



15 COOPER STREET

SUNAPEE, NEW HAMPSHIRE

Commercial Sale
5049499
Active

15 Cooper Street
Sunapee
Unit/Lot #
NH 03782

Listed: 7/1/2025
Closed:
DOM: 1
\$3,900,000



County NH-Sullivan
VillDstLoc
Year Built
SqFt-Total Building
SqFt-Total Source
SqFt-Total Available
SqFt-Apx Building Source
Zoning VILLAG
Road Frontage Yes
Road Frontage Length 192
Lot Size Acres 0.86
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$13,899.00
Tax Year 2024
Gross Income
Operating Expense
Net Income



Date Initial Showings Begin

Sub Property Type Multi-Family, Opportunity, Other, Retail

Directions From Route 11 In Sunapee, turn onto Cooper Street adjacent to Sunapee Cove. Property is on the left next to public boat ramp.

Remarks - Public An exceptional opportunity to own a rare commercial marina on Lake Sunapee, ideally located in the village of Georges Mills. This waterfront property spans 0.86 acres with approximately 205 feet of shoreline, offering prime lake access and business visibility. The current configuration accommodates 14 boats and includes a gas dock—one of only three fuel stations on Lake Sunapee—making it an essential service point for boaters. The property includes four distinct structures, offering a flexible combination of commercial and residential potential. There is a Colonial-style main residence suitable for year-round living, staff housing, or rental. A standalone cottage provides seasonal accommodations or additional rental income. The retail building includes a 2nd-floor living space and attached single-bay boat house, ideal for marine services, equipment rental, or retail operations. Additionally, the property has an extra bonus outbuilding. Located adjacent to the Georges Mills public boat ramp and town beach, this property enjoys high seasonal traffic, excellent visibility, and convenient access for both residents and visitors. Whether you're looking to run a marine-based business, create a lakefront investment property, or develop a unique live/work compound, this property offers unmatched potential on Lake Sunapee.

STRUCTURE

Building Number
Total Units 4
of Stories
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Basement No
Basement Access Type

Ceiling Height
Total Elevators
Total Drive-in Doors
Door Height
Total Loading Docks
Dock Levelers
Dock Height

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1	2	Residential	Expenses - CAM
UNIT 2	2	Residential	Expenses - Taxes
UNIT 3	2	Retail	Expense - Utility
UNIT 4	1	Residential	Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

UTILITIES

GasNatAval
Water Source Public
Sewer Public
Electric 100 Amp, 200 Amp, Circuit Breaker(s), Fuses

Utilities Cable - At Site, Gas - LP/Bottle, Telephone At Site
Internet Internet - Cable

Fuel Company
Phone Company
Cable Company
Electric Company

LOT & LOCATION

Submarket
Project Building Name

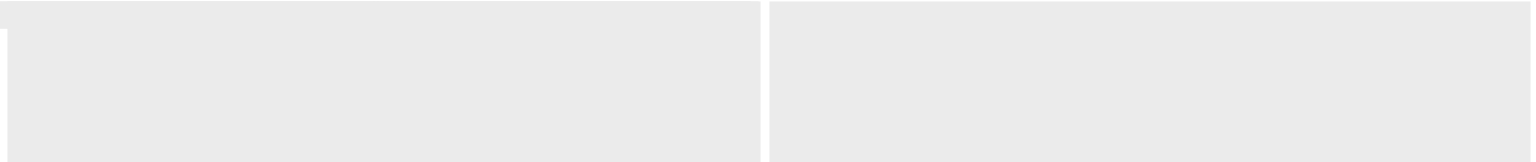
Waterfront Property Yes
Water View Yes
Water Body Access Yes

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel

Water Body Name Lake Sunapee

Surveyed Yes
Surveyed By HORIZON

Water Body Type Lake
Water Frontage Length 205
Water Access Details Directly Adjoining, Dock Access
Waterfront Property Rights Exclusively Owned
Water Body Restrictions Unknown

FEATURES

Air Conditioning Percent
Sprinkler
Signage
Railroad Available
Railroad Provider

Green Verification Body
Green Verification Program
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 2086
Deed - Page 261

