

36 The Seasons, New London

Offered at $575,000

About This Home

Welcome to The Seasons at Lake Sunapee Country Club! This three-bedroom, three-bath home in New London offers a comfortable layout, golf course views, and convenient access to everything the Lake Sunapee Region has to offer. Vaulted ceilings and large windows fill the living room with natural light, while a fireplace provides a focal point for the space. The updated kitchen features cherry cabinetry, Corian countertops, and a tile backsplash. The sunroom offers another place to relax and enjoy views of the surrounding landscape, with direct access to the back deck overlooking the golf course. The home's three bedrooms are arranged across two levels, with one bedroom on the main floor and two upstairs. The second-floor primary suite features an ensuite bathroom and generous closet space, while the additional upstairs bedroom also includes its own ensuite bath. Other notable features include an attached one-car garage, standby generator, and a mini-split system for additional heating and cooling.

Location Details

Located just minutes from downtown New London, residents enjoy access to local shops, restaurants, healthcare, and outdoor recreation. New London residents also have access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake. Mount Sunapee Resort is approximately 15 minutes away, while Dartmouth Health, the Upper Valley, and Concord are within approximately 30 minutes. Boston is about 90 minutes away.

3 Bedrooms | 3 Bathrooms | Approx. 1,796 SF

Property Taxes: $5,241.44 | Year Built: 1988

O'Halloran Group
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

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

Residential	Condo	**36 The Seasons**			Listed: 11/5/2026	$575,000
5116920	Coming Soon	**New London**	**NH 03257**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded 1

County NH-Merrimack
Village/Dist/Locale
Property Condition Existing
Year Built 1988
Architectural Style Contemporary
Color Taupe
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $5,241.44
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres
Lot Size Square Feet
Common Land Acres 0.00
Garage Yes
Basement No
Basement Access Type
Activation Date 11/7/2026

Rooms Total 6
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,796
AGFinSrc Measured
Above Grade Unfinished Area 503
AGUnfinSrc Measured
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 0
BGUnfinSrc Public Records
Total Finished Area 1,796
Footprint
Road Frontage No
Road Frontage Type Cul-de-Sac, Paved, Shared , Privately Maintained
Road Frontage Length

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone No
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 Welcome to The Seasons at Lake Sunapee Country Club! This three-bedroom, three-bath home in New London offers a comfortable layout, golf course views, and convenient access to everything the Lake Sunapee Region has to offer. Vaulted ceilings and large windows fill the living room with natural light, while a fireplace provides a focal point for the space. The updated kitchen features cherry cabinetry, Corian countertops, and a tile backsplash. The sunroom offers another place to relax and enjoy views of the surrounding landscape, with direct access to the back deck overlooking the golf course. The home's three bedrooms are arranged across two levels, with one bedroom on the main floor and two upstairs. The second-floor primary suite features an ensuite bathroom and generous closet space, while the additional upstairs bedroom also includes its own ensuite bath. Other notable features include an attached one-car garage, standby generator, and a mini-split system for additional heating and cooling. Located just minutes from downtown New London, residents enjoy access to local shops, restaurants, healthcare, and outdoor recreation. New London residents also have access to Bucklin Beach on Little Lake Sunapee and Elkins Beach on Pleasant Lake. Mount Sunapee Resort is approximately 15 minutes away, while Dartmouth Health, the Upper Valley, and Concord are within approximately 30 minutes. Boston is about 90 minutes away. Showings begin at the open house on Saturday, November 7, from 11:00 AM to 1:00 PM.
Directions From Route 11 turn into the Seasons. Take the first right. Take the 2nd drive way on the right. Number 36 will be on your left.

Kitchen	1	8'1" x 15'3"
Dining Room	1	10'1" x 12'11"
Living Room	1	15'7" x 13'6"
Bedroom	1	11'10" x 16'1"
Bathroom Three	1	8'4" x 8'7"
Sunroom	1	7'10" x 7'1"
Foyer	1	9'3" x 8'5"
Primary BR Suite	2	17'10" x 16'
Bathroom Full	2	13'7" x 5'11"
Bedroom	2	14'7" x 12'
Bathroom Full	2	4'9" x 7'9"

