



33 Wintercroft Circle #5, Grantham

Offered at \$465,000

About This Home

This 3-bedroom, 2.5-bathroom contemporary condo is set in the desirable Gray Ledges community, offering over 90 acres of private land and stunning views. Inside, there is over 3,300 square feet of thoughtfully designed living space. The first floor features a large living room with wood stone fireplace and access to the balcony, plus a bonus room ideal for office space. The first-floor primary bedroom includes an ensuite bathroom and access to the balcony. The kitchen includes wood cabinetry and an island for ample counter space, with a dining room perfect for entertaining guests. The finished second-level loft could be completed as an additional primary bedroom or used as a recreation room. The finished lower level includes a family room with an additional wood stove and a walk out to the patio, a bedroom with a walk-in closet and cedar closet, bonus room and a full bathroom. Other features to note include a one-car garage with generous storage space.

Location Details

Located just 20 minutes from Dartmouth Health and the Upper Valley, close to New London for local shopping and restaurants and under two hours to Boston. Lots of outdoor activities for your enjoyment including hiking the trails on the property, golfing at Eastman Golf Links, swimming at the outdoor pool, skiing at Ragged Mountain or Mount Sunapee Resort and boating at Lake Sunapee.



3 Bedrooms



2.5 Bathrooms



Approx. 3,324 SF

Monthly Fee: \$749 | Property Taxes: \$8,314 | Year Built: 1989

Residential 5102358	Condo Active	33 Wintercroft Circle Grantham	NH 03753	Unit/Lot 5	Listed: 7/29/2026 Closed:	\$465,000	
		County NH-Sullivan Village/Dist/Locale Construction Status Existing Year Built 1989 Architectural Style Contemporary, Duplex Color Total Stories 1.5 Zoning RR1 - Residential Taxes TBD No Tax Annual Amount \$8,314.22 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres Lot Size Square Feet Common Land Acres 90.00 Garage Yes Basement Yes Basement Access Type Walkout Activation Date		Rooms Total 9 Bedrooms Total 3 Bathrooms Total 3 Bathrooms Full 2 Bathrooms Three Quarter 0 Bathrooms Half 1 Bathrooms One Quarter 0 Above Grade Finished Area 2,201 AGFinSrc Measured Above Grade Unfinished Area 365 AGUnfinSrc Measured Below Grade Finished Area 1,123 BGFinSrc Measured Below Grade Unfinished Area 491 BGUnfinSrc Measured Total Finished Area 3,324 Footprint Road Frontage No Road Frontage Type Association, Paved Road Frontage Length		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 2 Auction Current Use Land Gains Resort	

Virtual Tour URL Unbranded 1

Public Remarks This 3-bedroom, 2.5-bathroom contemporary condo is set in the desirable Grav Ledges community, offering over 90 acres of private land and stunning views. Inside, there is over 3,300 square feet of thoughtfully designed living space. The first floor features a large living room with wood stone fireplace and access to the balcony, plus a bonus room ideal for office space. The first-floor primary bedroom includes an ensuite bathroom and access to the balcony. The kitchen includes wood cabinetry and an island for ample counter space, with a dining room perfect for entertaining guests. The finished second-level loft could be completed as an additional primary bedroom or used as a recreation room. The finished lower level includes a family room with an additional wood stove and a walk out to the patio, a bedroom with a walk-in closet and cedar closet, bonus room and a full bathroom. Other features to note include a one-car garage with generous storage space. Located just 20 minutes from Dartmouth Health and the Upper Valley, close to New London for local shopping and restaurants and under two hours to Boston. Lots of outdoor activities for your enjoyment including hiking the trails on the property, golfing at Eastman Golf Links, swimming at the outdoor pool, skiing at Raquette Mountain or Mount Sunapee Resort and boating at Lake Sunapee. *Showings begin at the open house on Saturday, August 1st from 1:00 - 3:00.

