



105 Route 103A, Newbury

Offered at \$850,000

About This Home

Great opportunity in Newbury to own a beautiful 5-bedroom, 2-bathroom home with your own boat slip on Lake Sunapee. Set on 2.68 level acres, this property offers exceptional indoor and outdoor living. A huge wrap-around enclosed porch sets the tone for the home, creating an amazing space for entertaining family and friends or relaxing in the evenings with dinner or a movie. With detailed wood wainscoting, wood flooring throughout, and an abundance of windows, the porch is filled with warmth and natural light. Step inside to the newly remodeled kitchen and dining area, featuring white cabinetry, a white backsplash, stainless steel appliances, and a breakfast bar. The first floor also includes a bedroom, full bathroom with laundry, a family room with a wood stove, and a living room just off the porch. Upstairs, you'll find four additional bedrooms and a 3/4 bathroom. A finished attic space adds even more flexible living area and could be used as extra sleeping space, a playroom, craft room, or recreation room. Outside, the level lot provides room to enjoy the outdoors, including evenings around the fire pit in the warmer months. Best of all, the property includes your own boat slip and dock on Lake Sunapee, offering easy access for boating, fishing, and cruising to Newbury Harbor or Sunapee Harbor for dining, shopping, local events and summer fun.

Location Details

Lake Sunapee spans three towns, covers over 4,000 acres, with a maximum depth of 112' and features three lighthouses and 11 islands to explore. Winter activities at Mount Sunapee is just minutes away and access to local trails for hiking and biking are close by. The location also offers easy access to many golf courses, restaurants, breweries, and so much more. Concord is 45 minutes away for additional dining, shopping, health care and amenities.



5 Bedrooms



2 Bathrooms



Approx. 2,014 SF

Acres: 2.68 | Property Taxes: \$8,504 | Year Built: 1925



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Property Condition Existing
Year Built 1925
Architectural Style Gambrel
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount \$8,504.00
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 2.68
Lot Size Square Feet 116,741
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Walkout
Activation Date 8/8/2026

Rooms Total 11
Bedrooms Total 5
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 2,014
AGFinSrc Measured
Above Grade Unfinished Area 1,280
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 990
BGUnfinSrc Public Records
Total Finished Area 2,014
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 458

Waterfront Property
Water Body Access Yes
Water Body Name Lake Sunapee
Water Body Type Lake
Water Access Details Beach Access, Cross a Street to Access, Dock Access, Right of Way
WaterFrRit
Water Body Restrictions Yes
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone Unknown
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Days On Market 0
Property Tax Relief Program
Land Gains

Public Remarks Great opportunity in Newbury to own a beautiful 5-bedroom, 2-bathroom home with your own boat slip on Lake Sunapee. Set on 2.68 level acres, this property offers exceptional indoor and outdoor living. A huge wrap-around enclosed porch sets the tone for the home, creating an amazing space for entertaining family and friends or relaxing in the evenings with dinner or a movie. With detailed wood wainscoting, wood flooring throughout, and an abundance of windows, the porch is filled with warmth and natural light. Step inside to the newly remodeled kitchen and dining area, featuring white cabinetry, a white backsplash, stainless steel appliances, and a breakfast bar. The first floor also includes a bedroom, full bathroom with laundry, a family room with a wood stove, and a living room just off the porch. Upstairs, you'll find four additional bedrooms and a 3/4 bathroom. A finished attic space adds even more flexible living area and could be used as extra sleeping space, a playroom, craft room, or recreation room. Outside, the level lot provides room to enjoy the outdoors, including evenings around the fire pit in the warmer months. Best of all, the property includes your own boat slip and dock on Lake Sunapee, offering easy access for boating, fishing, and cruising to Newbury Harbor or Sunapee Harbor for dining, shopping, local events and summer fun. Lake Sunapee spans three towns, covers over 4,000 acres, with a maximum depth of 112' and features three lighthouses and 11 islands to explore. Winter activities at Mount Sunapee are just minutes away and access to local trails for hiking and biking are close by. The location also offers easy access to many golf courses, restaurants, breweries, and so much more. Concord is 45 minutes away for additional dining, shopping, health care and amenities. *Showings begin at the open house on Saturday, August 8, from 10:00 - 12:00.