Lot Features Condo Development, Country Setting, Landscaped, Abuts Golf Course, Near Country Club, Near Shopping, Near Skiing, Near Snowmobile Trails, Near Hospital
Construction Materials Clapboard Exterior, Wood Siding
Foundation Details Concrete Slab
Flooring Carpet, Ceramic Tile, Vinyl, Vinyl Plank
Exterior Features Deck, Garden Space, Screened Porch
Roof Architectural Shingle
Driveway Paved

Exclusions Chandelier over dining table in photos is being replaced prior to sale.
Right of First Refusal

Map 110
Block 11/0
Lot X11 - 36
SPAN Number
Property ID

DeedRecTy Warranty
Deed Book 3187
Deed Page 0376
Covenants Yes
Seasonal No
PlanUrbDev

Association Amenities Building Maintenance, Management Plan, Landscaping, Common Acreage, Golf Course, In-Ground Pool, Security, Snow Removal, Tennis Court, Trash Removal
Interior Features Blinds, Cathedral Ceiling, Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Hearth, Primary BR w/ BA, Natural Light, Skylight
Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, Propane Water Heater, Water Heater off Boiler, Vented Exhaust Fan
Other Equipment Hardwired Smoke Detector, Standby Generator
Utilities Cable Available, Propane, Telephone Available
Heating Propane, Wood, Baseboard, Hot Water, Mini Split, Boiler
Electric 200+ Amp Service, Circuit Breaker(s), Generator
Cooling Mini Split
Water Source Community
Sewer Community

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

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

Fees - Condo - Mobile

Condo Fees Yes
Fee $1,152.00
Monthly
Fee 2
One-Time
Buy In Fee
Fee 3

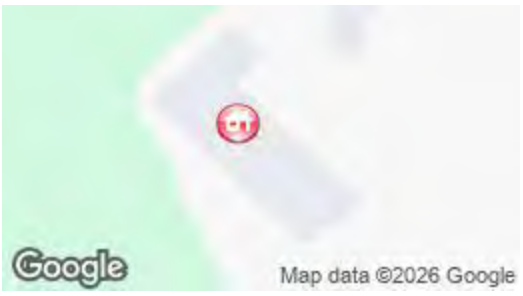
Condo Name The Seasons
Building Number
Floor Number
Units Per Building 4
LmtComArea
SpecAssmt