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

Kitchen 1 12'7" x 8'1"		Bedroom B 14'3" x 13'11"		Map 232 Block 000 Lot 001 SPAN Number Property ID	DeedRecTy Warranty Deed Book 2161 Deed Page 967 Covenants Yes Seasonal No PlanUrbDev	SchDistrict Grantham Sch District SAU # 75 SchElem Grantham Village School SchMiddle Lebanon Middle School SchHigh Lebanon High School					
Dining Room 1 17' x 11'4"		Bedroom B 14'2" x 12'2"									
Living Room 1 20'9" x 25'6"		Bathroom Full B 6'7" x 8'2"									
Primary BR 1 16'9" x 13'6"											
Bathroom Full 1 9'10" x 8'3"											
Office/Study 1 11'1" x 12'11"											
Mudroom 1 5'3" x 11'2"											
Bathroom Half 1 6'7" x 5'8"											
Foyer 1 5'8" x 8'9"											
Loft 2 41'1" x 20'10"											
Family Room B 20'4" x 25'9"						Fees - Condo - Mobile					
Lot Features Condo Development, Country Setting, Field/Pasture, Landscaped, Level, Mountain View, Open, Pond, Rolling, Trail/Near Trail, View, Walking Trails, Wooded, Near Skiing Construction Materials Wood Frame, Clapboard Exterior Foundation Details Concrete, Poured Concrete Flooring Carpet, Hardwood, Tile Exterior Features Balcony, Covered Porch Roof Asphalt Shingle Driveway Paved				Interior Features Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Hearth, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Skylight, Soaking Tub, Vaulted Ceiling, Walk-in Closet, Whirlpool Tub, Basement Laundry Appliances Electric Cooktop, Dishwasher, Dryer, Freezer, Wall Oven, Refrigerator, Washer, Water Heater Other Equipment Hardwired Smoke Detector, Wood Stove Utilities Phone, Cable at Site, Propane Heating Propane, Wood, Baseboard, Hot Water, Wood Stove Electric 200+ Amp Service, Circuit Breaker(s) Cooling None Water Source Community Sewer Community, Shared				Condo Fees Yes Fee \$749.00 Monthly Landscaping, Plowing, Sewer, Trash, Condo Association Fee, HOA Fee Fee 2 Fee 3			
Exclusions Right of First Refusal				Condo Name Gray Ledges Building Number Floor Number Units Per Building 2 LmtComArea SpecAssmt				ParkName Mobile Co-Op MobPkApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor			
				Fuel Company Irving Energy Electric Company Eversource Water Company Cable Company Xfinity Phone Company Internet Service Provider Xfinity							

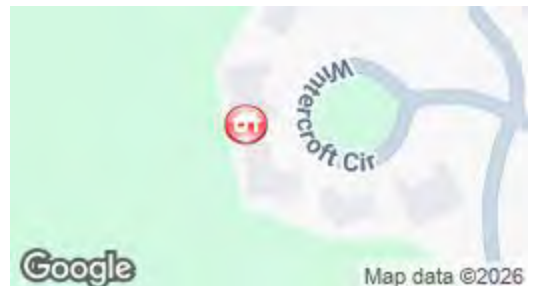


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



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33 Wintercroft Circle #5

Grantham, NH

Frequently Asked Questions

What do the condo fees include?

See Property Disclosure Statement: water, sewer, trash, lawn/road maintenance, snow removal.

What is the process for trash/recycling?

Trash/recycling is picked up weekly on Monday morning. The Town Transfer Station with a hang tag.

Is there a buy-in fee?

No

Do they really shovel your stairs to the front door?

Yes, but not the covered front porch.

Do they shovel your deck?

No

Is there a community fuel buy program? And how does that work?

Yes, there are a few different consortiums to choose from.

Are you aware of any special assessments?

None

Do you know when the last special assessment was?

10+ years

How big is the pool and depth?

20' x 40' Shallow end is 3' and deep end is 6'. There is no diving allowed.

What are some important features of the pool house?

Meeting room, restrooms, shower. Owner access by key.

Will they maintain any gardens I create?

No. You are responsible for your gardens up to and including 10' from the home. The existing perennial gardens are wonderful and a full list of plants is available upon request.

How do I find information about the association land and trail system?

There are maps and anyone living in the community will share information happily.

What is it like in the winter?

Snow shoeing, cross country skiing on the trails and fields, ice skating on the pond, sledding on the hills.

When do they plow/shovel the roads?

When there is 3" of snow.

What happens when the roof needs to be replaced or when siding needs repair/replacement or repainted?

Any repairs to roof, siding, trim etc. is split between both unit owners in the building. The association has a selection of approved colors/trims. Work must be performed by insured contractor per association.

5-33 Wintercroft Cir, Grantham, NH

1st Floor Finished Area 1630.66 sq ft
Unfinished Area 247.75 sq ft



0 5 10
ft

PREPARED: 2026/07/27



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.

5-33 Wintercroft Cir, Grantham, NH

2nd Floor Finished Area 570.62 sq ft
Unfinished Area 117.40 sq ft



PREPARED: 2026/07/27



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.