Map 000106
Block 000018
Lot 000000
SPAN#

Tax Rate
Tax Class
Current Use
Land Gains

Property ID
Plan Survey Number

Assessment Year
Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Additional Buildings, Land/Building
Items Excluded
Investment Info
Flood Zone Unknown
Seasonal
Easements Yes
Covenants No

Financing-Current
Financing-Possible Opt
Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determined By

PREPARED BY**Coldwell Banker Lifestyles**

370 Main St.
New London NH 03257

Off: 603-526-4020

<http://TheCBLife.com>

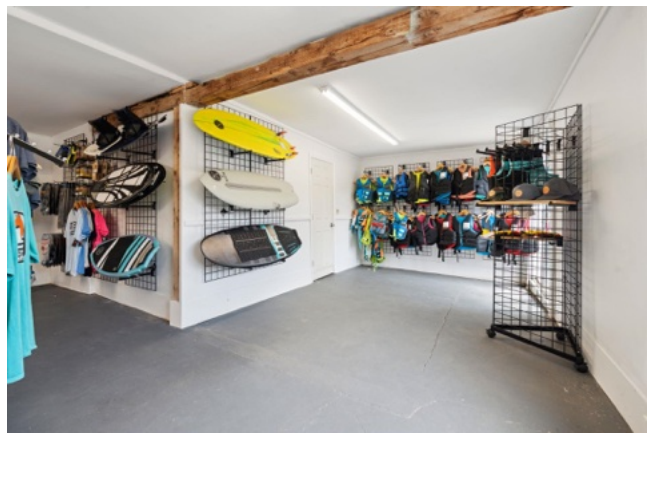


MLS # 5049499

15 Cooper Street

Sunapee

NH 03782



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15 Cooper Street

Sunapee

NH 03782





85
0.69 AcC

86
0.25 AcC

20
0.20 AcC

19
0.61 AcC

18
0.86 Ac

TOWN OF SUNAPEE
PUMPING STATION

Bldg.
#1

Bldg.
#2

Bldg.
#3

Bldg.
#4

COOPER STREET

COOPER STREET

COOPER STREET

OTTER POND BROOK

PUBLIC SERVICE

EASEMENT

OLD

17-049-
17-056

17-033-
17-048

17-017-
17-032

108.57'

64.9'

118'S

73.6'

60.19'

121'S

100'S

137'

179.39'

183'

17'

30'

130'

106'

37.7'

36.15'

12.95'

69.1'

273'

112.69'

48.49'

57.44'

116'S

96.2'

29.3'

212'S


118.42'


118.35'

540'S

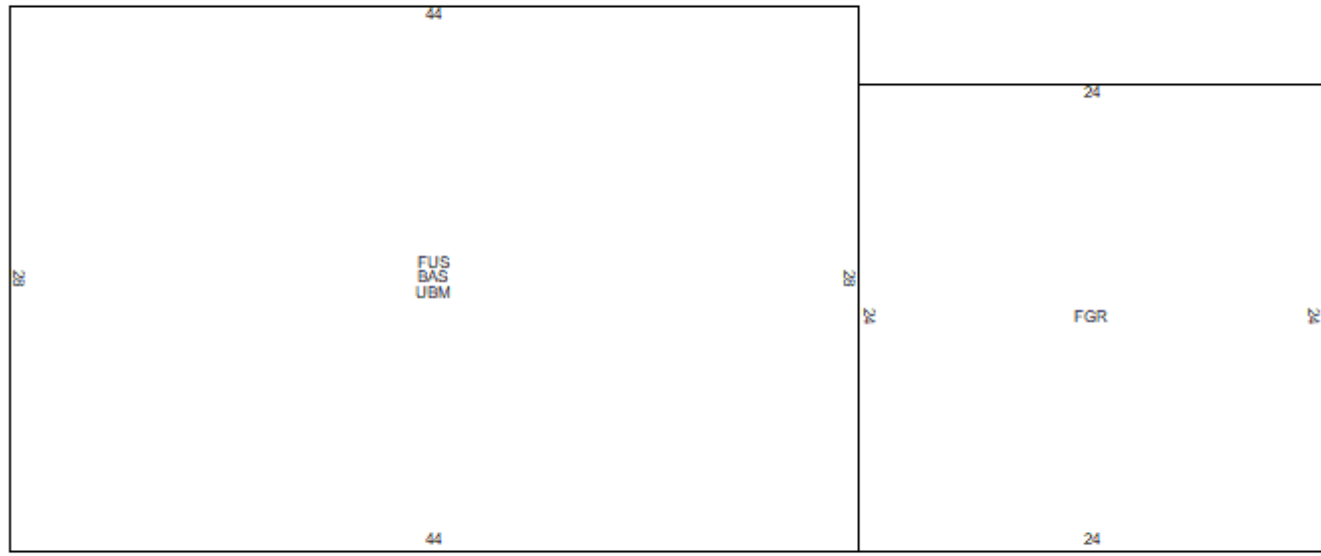
5.2'