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

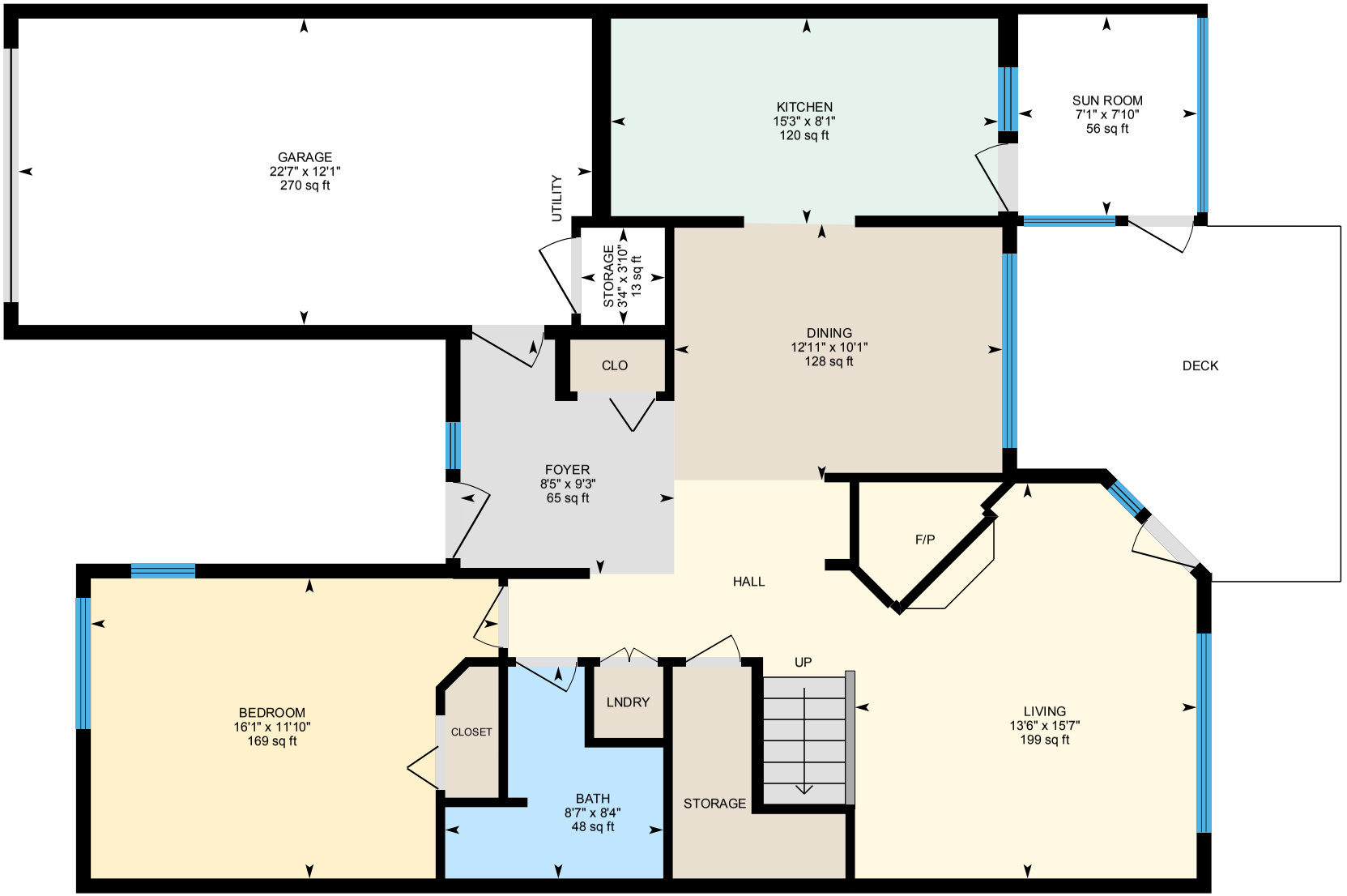


Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Listed By:
Anne Marie Appel - KW Coastal and Lakes & Mountains

