

459 Sugarhouse Road, New London

Offered at $595,000

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

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

kw LAKES AND MOUNTAINS KELLERWILLIAMS REALTY

256 Main Street, New London, NH
C: 603-877-1031, O: 603-526-8600, ohgrp.com



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 assessement?
The sellers have never had a special assessment.

Is there a reservation system for the tennis courts?
The two tennis courts and three pickleball courst 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.

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Residential	Single Family	**459 Sugarhouse Road**			Listed: 10/8/2026	$595,000
5113543	Active	**New London**	**NH 03257**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded 1

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

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 in 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.

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

SchDistrct Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

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

Fees - Condo - Mobile

Condo Fees
Fee $291.66
Monthly
Plowing, Recreation, Water
Fee 2 $5,000.00
One-Time
Buy In Fee
Fee 3

Exclusions
Right of First Refusal

Fuel Company Simple Energy
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider Xfinity / Comcast

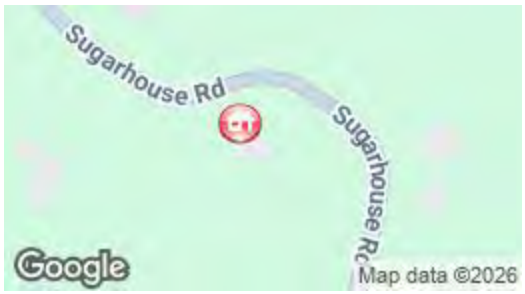
Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

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



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Listed By:
O'Halloran Group - KW Coastal and Lakes & Mountains