5-33 Wintercroft Cir, Grantham, NH

Lower Level (Below Grade) Finished Area 1123.03 sq ft
Unfinished Area 491.00 sq ft



PREPARED: 2026/07/27



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:** James Wiley Mills III and Ashley B Mills

2. **PROPERTY LOCATION:** 33 Wintercroft Circle, Unit 5, Grantham, NH 03753

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 8 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 Community artisanal well

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

c. **USE:** Number of persons currently using the system: 26 units
 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 5/9/25
 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: Great water pressure.

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: ☐ Yes ☐ No Community/Shared: ☒ Yes ☐ No
 Private: ☐ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☐ No

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

c. **IF PRIVATE:**
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 COMMENTS: _____

SELLER(S) INITIALS

JWM / ABM

BUYER(S) INITIALS

_____/____/____

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PROPERTY LOCATION: 33 Wintercroft Circle, Unit 5, Grantham, NH 03753

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Community owned Size: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: The hoa maintains and I've not had septic issues.

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	☐	☐	☒	_____	_____	☐
	Crawl Space	☐	☐	☒	_____	_____	☐
	Exterior Walls	☒	☐	☐	_____	_____	☒
	Floors	☐	☐	☒	_____	_____	☐

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): Unknown Size of tank(s): 150 gal
 Location: Front yard
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: Owned by Irving. Metered connection for each unit.
 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: June 2021 By: Twin state home inspections
 Results: No remediation needed. If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☒ No
 Comments: Tested before purchase in 21 but I lost report.

SELLER(S) INITIALS  
07/19/26 1:24 PM EDT 07/19/26 4:04 PM EDT

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 33 Wintercroft Circle, Unit 5, Grantham, NH 03753

d. RADON/WATER - Current or previously existing:

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

If YES: Date: 7/19/24

By: Unknown (HOA tested)

Results: .9

If applicable, what remedial steps were taken? _____

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

Are test results available? ☒ Yes ☐ No Comments: Community test report

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: Gray Ledges Home Owners Association

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? _____

i. Heating System Age: 15 years Type: Forced hot water Fuel: Propane Tank Location: Buried in front yard

Owner of Tank: Irving

Annual Fuel Consumption: 1400/gal Price: 2.60/ gal currently Gallons: 1400

Date system was last serviced and by whom? Irving oil around 2 years ago.

Secondary Heat Systems: _____

Comments: Furnace is around 15 years old. Hot water tank is 5 years old.

j. Roof Age: _____ Type of Roof Covering: Asphalt shingles

Moisture or leakage: During a storm some windblown water in ridge vent.

Comments: Roof inspected in 21 and deemed in good condition.

SELLER(S) INITIALS

GM
07/19/26

ABM
07/19/26

BUYER(S) INITIALS

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PROPERTY LOCATION: 33 Wintercroft Circle, Unit 5, Grantham, NH 03753

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Partially finished.
 Moisture or leakage: None
 Comments: _____
- l. Chimney(s)** How Many? 2 Lined? Unknown Last Cleaned: Unknown Problems? _____
 Comments: Not used during last 6 years.
- m. Plumbing** Type: Pvc Age: 37 years
 Comments: _____
- n. Domestic Hot Water** Age: 5 years Type: Coil tank Gallons: Unknown
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: Panel for generator with manual switches for much of home.
 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: Ants
 Comments: Typically during spring. Interior bait or exterior amtho solves issue.
- 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: Window units in unit are to be sold with house if wanted.
- t. Pool** Age: _____ Heated: ☒ Yes ☐ No Type: Community Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☒ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: Switch panel for portable generator installed in garage.
- v. Internet** Type Currently Used at Property: Cable internet (xfinity)
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Smart lock, hardwired smart smoke detectors,
 Comments: August lock, google nest smoke/co detectors.

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

JWM
07/19/26
dotloop verified

CBM
07/19/26
dotloop verified

BUYER(S) INITIALS

07/19/26
dotloop verified

07/19/26
dotloop verified

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

I was informed by the builder the closet in the room upstairs has been plumbed to be made into a bathroom. This unit was owned by the builder of the community as his personal unit before being sold to me. Neighbors report not hearing any noise through shared wall and we have not either. No known issues with systems in house.

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).

