



1 Williams Street, Lebanon

Offered at \$295,000

About This Home

Located on a sunny corner lot just steps from downtown Lebanon, this two-bedroom, one-bath Ranch offers a compact, functional layout in a convenient Upper Valley location. With 515 square feet of living space, the home provides an opportunity for buyers looking for a smaller footprint close to everyday amenities. The home includes a detached one-car garage, providing covered parking and additional storage. Its manageable size and simple layout make it well suited as a primary residence, second home, or investment property.

Location Details

From Williams Street, downtown Lebanon is just a short distance away, with easy access to local restaurants, shops, the library, and events on the Lebanon Green. Dartmouth Health is approximately 10 minutes away, downtown Hanover is about 15 minutes away, and Concord is approximately 50 minutes by car.



2 Bedrooms



1 Bathroom



Approx. 515 SF

Acres: .08 | Property Taxes: \$5,174 | Year Built: 1950



Virtual Tour URL Unbranded 1

County NH-Grafton
Village/Dist/Locale
Property Condition Existing
Year Built 1950
Architectural Style Ranch
Color
Total Stories 1
Zoning R3
Taxes TBD No
Tax Annual Amount \$5,174.00
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 0.08
Lot Size Square Feet 3,485
Common Land Acres
Garage Yes
Basement Yes
Basement Access Type Interior
Activation Date 8/22/2026

Rooms Total 4
Bedrooms Total 2
Bathrooms Total 1
Bathrooms Full 0
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 515
AGFinSrc Measured
Above Grade Unfinished Area 15
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 504
BGUnfinSrc Public Records
Total Finished Area 515
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 82

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 Unknown
Time/Frac No
T/F Ownership Amount
T/F Ownership Type
Special Listing Condition None
PropTaxRel
Land Gains
Resort
Days On Market 0

Public Remarks Located on a sunnv corner lot iust steps from downtown Lebanon. this two-bedroom. one-bath Ranch offers a compact. functional lavout in a convenient Upper Valleu location. With 515 square feet of living spoce. the home provides an opportunity for buvers looking for a smaller footprint close to evervdav amenities. The home includes a detached one-car qaraage. providing covered parking and additional storage. Its manaeable size and simple lavout make it well suited as a primarv residence. second home. or investment property. From Williams Street. downtown Lebanon is iust a short distance awav. with easv access to local restaurants. shoos. the librarv. and events on the Lebanon Green. Dartmouth Health is aporoximately 10 minutes awav. downtown Hanover is about 15 minutes awav. and Concord is aporoximately 50 minutes bv car. Showinas begin at the open house on Saturdav. August 22. from 10:00 a.m. to 12:00 p.m.

Directions Hanover St to Winter St to Williams St

Kitchen 1 7'11" x 10'2"
Bedroom 1 9' x 10'2"
Living Room 1 7'11" x 16'8"
Bedroom 1 9' x 10'2"
Bathroom Three 1 6'1" x 6'

Map 77
Block 00
Lot 72
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 4846
Deed Page 882
Covenants Unknown
Seasonal No
PlanUrbDev

SchDistrict Lebanon Sch District SAU #88
SchElem Hanover Street School
SchMiddle Lebanon Middle School
SchHigh Lebanon 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

Lot Features Corner, Level, Sloping
Construction Materials Wood Frame, Aluminum Siding
Foundation Details Concrete
Flooring Ceramic Tile, Hardwood
Exterior Features Porch
Roof Asphalt Shingle
Driveway Paved

Interior Features Ceiling Fan, Laundry Hook-ups, Basement Laundry
Appliances Microwave, Electric Range, Refrigerator, Electric Water Heater
Other Equipment Smoke Detector
Utilities Cable Available
Heating Oil, Forced Air, Hot Air
Electric 100 Amp Service, Circuit Breaker(s)
Cooling None
Water Source Public
Sewer Public

Exclusions
Right of First Refusal

Fuel Company Simple Energy
Electric Company Liberty Utilities
Water Company City of Lebanon
Cable Company
Phone Company
Internet Service Provider Fidium