459 Sugarhouse Rd, New London, NH

Main Floor Finished Area 808.68 sq ft



0 3 6 ft

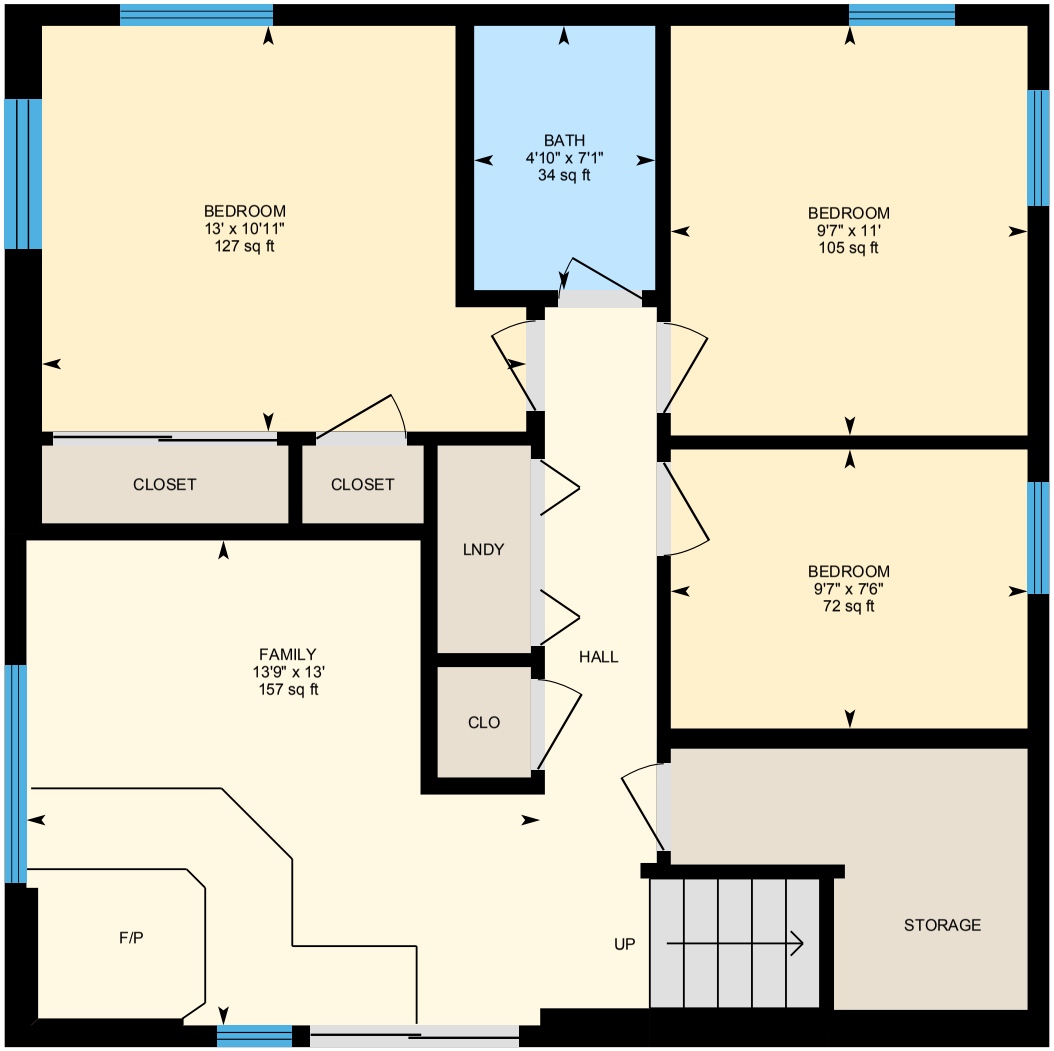
PREPARED: 2026/10/07

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.

