors	☒	☐	☐	spray foam		☒
		☐	☐	☐			☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

IF YES: Are tanks currently in use? ☐ Yes ☐ No

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☐ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other ☐ Yes ☐ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS  

BUYER(S) INITIALS  

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 5 Sand Hill Road, Croydon, NH 03773

- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: no
Comments: neduraa foundation
- l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 2024 Problems? no
Comments: _____
- m. **Plumbing** Type: _____ Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 13 Type: propane Gallons: 50
- 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: none Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: none 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: fiber optic
- 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

WRC /

BUYER(S) INITIALS

 /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 5 Sand Hill Road, Croydon, NH 03773

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).

Wayne A Carpenter
dotloop verified
06/22/26 1:02 PM EDT
PIBR-VGW7-NRIM-NLCW

SELLER

DATE

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

WAC
06/22/26
1:02 PM EDT
dotloop verified

BUYER(S) INITIALS



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That Kymberly A. Smith, single of Croydon, NH, for consideration paid grants to Wayne A. Carpenter, Single, of 5 Sand Hill Road, Newport, NH 03773, with **QUITCLAIM COVENANTS:**

A certain tract or parcel of land with any improvements thereon situate in Croydon in the County of Sullivan and State of New Hampshire, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Sand Hill Road at the Newport-Croydon Town Line; thence running Westerly along said Town Line 700 feet, more or less, to a stone wall; thence running Northerly 300 feet, more or less, to a corner of walls; thence running Easterly along a stone wall 660 feet, more or less, to an iron pin set in the ground; thence running Southerly 24 feet, more or less, to an iron pin set in the ground; thence running Easterly 40 feet, more or less, to an iron pin set in the ground on the Westerly side of said Sand Hill Road; thence running Southerly 276 feet, more or less, along the Westerly side of said Sand Hill Road to the point or place of beginning.

Meaning and intending to describe all and the same premises conveyed to Kymberly A. Smith and Wayne A. Carpenter by quitclaim deed of Wayne A. Carpenter dated June 18, 2013 and recorded in the Sullivan County Registry of Deeds at Book 1885, Page 0691, see also Book 1815, Page 0976.

I, the grantor hereby release all rights of homestead in the above described premises.

DATED this 25 day of October, 2018.

Kymberly A. Smith
Kymberly A. Smith

State of New Hampshire

County of Sullivan

10/21/18, 2018

Personally appeared, Kymberly A. Smith, 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 therein contained.

Before me, [Signature]
Notary Public/Justice of the Peace

My commission expires: _____