Directions From Route 103, turn onto Route 103A house will be on the right, go about half a mile and house will be on the right. Boat slip on on Shore Drive.

Kitchen	1	14'1" x 12'10"	Bathroom Three	2	7'11" x 5'10"
Dining Room	1	14'1" x 14'	Finished Attic	2	11' x 27'1"
Living Room	1	11'2" x 12'3"			
Family Room	1	17'6" x 12'5"			
Bedroom	1	11'3" x 12'4"			
Bathroom Full	1	11'3" x 12'5"			
Sunroom	1	49'4" x 30'6"			
Primary	2	11'3" x 12'4"			
Bedroom	2	11'3" x 12'4"			
Bedroom	2	11'3" x 12'4"			
Bedroom	2	11'3" x 12'4"			

Lot Features Level, Sloping, Wooded
Construction Materials Wood Frame
Foundation Details Block, Concrete
Flooring Hardwood, Laminate, Softwood
Exterior Features Boat Slip/Dock, Docks, Enclosed Porch, Private Dock
Roof Metal, Standing Seam
Driveway Gravel

Exclusions
Right of First Refusal

Map 019
Block 000
Lot 086-060 & 200-015A
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 3730
Deed Page 1823
Covenants Unknown
Seasonal No
PlanUrbDev

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

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

Interior Features Kitchen Island, Laundry Hook-ups, Natural Woodwork, 1st Floor Laundry
Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer
Other Equipment Wood Stove
Utilities Cable Available
Heating Oil, Baseboard, Hot Water
Electric Circuit Breaker(s)
Cooling None
Water Source Drilled Well, Private
Sewer Concrete, Leach Field, Private, Septic

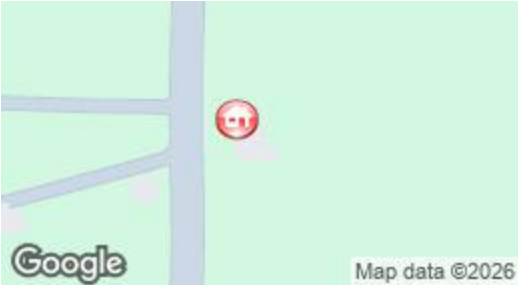
Fuel Company Dead River Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

O'Halloran Group



listings@ohgrp.com

KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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105 NH-103A, Newbury, NH

Main Floor Finished Area 1226.69 sq ft

Unfinished Area 832.36 sq ft



PREPARED: 2026/07/29



105 NH-103A, Newbury, NH

2nd Floor Finished Area 787.81 sq ft
Unfinished Area 448.61 sq ft



0 4 8
ft

PREPARED: 2026/07/29

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.

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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:** Matthew W. Hutley and Lynne A. Fistori

2. **PROPERTY LOCATION:** 105 Route 103A, Newbury, NH 03255

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 5 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: Left side of house

Installed By: Unknown

Date of Installation: Unknown

What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 4

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 Unknown

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? No

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 _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Front of kitchen window ☐ Location Unknown. Date of Installation: _____

Date of Last Servicing: 2025 Name of Company Servicing Tank: Dead river

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS

MWH / LF

BUYER(S) INITIALS

____ / ____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 105 Route 103A, Newbury, NH 03255

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Right Side of shed Size: Unknown ☐ Unknown
 Date of installation of leach field: Unknown Installed By: Unknown
 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	☒	☐	☐	_____	_____	☒
	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)? _____
 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  
08/04/26 11:17 AM MST 08/04/26 4:43 PM EDT

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 105 Route 103A, Newbury, NH 03255

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown
 If YES: Date: Unknown By: Unknown
 Results: Radon in water If applicable, what remedial steps were taken? Radon system installed
 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?