O'Halloran Group

listings@ohgrp.com

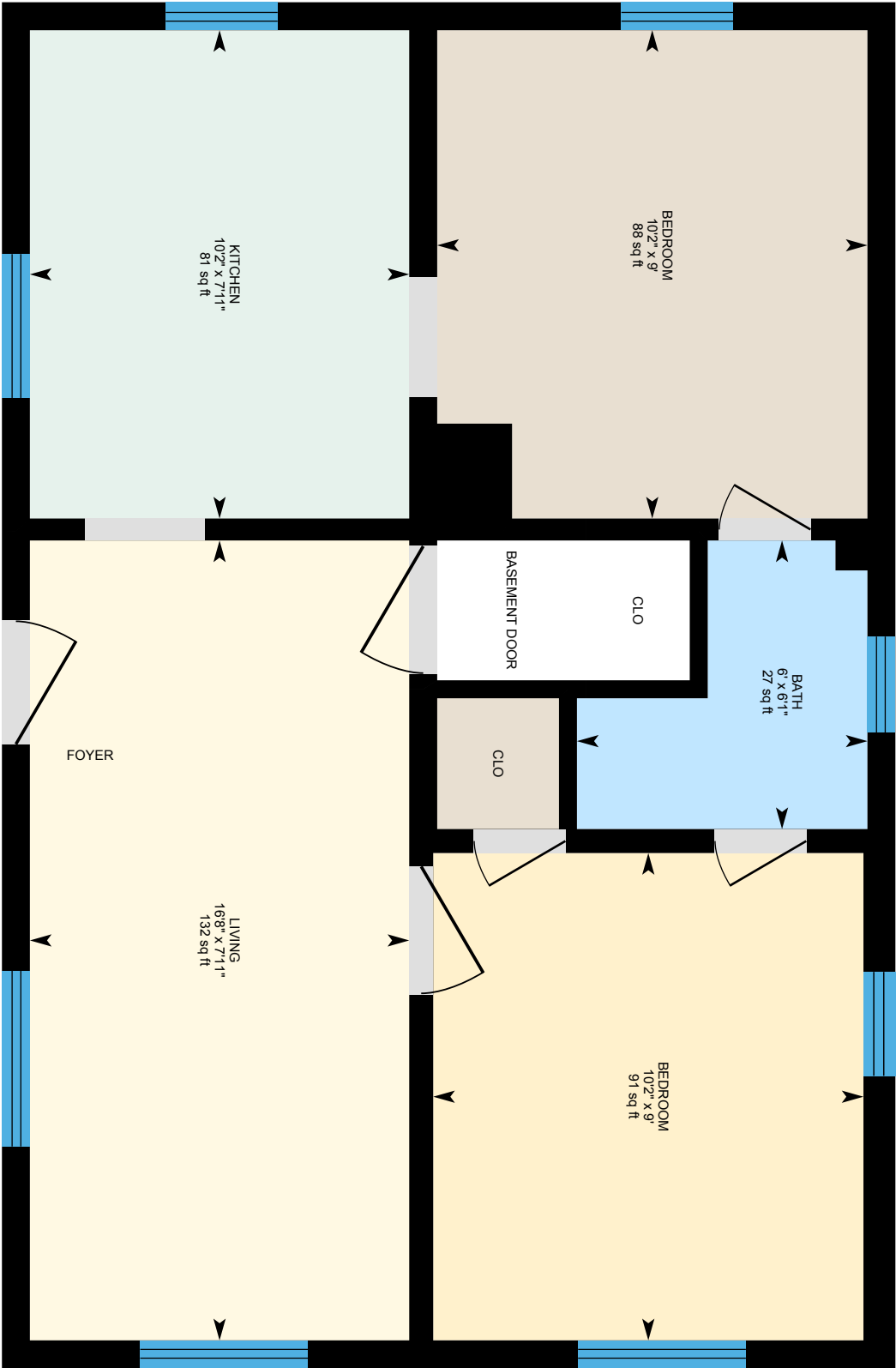
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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1 Williams St, Lebanon, NH

1st Floor Finished Area 515.23 sq ft
Unfinished Area 15.37 sq ft



PREPARED: 2026/08/17



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:** Danielle E Pelkey

2. **PROPERTY LOCATION:** 1 Williams Street, Lebanon, NH 03766

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 2.5 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: N/A

Installed By: _____ Date of Installation: _____

What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 2

Does system supply water for more than one household? ☐ Yes ☐ No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☐ No
 Quality: ☐ Yes ☒ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? ☐ Yes ☒ No Date of most recent test: _____

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: City water supply

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: n/a

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

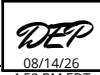
7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☒	☐	☐	fiberglass	_____	☐
	Crawl Space	☐	☒	☐	no crawl space	_____	☐
	Exterior Walls	☒	☐	☐	injected foam R-5	_____	☐
	Floors	☐	☒	☐	_____	_____	☐
	_____	☐	☐	☐	_____	_____	☐