iGUIDE

459 Sugarhouse Rd, New London, NH

Lower Level (Below Grade) Finished Area 770.81 sq ft



0 2 4 ft

PREPARED: 2026/10/07

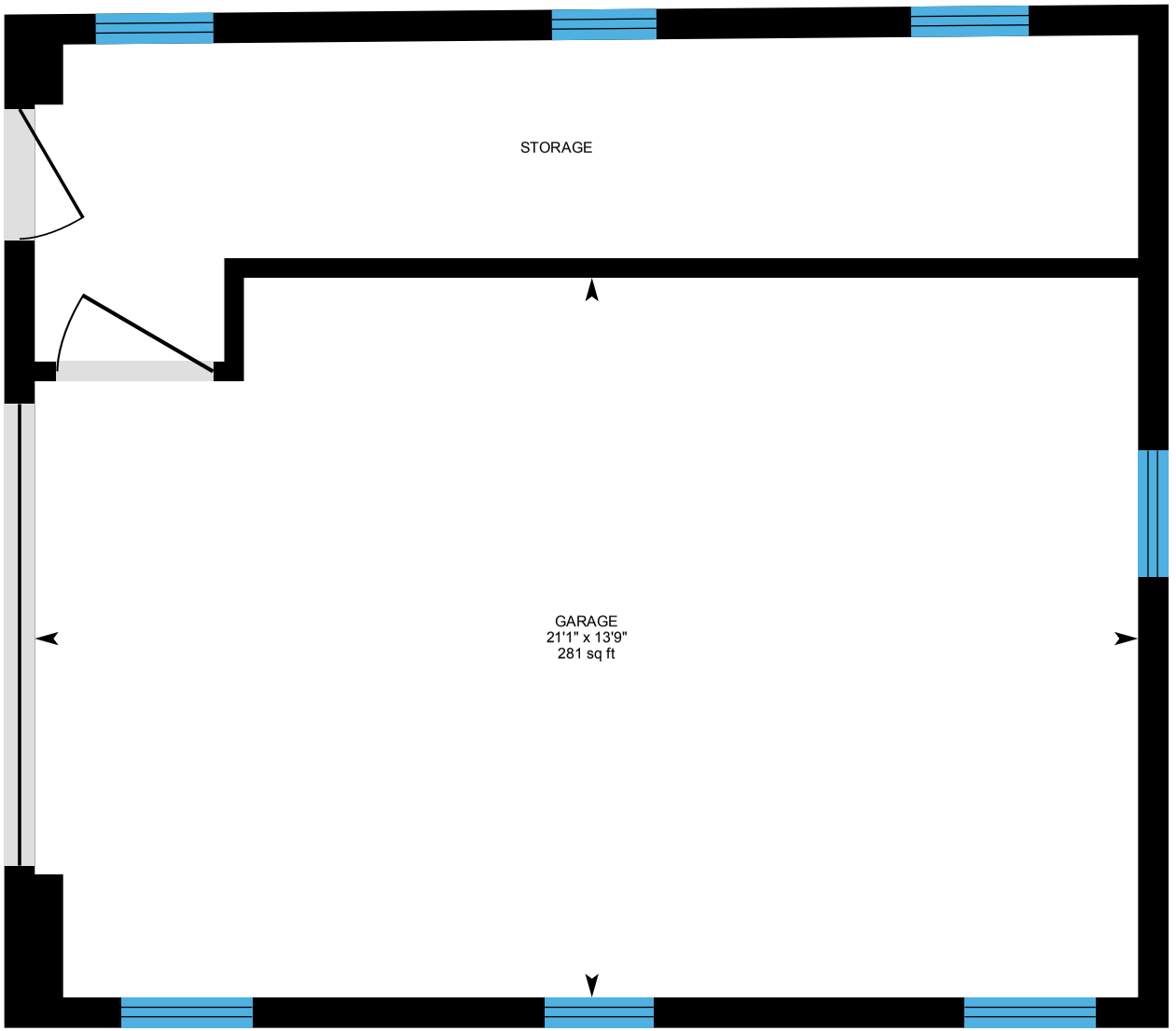
N

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.

iGUIDE

459 Sugarhouse Rd, New London, NH

Detached Garage Unfinished Area 431.94 sq ft



0 2 4 ft

PREPARED: 2026/10/07

N

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.

iGUIDE

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

NEW HAMPSHIRE REALTORS® EQUAL HOUSING OPPORTUNITY

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 10/05/26 3:20 PM EDT / RSB 10/05/26 3:12 PM EDT 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

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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: _____

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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 3:20 PM EDT dotloop verified / RSB 10/05/26 3:14 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:

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	SELLER	DATE	
Richard S. Bartoes, Trustee — dotloop verified 10/05/26 3:14 PM EDT B2RX-9VA9-ODCM-KPGZ	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 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-WYW9-NPI2)		Lori B. Bartoes, Trustee (dotloop verified 10/05/26 3:18 PM EDT AJ9S-C4K1-5LHP-3IGT)	
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 AND OTHER ADVISORS.

BUYER	DATE	BUYER	DATE

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dotloop signature verification: dtlp.us/ybti-Xm3o-MVhn

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) DO 10/08/26 4:08 PM EDT dotloop verified 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		Richard S. Bartoes, Trustee — dotloop verified 10/05/26 7:42 AM EDT PZQ4-PUDH-PWDD-TQP4	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Dan O'Halloran — dotloop verified 10/08/26 4:08 PM EDT ZOWT-FB7R-FGDQ-2V20			
Agent	Date	Agent	Date

EFiled 202300005300 Recorded in Merrimack County, NH In the Records of Erica S Davis, Register
BK: 3824 PG: 198, 4/27/2023 10:06 AM LCHIP $25.00 TRANSFER TAX $40.00 RECORDING $18.00 SURCHARGE $2.00

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

MCRD

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

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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.

MCRD

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BK: 3824 PG: 200, 4/27/2023 10:06 AM LCHIP $25.00 TRANSFER TAX $40.00 RECORDING $18.00 SURCHARGE $2.00

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.

