



459 Sugarhouse Road, New London

Offered at \$625,000

About This Home

Great opportunity in the sought-after Slope n' Shore community in New London! Enjoy convenient association living in this 3-bedroom, 2-bathroom home set on 1.26 acres. The property offers comfortable living spaces, thoughtful updates, and access to wonderful amenities. The recently updated kitchen features beautiful hickory cabinetry, granite countertops, and stainless steel appliances. The open-concept design flows naturally into the dining and living areas, creating a welcoming space for everyday living and entertaining. The living room includes a gas stove for cozy evenings during the colder months, while the adjoining deck offers a relaxing spot to sit, grill, and enjoy the private surroundings. The primary bedroom and a full bathroom are located on the main level. The lower level has additional living space, including a sitting room with a second gas stove, ideal for reading or game nights. A patio is located just off this space, extending the living area outdoors. Two additional bedrooms, a full bathroom, and a bonus room complete the lower level. Outside, there is manicured landscaping, a level backyard, and a detached one-car garage with additional storage space.

Location Details

Slope n' Shore encompasses approximately 175 acres with 72 homes, 500 ft of sandy beach on Pleasant Lake, and tennis courts. Pleasant Lake reaches depths of up to 90 ft and is stocked with trout and salmon, making it a wonderful destination for fishing, kayaking, and paddle boarding. Located just minutes from downtown New London, this home has easy access to local shops, restaurants, healthcare, amenities, hiking, golf, and year-round recreation. Mount Sunapee is approximately 25 minutes away for skiing and outdoor activities. Dartmouth Health, the Upper Valley, and Concord are all about 30 minutes away, while Boston is 1.5 hours away. A wonderful opportunity to enjoy a private home with association amenities in the heart of the Lake Sunapee Region.



3 Bedrooms



2 Bathrooms



Approx. 1,578 SF

Acres: 1.26 | Year Built: 1967



459 Sugarhouse Road, New London

Frequently Asked Questions

Will the Association plow my driveway?

No, the association is responsible for road plowing only.

Are boat slips available?

There are no boat slips at Slope n' Shore

Are there any moorings available?

Currently there are none available, but there is a short waiting list.

When was the last special assesement?

The sellers have never had a special assessment.

Is there a reservation system for the tennis courts?

The two tennis courts and three pickleball court do not require reservations, they are on a first come first serve basis.

Is there association owned watercraft for member use?

Yes, the association does have a canoe available.

Are there lifeguards at the beach?

Yes, the association provides two lifeguards from Memorial Day - Labor Day

Can you rent the clubhouse out for private functions?

Yes, the clubhouse is available to all members at no charge.

Residential 5113543	Single Family Active	459 Sugarhouse Road New London	NH 03257	Unit/Lot	Listed: 10/8/2026 Closed:	\$625,000	
		County NH-Merrimack Village/Dist/Locale Property Condition Existing Year Built 1967 Architectural Style Raised Ranch Color Total Stories 1 Zoning R2 - Residential Taxes TBD No Tax Annual Amount \$5,854.08 Tax Year 2026 Tax Year Notes Owned Land Lot Size Acres 1.26 Lot Size Square Feet 54,886 Common Land Acres Garage Yes Basement Yes Basement Access Type Walkout Activation Date		Rooms Total 8 Bedrooms Total 3 Bathrooms Total 2 Bathrooms Full 2 Bathrooms Three Quarter 0 Bathrooms Half 0 Bathrooms One Quarter 0 Above Grade Finished Area 808 AGFinSrc Measured Above Grade Unfinished Area 0 AGUnfinSrc Public Records Below Grade Finished Area 770 BGFinSrc Measured Below Grade Unfinished Area 0 BGUnfinSrc Public Records Total Finished Area 1,578 Footprint Road Frontage Yes Road Frontage Type Association, Paved Road Frontage Length 487		Waterfront Property No Water Body Access Yes Water Body Name Pleasant Lake Water Body Type Lake Water Access Details Beach Access, Shared-Private WaterFrRit Water Body Restrictions Unknown ROW Parcel Access ROW Length ROW Width ROW to other Parcel Flood Zone No Time/Frac No T/F Ownership Amount T/F Ownership Type Special Listing Condition None PropTaxRel Land Gains Resort Days On Market 0	
		Virtual Tour URL Unbranded 1					