320.48'

OWNER INFORMATION		SALES HISTORY						PICTURE						
GOODHUE SUNAPEE REAL PROPERTY, L PO BOX 1508 WOLFEBORO, NH 03894		Date	Book	Page	Type	Price	Grantor							
		10/22/2019	2086	261	U I 40	1,447,400	SARGENT LIVING TRUST,							
		07/21/2017	2013	453	U I 21		SARGENT, DOIREANN							
		02/03/2009	1716	733	U I 38	508,933	CAIA, ROBERT & SARGENT							
		01/18/2005	1495	345	U I 38	220,000	CAIA, ROBERT							
01/01/1800	0	0												
LISTING HISTORY		NOTES												
06/12/20	KMSR	8/11 PERMIT WORK NEVER COMPLETED=CLOSED UC=2016 CHECK FOR REMODEL (YEAR ROUND) 5/16-INFO @ DOOR, NEVER UPGRADED, ORIG INTERIOR; CHNG 3 RENTAL UNITS IN TOTAL ALL FAIR CONDITION PLUS SEASONAL CABIN BARELY LIVABLE BUT HAS BEEN RENTED SEASONALLY IN THE PAST. 1/2020- CORRECT ACREAGE PER SUBMITTED SURVEY .77 AC TO .86 -1091' W/F 6/20 SALE QUESTIONNAIRE STATES PRIVATE SALE / ESTATE SOLD												
01/28/20	KMAC													
01/06/20	NBML													
11/07/19	MPAC DEED TRANSFER													
08/22/17	MPAC ADMIN DATA ENTRY / DEED T													
05/25/16	REM MEASURE / INFO @ DOOR													
08/12/15	NBFR IN FIELD REVIEW													
09/19/11	MPZC ZONING CHANGE													
EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR								
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	TOWN OF SUNAPEE ASSESSING OFFICE 23 EDMONT RD SUNAPEE, NH 03782 603-763-2212						
RES PAV SMALL	1		100	1,500.00	100	1,500	Year: 2005							
						1,500								
						PARCEL TOTAL TAXABLE VALUE								
		Year	Building	Features	Land									
		2023	\$ 439,900	\$ 73,400	\$ 2,173,100	Parcel Total: \$ 2,686,400								
		2024	\$ 439,900	\$ 73,400	\$ 2,173,100	Parcel Total: \$ 2,686,400								
		2025	\$ 259,300	\$ 1,500	\$ 2,173,100 (c)	Parcel Total: \$ 2,686,400								
						(Card Total: \$ 2,433,900)								
LAND VALUATION						LAST REVALUATION: 2023								
Zone: GM VIL COMMERCIAL		Minimum Acreage: 0.50		Minimum Frontage: 75		Site: SITE REDEVELOP Driveway: PAVED Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.500 ac	150,000	S	100	100	100	100	100 -- TYPICAL	100	150,000	0	N	150,000	
IF RES WTRFRNT	0.360 ac	x 5,000	X	100				100 -- TYPICAL	100	1,800	0	N	1,800	
LAKE AVE GM	205.000 wf	FR 90, TYP 100						100 -- TYP	85	2,021,300	0		2,021,300	REDEV-PARKING
		0.860 ac								2,173,100			2,173,100	
Utilities: PUBLIC WATER,PUBLIC SEWER														