☐ 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? Unknown

i. Heating System Age: _____ Type: Boiler, baseboard Fuel: Oil Tank Location: Basement

Owner of Tank: Owner
 Annual Fuel Consumption: Unknown Price: _____ Gallons: _____
 Date system was last serviced and by whom? 2025 dead river
 Secondary Heat Systems: _____
 Comments: _____

j. Roof Age: 8 Type of Roof Covering: Metal

Moisture or leakage: _____
 Comments: _____

SELLER(S) INITIALS

MLH / DTF
 08/04/26 08/04/26

BUYER(S) INITIALS

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- k. Foundation/Basement** ☐ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? 2 Lined? Unknown Last Cleaned: Unknown Problems? 0
 Comments: _____
- m. Plumbing** Type: Boiler Age: Unknown
 Comments: _____
- n. Domestic Hot Water** Age: Unknown Type: _____ Gallons: _____
- o. Electrical System** # of Amps Unknown ☐ 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: No Age: _____ Date Last Serviced and by whom: _____
 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: _____
 If Portable: ☐ Included ☒ Negotiable
 Comments: Unknown
- v. Internet** Type Currently Used at Property: Wired
- 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

08/04/26
 4:13:41 AM MST
 dotloop verified

08/04/26
 4:14:24 PM EDT
 dotloop verified

BUYER(S) INITIALS

08/04/26
 4:14:24 PM EDT
 dotloop verified

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

replaced all windows in porch
remodeled kitchen
added downstairs bathroom
remodeled front room and flooring downstairs plus stairs

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).

Matthew W. Hittley
dotloop verified
08/04/26 11:17 AM MST
0KCF-3VLF-4HMT-1EYA
SELLER DATE

Lynne A. Fistori
dotloop verified
08/04/26 4:43 PM EDT
TZGF-81DU-6BVV-YUIH
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

MWH
08/04/26
dotloop verified
11:17 AM MST
LA
08/04/26
dotloop verified
4:43 PM EDT

BUYER(S) INITIALS

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1. **SELLER:** Matthew W. Hutley and Lynne A. Fistori

2. **PROPERTY LOCATION:** 105 Route 103A, Newbury, NH 03255

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 5 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: Left side of house

Installed By: Unknown

Date of Installation: Unknown

What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 4

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 Unknown

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? No

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 _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Front of kitchen window ☐ Location Unknown. Date of Installation: _____

Date of Last Servicing: 2025 Name of Company Servicing Tank: Dead river

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS

MWH / LF

BUYER(S) INITIALS

____ / ____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 105 Route 103A, Newbury, NH 03255

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Right Side of shed Size: Unknown ☐ Unknown
 Date of installation of leach field: Unknown Installed By: Unknown
 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	☒	☐	☐	_____	_____	☒
	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)? _____
 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  
08/04/26 11:17 AM MST 08/04/26 4:43 PM EDT

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 105 Route 103A, Newbury, NH 03255

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown
 If YES: Date: Unknown By: Unknown
 Results: Radon in water If applicable, what remedial steps were taken? Radon system installed
 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?

☐ 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? Unknown

i. Heating System Age: _____ Type: Boiler, baseboard Fuel: Oil Tank Location: Basement

Owner of Tank: Owner
 Annual Fuel Consumption: Unknown Price: _____ Gallons: _____
 Date system was last serviced and by whom? 2025 dead river
 Secondary Heat Systems: _____
 Comments: _____

j. Roof Age: 8 Type of Roof Covering: Metal

Moisture or leakage: _____
 Comments: _____

SELLER(S) INITIALS

MLH / DF
 08/04/26 08/04/26

BUYER(S) INITIALS

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PROPERTY LOCATION: 105 Route 103A, Newbury, NH 03255

- k. Foundation/Basement** ☐ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? 2 Lined? Unknown Last Cleaned: Unknown Problems? 0
 Comments: _____
- m. Plumbing** Type: Boiler Age: Unknown
 Comments: _____
- n. Domestic Hot Water** Age: Unknown Type: _____ Gallons: _____
- o. Electrical System** # of Amps Unknown ☐ 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: No Age: _____ Date Last Serviced and by whom: _____
 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: _____
 If Portable: ☐ Included ☒ Negotiable
 Comments: Unknown
- v. Internet** Type Currently Used at Property: Wired
- 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

MWH
 08/04/26
 dotloop verified

LOF
 08/04/26
 dotloop verified

BUYER(S) INITIALS

 08/04/26
 dotloop verified

 08/04/26
 dotloop verified

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PROPERTY LOCATION: 105 Route 103A, Newbury, NH 03255

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

replaced all windows in porch
remodeled kitchen
added downstairs bathroom
remodeled front room and flooring downstairs plus stairs

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).