Public Remarks Great opportunity in the sought-after Slope n' Shore community in New London! Enjoy convenient association living in this 3-bedroom, 2-bathroom home set on 1.26 acres. The property offers comfortable living spaces, thoughtful updates, and access to wonderful amenities. The recently updated kitchen features beautiful hickory cabinetry, granite countertops, and stainless steel appliances. The open-concept design flows naturally into the dining and living areas, creating a welcoming space for everyday living and entertaining. The living room includes a gas stove for cozy evenings during the colder months. While the adjoining deck offers a relaxing spot to sit, grill, and enjoy the private surroundings. The primary bedroom and a full bathroom are located on the main level. The lower level has additional living space, including a sitting room with a second gas stove, ideal for reading or game nights. A patio is located just off this space, extending the living area outdoors. Two additional bedrooms, a full bathroom, and a bonus room complete the lower level. Outside, there is manicured landscaping, a level backyard, and a detached one-car garage with additional storage space. Slope n' Shore encompasses approximately 175 acres with 72 homes, 500 ft of sandy beach on Pleasant Lake, and tennis courts. Pleasant Lake reaches depths of up to 90 ft and is stocked with trout and salmon, making it a wonderful destination for fishing, kayaking, and paddle boarding. Located just minutes from downtown New London, this home has easy access to local shops, restaurants, healthcare, amenities, hiking, golf, and year-round recreation. Mount Sunapee is approximately 25 minutes away for skiing and outdoor activities. Dartmouth Health, the Upper Valley, and Concord are all about 30 minutes away, while Boston is 1.5 hours away. A wonderful opportunity to enjoy a private home with association amenities in the heart of the Lake Sunapee Region.		Directions From Main Street, turn onto Pleasant Street. Turn left onto Knollwood Rd, turn left onto Sugarhouse Road. House will be on the left.	
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Kitchen 1 13'5" x 11'5" Dining Room 1 9'9" x 8' Living Room 1 17'8" x 15'5" Primary 1 13'7" x 11'5" Bathroom Full 1 4'11" x 7'11" Family Room B 13'9" x 13' Bedroom B 13' x 10'11" Bedroom B 9'7" x 11' Bedroom B 9'7" x 7'6" Bathroom Full B 4'10" x 7'1"	Map 22 Block 00 Lot 01 SPAN Number Property ID	DeedRecTy Warranty Deed Book 3824 Deed Page 198 Covenants No Seasonal No PlanUrbDev	SchDistrict Kearsarge Sch Dst SAU #65 SchElem Kearsarge Elem New London SchMiddle Kearsarge Regional Middle Sch SchHigh Kearsarge Regional HS
Fees - Condo - Mobile			
Lot Features Country Setting, Landscaped, Level, Sloping, Wooded Construction Materials Wood Frame, Wood Exterior Foundation Details Concrete Flooring Carpet, Softwood, Tile Exterior Features Deck, Patio Roof Asphalt Shingle Driveway Gravel		Association Amenities Beach Access, Snow Removal, Tennis Court Interior Features Cathedral Ceiling, Ceiling Fan, Dining Area, Laundry Hook-ups, Natural Light, Natural Woodwork, Basement Laundry Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, Electric Water Heater Other Equipment Smoke Detector, Gas Stove Utilities Propane Heating Propane, Baseboard, Electric, Forced Air, Stove, Mini Split Electric 200+ Amp Service, Circuit Breaker(s) Cooling Mini Split Water Source Community Sewer 750 Gallon, Concrete, Leach Field, Private, Septic	
Exclusions Right of First Refusal		Condo Fees Fee \$291.66 Monthly Plowing, Recreation, Water Fee 2 \$5,000.00 One-Time Buy In Fee Fee 3	
		Condo Name Building Number Floor Number Units Per Building LmtComArea SpecAssmt	
		Fuel Company Simple Energy Electric Company Water Company Cable Company Phone Company Internet Service Provider Xfinity / Comcast	
		ParkName Mobile Co-Op MobPKApvl MustMove Mobile Make MobileMod MobileSer# Mobile Anchor	