36 The Seasons, New London, NH

Main Level Finished Area 1015.82 sq ft
Unfinished Area 385.51 sq ft



0 4 8 ft

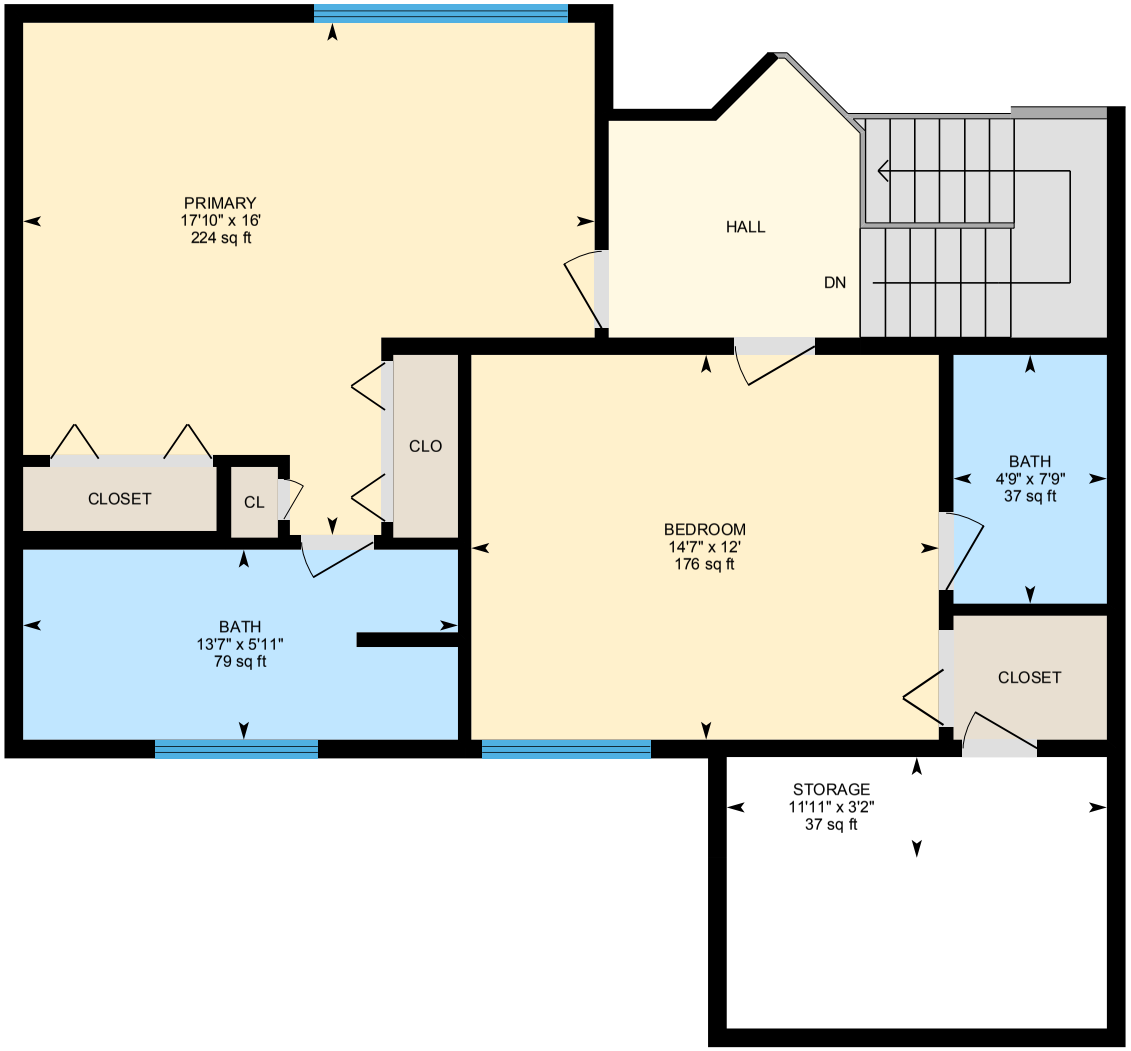
PREPARED: 2026/11/01

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

36 The Seasons, New London, NH

Second Level Finished Area 781.03 sq ft
Unfinished Area 118.47 sq ft



0 3 6 ft

PREPARED: 2026/11/01

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

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: **Dietrich Family Trust of 2010**
36 The Seasons, New London, NH 03257
2. Association Name (if applicable): _____
3. Property Manager/Agent: Sentry - Justin Cavanaugh Phone: 603-626-6060
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: _____
   - 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: Colby
   - b. Name of Agent: _____ Phone: _____
6. FINANCIAL
   - a. Monthly maintenance fee(s): $ 1,152.00
   - b. What do the monthly fees include?
     - ☐ Air Conditioning
     - ☐ Cable TV Signal
     - ☐ Electricity
     - ☐ Garage/Parking
     - ☐ Gas
     - ☐ Other: _____
     - ☐ Hot Water
     - ☒ Landscaping
     - ☐ Lot Rent
     - ☐ Real Property Tax
     - ☐ Recreation/Community Association Dues
     - ☒ Road Maintenance
     - ☒ Sewer
     - ☒ Snow Removal
     - ☒ Trash Removal
     - ☒ Water
   - c. Are there any additional fees? If so, please specify: NO
   - d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
     If Yes, explain: _____

Additional Comments: _____

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

Barbara E Dietrich 10/30/26
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

© 2011 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 07.2021

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:** Dietrich Family Trust of 2010
2. **PROPERTY LOCATION:** 36 The Seasons, 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 22 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: _____
   Installed By: _____ Date of Installation: _____
   What is the source of your information? _____

   c. USE: Number of persons currently using the system: 1
   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 Assoc tests 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 _____ Gal. ☐ Unknown ☐ Other _____
   Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
   Location: _____ ☐ Location Unknown. Date of Installation: _____
   Date of Last Servicing: _____ Name of Company Servicing Tank: _____
   Have you experienced any malfunctions? ☐ Yes ☐ No
   COMMENTS: _____

SELLER(S) INITIALS Bed / _____ BUYER(S) INITIALS _____ / _____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 The Seasons, New London, NH 03257

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

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☐	☐	☒			☐
Crawl Space	☐	☐	☒			☐
Exterior Walls	☐	☐	☒			☐
Floors	☐	☐	☒			☐
_____	☐	☐	☒			☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - **Current or previously existing:**
Are you aware of any past or present underground storage tanks on your property? ☒ Yes ☐ No ☐ Unknown
IF YES: Are tanks currently in use? ☒ Yes ☐ No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): Unk Size of tank(s): Unk
Location: Unk
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: _____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 The Seasons, 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: _____