Matthew W. Hitley
dotloop verified
08/04/26 11:17 AM MST
0KCF-3VLF-4HMT-1EYA
SELLER DATE

Lynne A. Fistori
dotloop verified
08/04/26 4:43 PM EDT
TZGF-81DU-6BVV-YUIH
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

MWH
08/04/26
11:17 AM MST
dotloop verified
LA
08/04/26
4:43 PM EDT
dotloop verified

BUYER(S) INITIALS

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 105 Route 103A, Newbury, NH 03255

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Matthew W. Hitley dotloop verified
08/05/26 9:38 AM PDT
LHLY-LCRB-NFK8-FRSC

Seller Date

Purchaser Date

Joshua Lizotte dotloop verified
08/05/26 1:36 PM EDT
P2C5-LOKL-PLNZ-F2Z0

Agent Date

Lynne A. Fistori dotloop verified
08/05/26 12:41 PM
EDT
ISLZ-PUP0-OLZA-XHMJ

Seller Date

Purchaser Date

Agent Date

Scafidi Juliano LLP

Transfer Stamps: \$10,050.00

WARRANTY DEED

Know all persons by these presents, that I, **Mark Sawyer**, of Walpole, Massachusetts, for consideration paid, grant to **Matthew W. Hutley** and **Lynne A. Fistori** of 22 Springdale Avenue, Attleboro, Massachusetts 02703, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**:

A certain tract or parcel of land, with the buildings thereon, situate on the east side of the road leading from Newbury Station to New London, in the Town of Newbury, County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at a large ash tree near said road;

Thence running easterly 258 feet to a stake and stone to land of Julia H. Pullman;

Thence southerly by said Pullman land 275 feet to a stake and stones;

Thence southeasterly by said Pullman land 132 feet to a stake in the wall;

Thence westerly by land of Joseph E. Croteau 297 feet to a stake in the wall on the highway near a culvert;

Thence northerly by said highway 458 feet to the point or place of beginning.

Containing 2 2/3 acres, more or less.

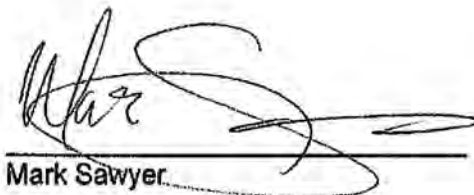
ALSO, a right of way over land of George Marquis, Trustee, to a certain boat house to be erected by the grantee (Walter F. Croteau and Ellen F. Croteau) on the shore of Lake Sunapee and on the shore of Lot No. 14. Said right of way being sixteen (16) feet wide and extends over the southerly side of Lot No. 14 and being more fully described in two agreements recorded in the Merrimack County Registry of Deeds at Book 524, Page 518 and Book 624, Page 596.

Meaning and intending to describe and convey the same premises contained in the Quitclaim Deed of Mark Sawyer and Christina W. Sawyer to Mark Sawyer, dated September 30, 2019 and recorded at Book 3648, Page 2237 in the Merrimack County Registry of Deeds. See also the Warranty Deed of Ellen F. Croteau to Christina W. Sawyer, dated November 19, 2010 and recorded at Book 3226, Page 1719 in the Merrimack County Registry of Deeds.

This is not homestead property.

105 Route 103A, Newbury, NH

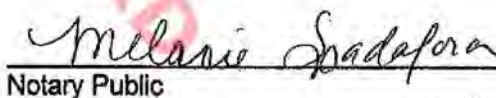
Dated and signed this 23rd day of march, 2021


Mark Sawyer

STATE/Commonwealth of New Hampshire

COUNTY OF Merrimack

On this 23rd day of march, 2021, personally appeared Mark Sawyer, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as his free and voluntary act for the purposes therein contained.


Notary Public

Printed name of Officer: Melanie Spadafora

My Commission Expires: Oct 2, 2024