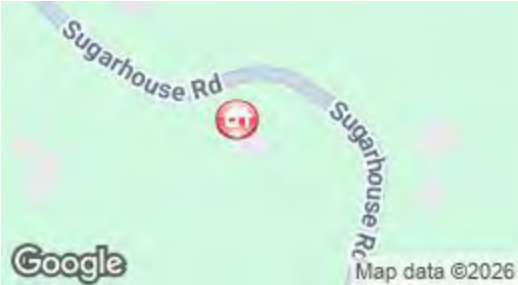


O'Halloran Group

listings@ohgrp.com

KW Coastal and Lakes & Mountains

Off: 603-526-8600



459 Sugarhouse Rd, New London, NH

Main Floor Finished Area 808.68 sq ft



0 3 6
ft

PREPARED: 2026/10/07



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.

459 Sugarhouse Rd, New London, NH

Lower Level (Below Grade) Finished Area 770.81 sq ft



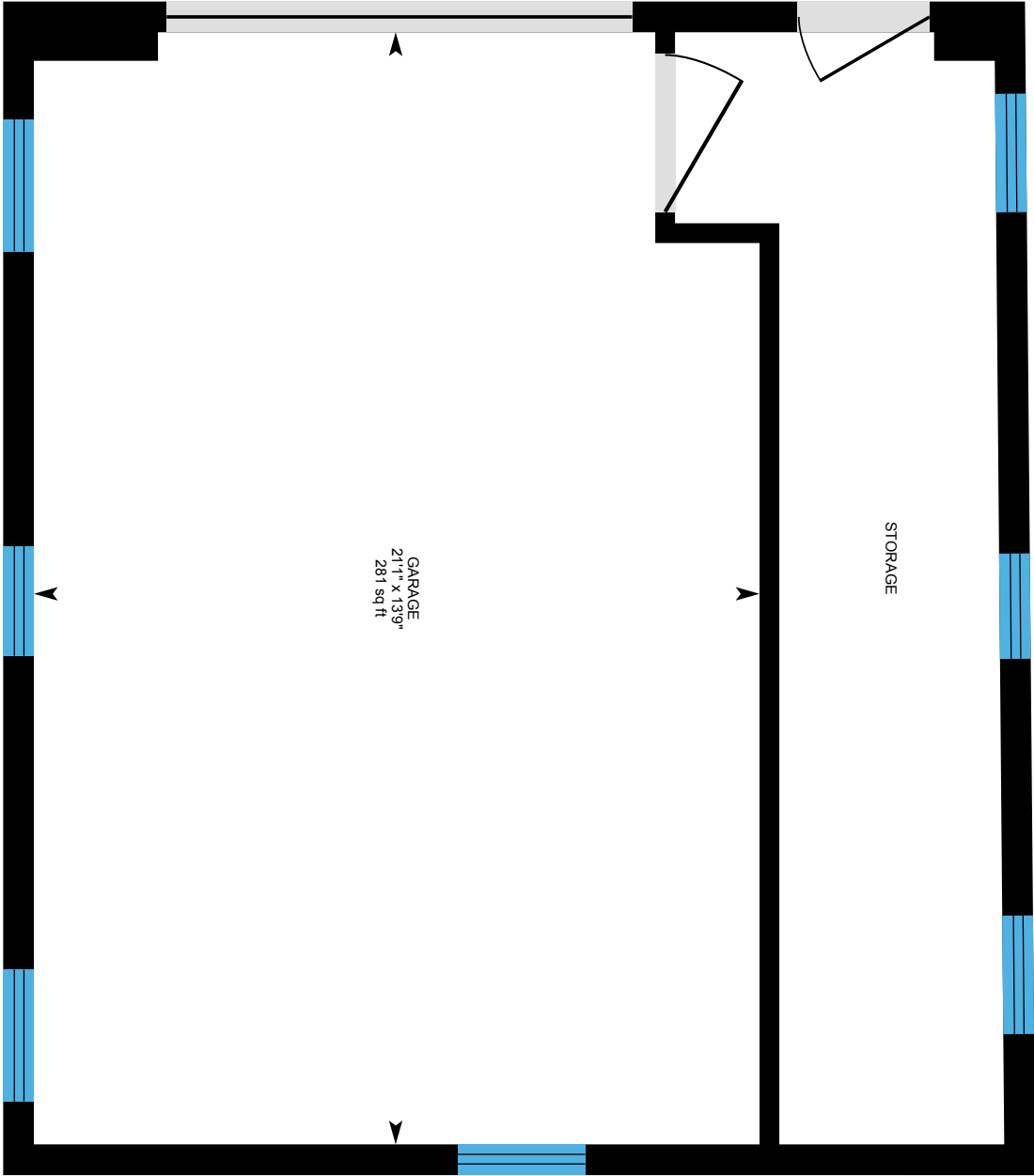
PREPARED: 2026/10/07

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.



459 Sugarhouse Rd, New London, NH

Detached Garage Unfinished Area 431.94 sq ft



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:** Lori B. Bartoes, Trustee and Richard S. Bartoes, Trustee

2. **PROPERTY LOCATION:** 459 Sugarhouse Road, New London, NH 03257

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 7 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 Association owned well system

b. **INSTALLATION:** Location: at house

Installed By: _____ Date of Installation: _____

What is the source of your information? _____

c. **USE:** Number of persons currently using the system: unknown - multiple houses

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 Water is tested yearly

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 750 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Back Yard ☐ Location Unknown. Date of Installation: 07/2020

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS

LBB

10/05/20

/

RSB

10/05/20

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Back Yard Size: ☒ Unknown