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: condo assn
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: unk Type: fhw Fuel: propane Tank Location: _____
Owner of Tank: Dead River
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? 3/19/26 Dead River
Secondary Heat Systems: mini splits (one)
Comments: _____

j. **Roof** Age: unk Type of Roof Covering: ASPHALT SHINGLES
Moisture or leakage: no
Comments: _____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 The Seasons, New London, NH 03257

k. **Foundation/Basement** ☐ Full ☐ Partial ☒ Other: SLAB ☐ Type: _____
Moisture or leakage: _____
Comments: _____

l. **Chimney(s)** How Many? one Lined? unk Last Cleaned: _____ Problems? _____
Comments: Chimney replaced Appx 10 yrs ago

m. **Plumbing** Type: unk Age: _____
Comments: _____

n. **Domestic Hot Water** Age: unk Type: superstor Gallons: 50 (?)

o. **Electrical System** # of Amps 200 ☒ 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: Sugar ants seasonal
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: mini split Age: 2 yrs Date Last Serviced and by whom: 2 yrs
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: Spring 2026
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. **Internet** Type Currently Used at Property: Comcast - FIDIUM FIBER

w. **Other** (e.g. Alarm System, Irrigation System, etc.) A560
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 Bed / _____ BUYER(S) INITIALS _____ / _____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 The Seasons, New London, NH 03257

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Water Leak on dining room ceiling many years ago
upstairs shower leak repaired
Chandelier in photos has been replaced

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).

Barbara E Dietrich 10/30/26			
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

SELLER(S) INITIALS Bed / ____ BUYER(S) INITIALS ____ / ____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

NH DRA DP - 4 - L
C/H
L-CHIP

When recorded please return to B-00213

MCRD Book 3187 Page 1376
Doc#759131
Book:3187 Pages:1376 - 1377
e-Filed 04/07/2010 9:53:48 AM
KATHI L. GUAY, CPO, REGISTER
MERRIMACK COUNTY REGISTRY OF DEEDS

LCHIP	$	25.00
RECORDING	$	14.00
SURCHARGE	$	2.00
TRANSFER TAX	$	40.00

MERRIMACK COUNTY RECORDS Kathi L. Guay, CPO, Register

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
900000529
REAL ESTATE TRANSFER TAX
E-FILE
VOID IF ALTERED

DUFAULT & DUFAULT
468 MAIN STREET • P.O. BOX 306
NEW LONDON, NEW HAMPSHIRE 03257

$40.

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS that we, **Richard O. Dietrich and Barbara E. Dietrich (formerly known as Barbara E. Chase)**, husband and wife, of 36 The Seasons, New London, New Hampshire 03257, **for consideration paid**, grant to **Richard O. Dietrich and Barbara E. Dietrich, Trustees of the Dietrich Family Trust of 2010**, dated April 5th, 2010, of 36 The Seasons, New London, New Hampshire 03257, with **warranty covenants**, the following described real estate:

A certain condominium unit known as Condominium Unit #36, in The Seasons at Lake Sunapee Country Club Condominium, in New London, Merrimack County, New Hampshire, having been established pursuant to NH RSA 356-B by a Declaration of Condominium entitled The Seasons at Lake Sunapee Country Club Condominium Declaration, dated June 10, 1986, recorded in the Merrimack County Registry of Deeds at Book 1571, Page 320, as amended (the "Declaration"), and as shown on a site plan and floor plans, recorded as Plan 10,298, as amended (the "Plans"), together with an undivided interest in the Common Area as defined and described in the Declaration.

Also conveying the following rights and easements:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit, as defined and described in the Declaration and on the Plans, including without limitation the right to use Limited Common Area as shown on the Plans,

2. Easements in common with others to use the Common Area, excepting Limited Common Area, as set forth in the Declaration.

3. Nonexclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Declaration.

This conveyance is subject to:

1. Any Common Area lying within the Unit as set forth in the Declaration.

2. Nonexclusive easements for structural support, encroachments and repair in favor of the owners of other units in the Condominium, as set forth in the Declaration, and other easements, covenants and restrictions of record, including without limitation the utility easements and other easements, covenants and restrictions specifically set forth or referred to in the Declaration.