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: _____

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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: inferred lead

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: inferred lead- painted all exposed external trim with outdoor lead-encapsulating paint

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? Residential

i. Heating System Age: 16 Type: forced hot air Fuel: oil Tank Location: basement

Owner of Tank: Homeowner

Annual Fuel Consumption: _____ Price: 900 Gallons: 240

Date system was last serviced and by whom? To be serviced August 20, 2026 by Simple Energy

Secondary Heat Systems: N/A

Comments: _____

j. Roof Age: unknon Type of Roof Covering: asphalt shingle

Moisture or leakage: none known

Comments: _____

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- k. Foundation/Basement** ☐ Full ☐ Partial ☐ Other: _____ ☒ Type: dirt floor
 Moisture or leakage: unknown
 Comments: foundation walls
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: unknown Problems? none
 Comments: used for furnace exhaust
- m. Plumbing** Type: copper and pex Age: unknown
 Comments: _____
- n. Domestic Hot Water** Age: 6 months Type: electric Gallons: 40
- o. Electrical System** # of Amps 100 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: n/a
- 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: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: none
- t. Pool** Age: _____ Heated: ☐ Yes ☐ No Type: none 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.) N/a
 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.

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:
January 2024- replaced 2 wooden beams that were no longer supporting the floor with 3 steel beams on cement and recovered the floor. In turn fixed walls and replaced all of the ceilings and fiberglass insulation.
August 2025- Rebuilt the garage complete with garage door
October 2025- Had gutters installed on front of the house
November 2025- Had foam insulation added into all of the walls
April 2026- replaced water heater
August 2026- cleared trees

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).

Danielle E Pelkey
dotloop verified
08/14/26 4:53 PM EDT
EPA5-YKN8-GIBF-JRVL
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

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08/14/26 4:53 PM EDT
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BUYER(S) INITIALS



E # 24000330 01/11/2024 11:23 AM
Book 4846 Page 882 Page 1 of 2
Register of Deeds, Grafton County

Kerry M. Mahan

LCHIP FEE	GRA195654	25.00
TRANS TAX	GR082967	3,675.00

NHTT: \$3675.00

NEW HAMPSHIRE WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **BRENDA GRIGGS**, single, of the City of Lebanon, County of Grafton, and State of New Hampshire, for consideration, grant to **DANIELLE E. SMERALD**, whose mailing address is 300 Jobs Creek, Sunapee, New Hampshire, 03782, with **WARRANTY COVENANTS**, the following described property:

A certain tract or parcel of land, with all the buildings and improvements thereon, situate in Lebanon, County of Grafton, and State of New Hampshire, bounded, and described as follows, to wit:

Beginning at a drill hole in a granite monument set in the ground at the junction of the northerly line of Williams Street with the westerly line of Ela Street;

Thence making an interior angle of 82° 30' with said Williams Street and leading North 20° 12' East in the westerly line of said Ela Street 28 feet to an iron pipe at the southeasterly corner of land owned by Malvina E. Guay;

Thence North 55° 30' West in the southerly line of said Guay land and following a stonewall 77.8 feet to a drill hole in a stone in said wall at the northeasterly corner of land owned by Burton L. Merchant, now owned by Sadie Chamberlin;

Thence South 29° 38' West in the easterly line of said Chamberlin land 37 feet to an iron pipe in the northerly line of said Williams Street; and

Thence South 62° 18' East in the northerly line of said Williams Street 82 feet to the point of beginning.

The Bearings as given are Magnetic (1940). Declination about 15° 30' West.

These are not homestead premises.

Meaning and intending to convey all and the same land and premises as conveyed to Brenda Griggs by Fiduciary Deed of Barbara L. Griggs, Administrator of the Estate of Ronald A. Lougee, by deed dated December 10, 2009, and recorded December 14, 2009, in the Grafton County Registry of Deeds at Book 3668, Page 38.

IN WITNESS, I hereunto set my hand this 9th day of January 2024.


BRENDA GRIGGS

STATE OF NEW HAMPSHIRE:

COUNTY OF GRAFTON:

On this 9th day of January 2024, before me, the undersigned officer, personally appeared Brenda Griggs, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.




NOTARY PUBLIC
My Commission Expires:

1 Williams Street Map

**Property Information**

Property ID 77-72
Location 1 WILLIAMS ST
Owner PELKEY DANIELLE E



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2026
 Data updated 11/18/2018

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.