 Date of installation of leach field: Original to house Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: Field tested in 07/2020 and found to be in good condition

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

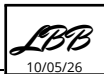
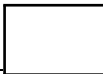
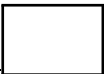
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	Fiberglass	6"	☐
	Crawl Space	☒	☐	☐	Fiberglass	6"	☐
	Exterior Walls	☒	☐	☐	Fiberglass	6"	☐
	Floors	☒	☐	☐	Fiberglass	6"	☐

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: NA

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: Property has a walk out lower level, Radon test not required

SELLER(S) INITIALS  /  BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 459 Sugarhouse Road, New London, NH 03257

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: Community Water system has all tests once a year

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: Association fee of \$875 paid quarterly

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? Zoned residential by town of NL

i. Heating System Age: 20 Type: Propane Stoves Fuel: Propane Tank Location: Behind house

Owner of Tank: Homeowner

Annual Fuel Consumption: _____ Price: _____ Gallons: 800

Date system was last serviced and by whom? 06/2025 Simple Energy, Lebanon, NH

Secondary Heat Systems: Electric

Comments: Electric Heat Pump

j. Roof Age: 15 Type of Roof Covering: Asphalt Shingles

Moisture or leakage: NA

Comments: _____

SELLER(S) INITIALS

LBB RSB
10/05/26 10/05/26

BUYER(S) INITIALS

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PROPERTY LOCATION: 459 Sugarhouse Road, New London, NH 03257