3. The other provisions of the Declaration, the Condominium Rules adopted pursuant to the Declaration, and of the New Hampshire Condominium Act.

Meaning and intending to describe and convey all and the same premises as conveyed in the Warranty Deed of Jane Jenkins Dumais to Richard O. Dietrich and Barbara E. Chase (now Barbara E. Dietrich), dated December 9, 2004, and recorded in the Merrimack County Registry of Deeds, Book 2730, Page 017.

Executed this 5th day of April, 2010.

Richard O. Dietrich

Richard O. Dietrich

Barbara E. Dietrich

Barbara E. Dietrich

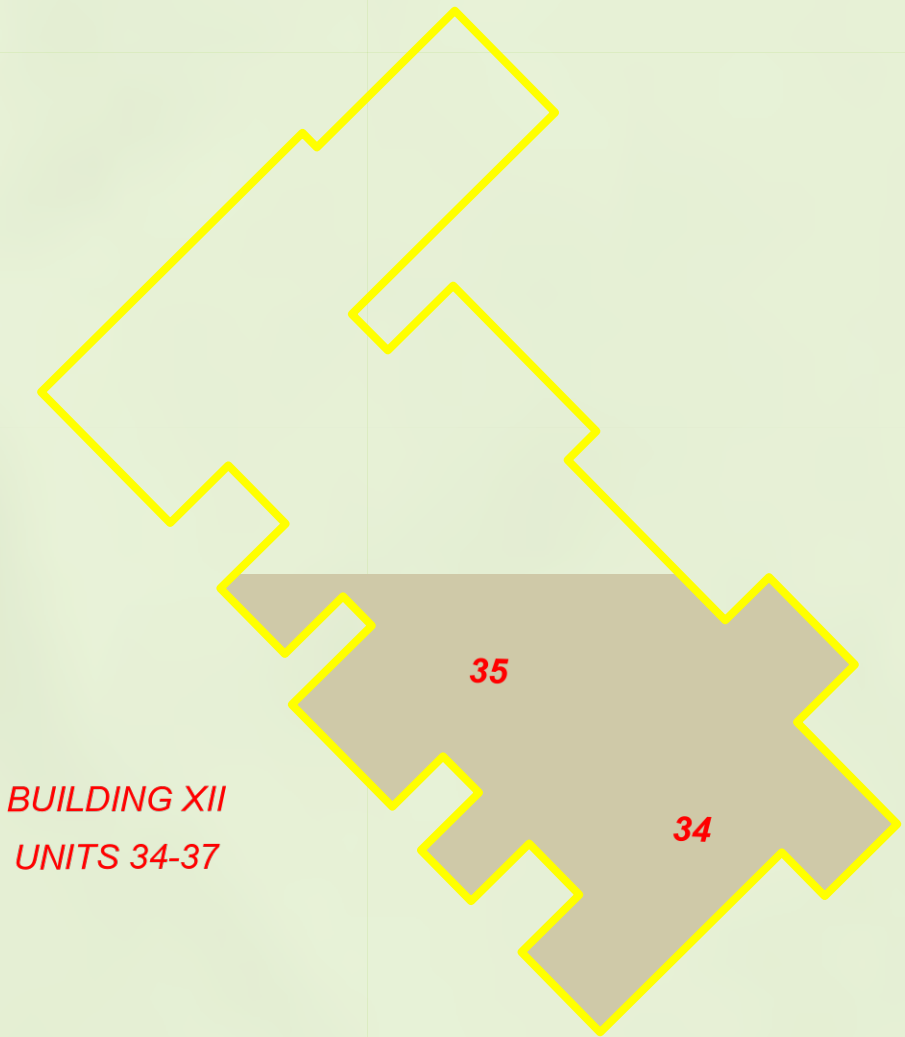
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 5th day of April, 2010, personally appeared Richard O. Dietrich and Barbara E. Dietrich and acknowledged that they executed the foregoing instrument for the purposes therein contained.

Larry B. Dufault

Print Name: Larry B. Dufault
Justice of the Peace
My Commission Expires: 12-07-2010

Notice: This deed was prepared by Dufault & Dufault at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Dufault & Dufault make no representations as to any matters concerning the title that might be revealed by a title examination.



BUILDING XII
UNITS 34-37