James Wiley Mills III
dotloop verified
07/19/26 1:24 PM EDT
Q2PT-WV8Q-0BBQ-OIEH
SELLER DATE

Ashley B Mills
dotloop verified
07/19/26 4:04 PM EDT
UAZ7-ISEW-9HZQ-IYP9
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 *JWM* *ABM*
07/19/26 1:24 PM EDT dotloop verified
07/19/26 4:04 PM EDT dotloop verified

BUYER(S) INITIALS

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: James Wiley Mills III and Ashley B Mills
33 Wintercroft Circle, Unit 5, Grantham, NH 03753
 2. Association Name (if applicable): Gray ledges
 3. Property Manager/Agent: River Valley Property Management, LLC Phone: 802-209-3232
 4. **GENERAL AND LEGAL**
 - a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
 - b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
 - c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
 - d. Are you aware of any rental, use or age restrictions? ☒ Yes ☐ No ☐ Unknown
 - e. Number of allocated parking spaces available for this unit: Driveway and garage
 - f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: None
None
 - 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: The Richards group
 - b. Name of Agent: Erica Blais Phone: (802) 254-6016
 6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$749
 - b. What do the monthly fees include?

☐ Air Conditioning	☐ Hot Water	☒ Road Maintenance
☐ Cable TV Signal	☒ Landscaping	☒ Sewer
☐ Electricity	☐ Lot Rent	☒ Snow Removal
☐ Garage/Parking	☐ Real Property Tax	☒ Trash Removal
☐ Gas	☒ Recreation/Community Association Dues	☒ Water
☐ Other: _____		
 - c. Are there any additional fees? If so, please specify: _____
 - d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
 If Yes, explain: _____
- Additional Comments: _____

7. **ACKNOWLEDGEMENTS:**
 SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

James Wiley Mills III

SELLER

DATE

dotloop verified
07/25/26 10:34 PM EDT
8E6-UJDK-15T-NMWC

Ashley B Mills

SELLER

DATE

dotloop verified
07/26/26 1:29 PM EDT
RKJ-BAY5-CPWW-GXWG

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

Book:2161 Page:967

E Doc # 2105300 08/02/2021 02:51:09 PM
Book 2161 Page 967 Page 1 of 2
Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA067197 25.00
TRANS TAX SU019488 4,125.00

Return To: James Wiley Mills III and Ashley B. Mills

P.O. Box 629
Grantham, NH
03753

Transfer Tax: \$4,125.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Earl Thompson and Flora Thompson, Husband and Wife, of 2 Summit Drive #61, Reading, MA 01867, for consideration paid grant(s) to James Wiley Mills III and Ashley B. Mills, Husband and Wife, of 33 Wintercroft Circle 5, Grantham, NH 03753, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium situated in Grantham County of Sullivan, and State of New Hampshire, described as follows:

Unit #5, Wintercroft Circle, in Gray Ledges Condominium, Town of Grantham, County of Sullivan and State of New Hampshire, as established by the Gray Ledges Condominium Declaration, which is recorded at the Sullivan County Registry of Deeds, Book 924, Page 321, together with an 11.111% undivided interest in the Common Area as defined in the Condominium Declaration:

There is also conveyed hereby the right to use and enjoy certain limited common areas, as defined under said Condominium Declaration, as more particularly set forth in Appendix C to the Declaration and on the Plans recorded in said Registry as Planfile 4, Pocket 5, Folder 1, No. 1; and floor plans recorded January 13, 1992 at Planfile 4, Pocket 1, Folder 4, No. 19, and recorded on February 10, 1992 at Planfile 4, Pocket 1, Folder 4, No. 32.

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

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

This conveyance is subject to certain rules and regulations as may be determined and amended from time to time by the Gray Ledges Condominium Association Board of Directors, as provided in said Declaration and the Articles and Bylaws of the Condominium Association.

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

Meaning and intending to describe and convey the same premises conveyed to Earl Thompson and Flora Thompson by virtue of a Warranty deed from E & F Development Corporation dated 03/31/1992 and recorded at the Sullivan County Registry of Deeds in Book 963, Page 428.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 30th day of July, 2021

Earl Thompson
Earl Thompson

Flora Thompson
Flora Thompson

State of New Hampshire
County of ~~Cheshire~~ Grafton

Then personally appeared before me on this July 30, 2021 the said Earl Thompson and Flora Thompson and acknowledged the foregoing to be his/her/their voluntary act and deed.

[Signature]
Notary Public, Justice of the Peace
Commission expiration:



294.5'
135.2'

(B)
85.2'

(A)
101.3'

346.27'

134.7'

20

2

2.84

189.67' 189.7'

1.024

1.023

1.022

1.009

1.008

1.007

1.006

WINTER CROFT
CIRCLE (PVT)

1.005

1.004

1.003

1.002

1.001

M.L.

CLEAR SPRING ROAD (PVT)

1365'