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete block
 Moisture or leakage: None
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: NA Problems? None
 Comments: _____
- m. Plumbing** Type: Copper piping Age: original
 Comments: _____
- n. Domestic Hot Water** Age: 30 yr Type: Elec Water Heater Gallons: 50
- o. Electrical System** # of Amps 100 ☒ 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: Elec Heat/AC Age: 6 yrs Date Last Serviced and by whom: 06/2020
 Comments: _____
- t. Pool** Age: NA 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: Infinity/Comcast
- w. Other** (e.g. Alarm System, Irrigation System, etc.) NA
 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

LBB
 10/05/26
 dotloop verified

RSB
 10/05/26
 dotloop verified

BUYER(S) INITIALS

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PROPERTY LOCATION: 459 Sugarhouse Road, New London, NH 03257

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).

Lori B. Bartoes, Trustee

dotloop verified
10/05/26 3:20 PM EDT
LS01-C1QP-VUXK-JGOX

SELLERDATE

Richard S. Bartoes, Trustee

dotloop verified
10/05/26 3:14 PM EDT
B2RX-9VA9-ODCM-KPGZ

SELLERDATE

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.

BUYERDATE

BUYERDATE

SELLER(S) INITIALS

LBB

10/05/26
3:20 PM EDT
dotloop verified

/

RSB

10/05/26
3:14 PM EDT
dotloop verified

BUYER(S) INITIALS

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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: Richard S. Bartoes, Trustee and Lori B. Bartoes, Trustee
459 Sugarhouse Road, New London, NH 03257
2. Association Name (if applicable): Slope & Shore
3. Property Manager/Agent: Slope & Shore association (sns.secretary.nl@gmail.com) Phone: _____
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: Multiple
 - f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
 - 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: N/A
 - b. Name of Agent: _____ Phone: _____
6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$291.66
 - 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: Dues is collected quarterly
There is a one-time buy-in fee of \$5000 to be paid at closing to Slope & Shore

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.

Richard S. Bartoes, Trustee

dotloop verified
 10/05/26 2:42 PM EDT
 CUBT-SFH9-WYV9-NP12

SELLER

DATE

Lori B. Bartoes, Trustee

dotloop verified
 10/05/26 3:18 PM EDT
 A95-C4K1-SLHP-3IGT

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 AND OTHER ADVISORS.

BUYER

DATE

BUYER

DATE

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: 459 Sugarhouse Road, New London, NH 03257

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.

Lori B. Bartoes, Trustee dotloop verified
10/05/26 3:20 PM EDT
JXUO-MKLD-AQHU-ZYRP

Seller Date

Purchaser Date

Dan O'Halloran dotloop verified
10/08/26 4:08 PM EDT
ZOWT-FB7R-FGDQ-ZV20

Agent Date

Richard S. Bartoes, Trustee dotloop verified
10/05/26 7:42 AM EDT
PZQ4-PUDH-PWDD-TQP4

Seller Date

Purchaser Date

Agent Date

Return to:
LORI B. BARTOES
RICHARD S. BARTOES
Trustees
5 Eastwood Drive
North Granby, CT 06060

WARRANTY DEED

Transfer Tax: \$40.00

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, RICHARD S. BARTOES and LORI B. BARTOES, husband and wife, of 5 Eastwood Drive, North Granby, CT 06060, for consideration paid, do hereby grant to **LORI B. BARTOES and RICHARD S. BARTOES, Trustees of the LBB REVOCABLE LIVING TRUST, u/t/a dated August 18, 2022, as may be amended, or to their successors in trust**, with a mailing address of 5 Eastwood Drive, North Granby, CT 06060, with WARRANTY COVENANTS:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of New London, County of Merrimack and State of New Hampshire, being shown as Lot Number Fifty-Eight (58) on a plan entitled "Slope 'n Shore Subdivision Phase III" by A. V. Evans, recorded with the Merrimack County Registry of Deeds as Plan No. 2195.