MCRD

HALEY M. BOYER NOTARY PUBLIC CONNECTICUT

Notary Public:
My commission expires: April 30, 2027

Tri-Town, NH

1 inch = 69 Feet

0 69 138 207

October 6, 2026

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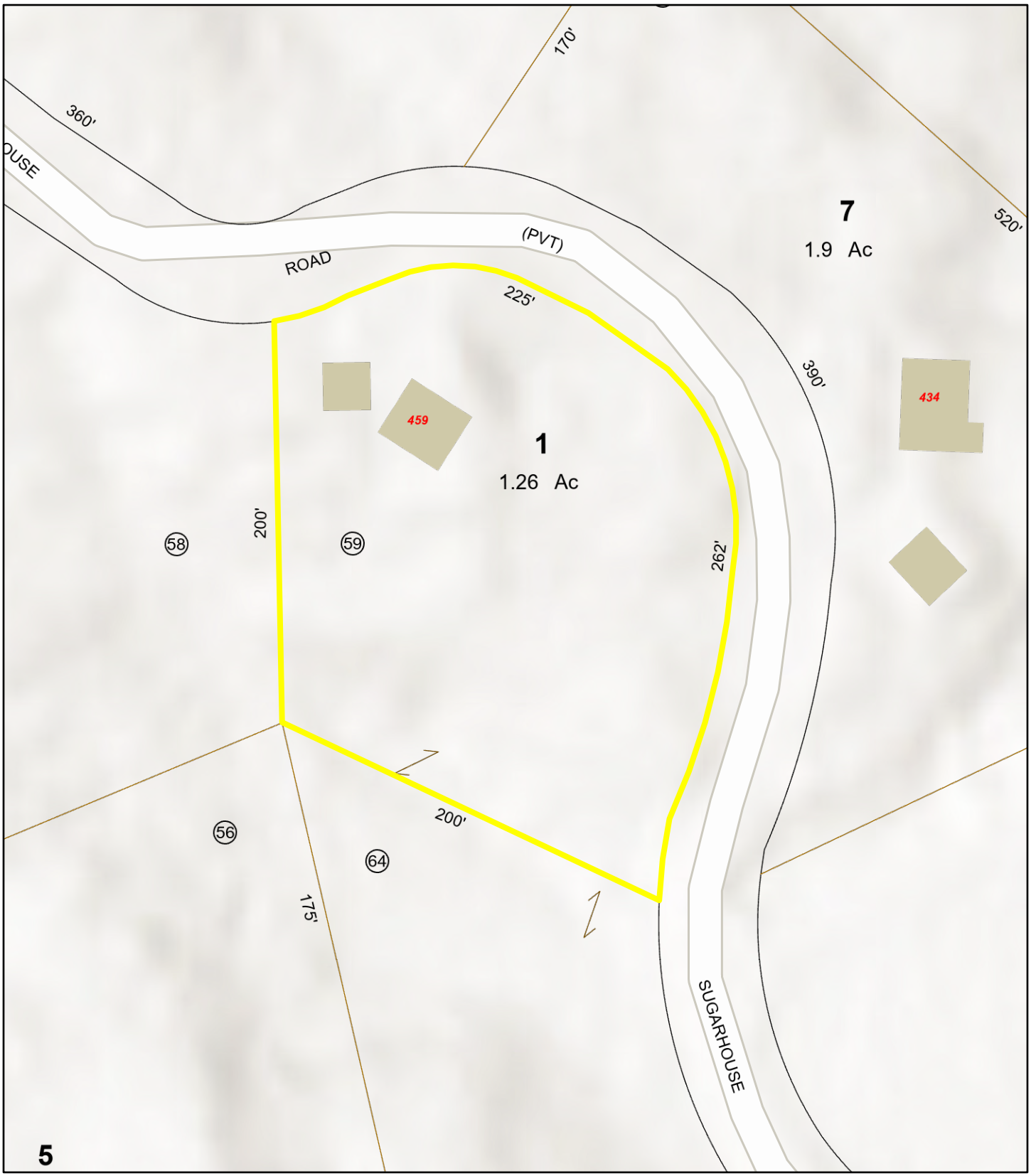

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