Together with and subject to the annual charge or assessment hereinafter described, the perpetual right in common with other owners of real estate in said Subdivision to pass and repass over all existing roads as shown on said Plan and on recorded plans 1952, 2093 and 2183, and to connect with and utilize such utility and sewer lines as may be erected and maintained on the premises described herein.

This conveyance is subject to the following agreements, restrictions and covenants, which shall run with the land and be binding on the grantees, their heirs and assigns, and all persons claiming thereunder:

1. The lot described herein shall be subject to an annual assessment to be paid to the Slope 'n Shore Club, Inc. of said New London, annually in advance on the first day of July in each and every year, on which date said charge or assessment shall become a lien on the said lot and so continue until paid in full, but said lien is subordinated to any mortgage executed in good faith

for value, the amount of said charge or assessment to be determined each year by the said club for the use and maintenance of road rights-of-way and water, supervision of houses and land during owners' absences, leasing and other services decided by said club as required for the mutual benefit of land owners of the Slope 'n Shore Club Subdivision.

2. No building shall be erected or maintained on the said lot without the written approval of the said Club, which approval shall not be unreasonably withheld.

3. Not more than one residence or dwelling, together with necessary outbuildings, shall be erected or maintained on the said lot.

4. Said residence or dwelling shall be for single-family use only, be designed and constructed for year around use, and contain modern plumbing facilities.

5. Said lot shall not be subdivided, nor shall any road right-of-way be granted or established thereon.

6. No building shall be less than 25 feet from a boundary line, nor less than 50 feet from a road right-of-way.

7. The said Club and the grantors shall have the right to institute and prosecute any proceedings at law or in equity against any person violating any of these provisions and have the same enjoined, abated or remedied, and invalidation of any of these provisions shall in no way affect any of the other provisions.

8. Excepting and reserving to the grantors, their heirs and assigns, the right and privilege of erecting and maintaining electric power lines, telephone lines and sewer lines on said premises for the purposes of the various owners of property in the subdivision.

Subject to all matters, rights, rights of way, reservations, conditions, easements, restrictions, notes, and setbacks as shown on Plan No. 2195, 1952, 2093 and 2183, as recorded with the Merrimack Registry of Deeds.

Meaning and intending to describe and convey all and the same premises conveyed to Richard S. Bartoes and Lori B. Bartoes by warranty deed of Brooke Ross dated August 27, 2019 and recorded in Book 3645, Page 1898 of the Merrimack County Registry of Deeds.

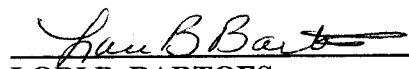
The Minimum Real Estate Transfer Tax is due on this conveyance, consistent with RSA 78-B:1 (b), and pursuant to NH Admin. Rule Rev. 802.02, because no monetary consideration was paid for the within transfer, which is a conveyance from the grantor of a revocable trust to the trustee of said revocable trust, and is not represented by transferable shares, and said trust was created and funded for estate planning purposes as a testamentary substitute.

No title search was requested or performed with regard to this conveyance.

We, Richard S. Bartoes and Lori B. Bartoes, husband and wife, hereby consent to this transfer, but retain any and all future rights of homestead.

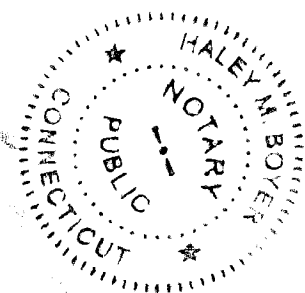
Executed under seal this 21st day of April, 2023.


RICHARD S. BARTOES


LORI B. BARTOES

STATE OF Connecticut COUNTY OF Hartford, ss.

On this 21st day of April, 2023, personally appeared before me, RICHARD S. BARTOES and LORI B. BARTOES, known to me or satisfactorily proven, by valid photo identification, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed same as their voluntary act and deed.




Notary Public:
My commission expires: April 30, 2027



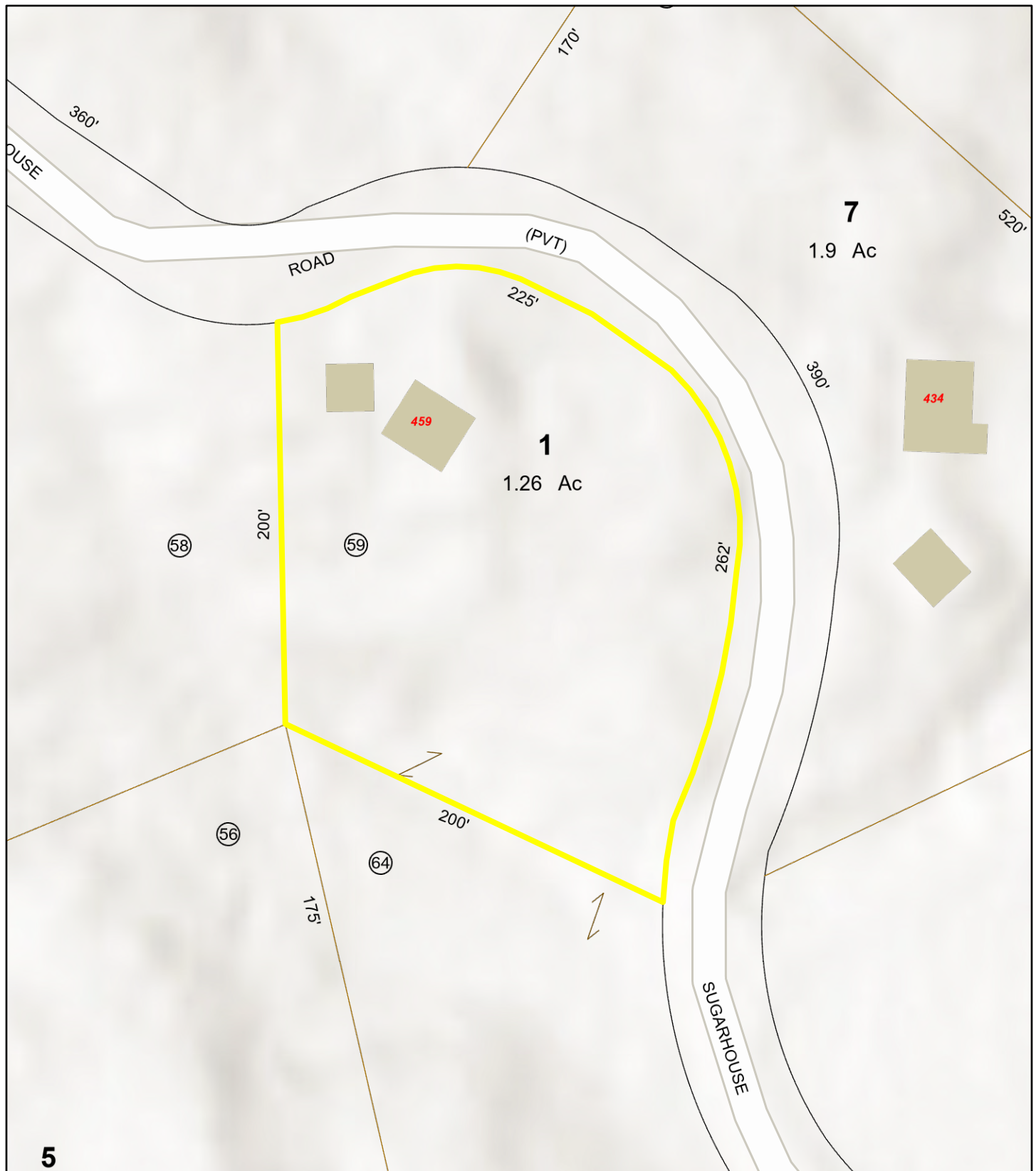
Tri-Town, NH

1 inch = 69 Feet



www.cai-tech.com

October 6, 2026



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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.