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS					
	<p>GOODHUE SUNAPEE REAL PROPER</p> <p>PO BOX 1508</p> <p>WOLFEBORO, NH 03894</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		District	Percentage			<p>Model: 2.00 STORY FRAME COLONIAL</p> <p>Roof: GABLE OR HIP/ASPHALT</p> <p>Ext: VINYL SIDING</p> <p>Int: DRYWALL</p> <p>Floor: CARPET/HARDWOOD</p> <p>Heat: GAS/HOT WATER</p> <p>Bedrooms: 4 Baths: 2.5 Fixtures:</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: No Generators:</p> <p>Quality: 03 A/D 03 BASE 100</p> <p>Com. Wall:</p> <p>Size Adj: 0.9295 Base Rate: RSA 125.00</p> <p>Bldg. Rate: 0.9018</p> <p>Sq. Foot Cost: \$ 112.73</p>	
	District	Percentage							
PERMITS									
Date	Permit ID	Permit Type	Notes						
10/24/05	2160	EXPIRED	2005 EXPIRED RAISE CAMP, F						

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FUS	UPPER STORY,	1232	1.00	1232
BAS	FIRST FLOOR	1232	1.00	1232
UBM	BASEMENT,	1232	0.20	246
FGR	GARAGE,	576	0.35	202
GLA:	2,464	4,272		2,912



2023 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 328,270
Year Built:		1990
Condition For Age:	FAIR	21 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		21 %
Building Value:		\$ 259,300

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:** Goodhue Sunapee Real Property LLC - Building 1 Colonial House

2. **PROPERTY LOCATION:** 15 Cooper Street Sunapee NH

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

4. **SELLER:** has has not occupied the property for 6 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 Sunapee Town Water System

b. INSTALLATION: Location: n/a
Installed By: n/a Date of Installation: n/a
What is the source of your information? Town of Sunapee

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? n/a

COMMENTS: Sunapee Town Water System - Town water test results available on line.

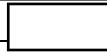
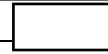
6. SEWAGE DISPOSAL SYSTEM

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? n/a

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown
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: Town of Sunapee Sewer System

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 15 Cooper Street Sunapee NH

d. LEACH FIELD: Yes No Other Town of Sunapee Sewer System
IF YES, Location: n/a Size: _____ Unknown
Date of installation of leach field: n/a Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: n/a

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: Not applicable -Town of Sunapee Sewer System

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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

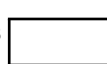
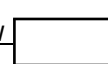
8. HAZARDOUS MATERIAL

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? n/a
What materials are, or were, stored in the tank(s)? Petroleum
Age of tank(s): Manufactured 2016 Size of tank(s): 2000 gallons
Location: Right side of Green Cottage
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: n/a

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: n/a
Comments: n/a

c. **RADON/AIR - Current or previously existing:**
Has the property been tested? Yes No Unknown
If YES: Date: n/a By: n/a
Results: n/a If app n/a
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: n/a

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 15 Cooper Street Sunapee NH

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: utility easement and property to GM boat club

What is your source of information? Public Record

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: See other property disclosures

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: Horizons

If YES, is survey available? Yes No Unknown

h. How is the property zoned? GM Village Commercial

i. Heating System Age: unk Type: FHW Fuel: Propane Tank Location: Rear of building

Owner of Tank: Possibly Dead River - unk

Annual Fuel Consumption: unk Price: unk Gallons: unk

Date system was last serviced and by whom? unk

Secondary Heat Systems: Pellet Stove

Comments: _____

j. Roof Age: unk Type of Roof Covering: Asphalt

Moisture or leakage: None

Comments: n/a

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [Signature] / [Signature]

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k. Foundation/Basement: Full Partial Other: _____ Type: concrete
Moisture or leakage Yes
Comments: One time storm event 2023 - Moisture was mitigated sheet-rock removed. Some sheet-rock stained

l. Chimney(s) How Many? 0 Lined? n/a Last Cleaned: n/a Problems? n/a
Comments: _____

m. Plumbing Type: Copper and PVC Age: Original
Comments: _____

n. Domestic Hot Water: Age: 2013 Type: Electric Gallons: 50

o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: n/a
Solar Panels: Leased Owned If leased, explain terms of agreement: n/a
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: n/a Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: n/a 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: n/a

v. Internet: Type Currently Used at Property: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS / _____

BUYER(S) INITIALS _____ / _____

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

First floor bathroom has leak around the toilet and sub-floor will need to be repaired.

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).

Cody Gray
SELLER
dotloop verified
06/30/25 3:36 PM EDT
N9L7-NMWH-AIDH-S2RZ
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.


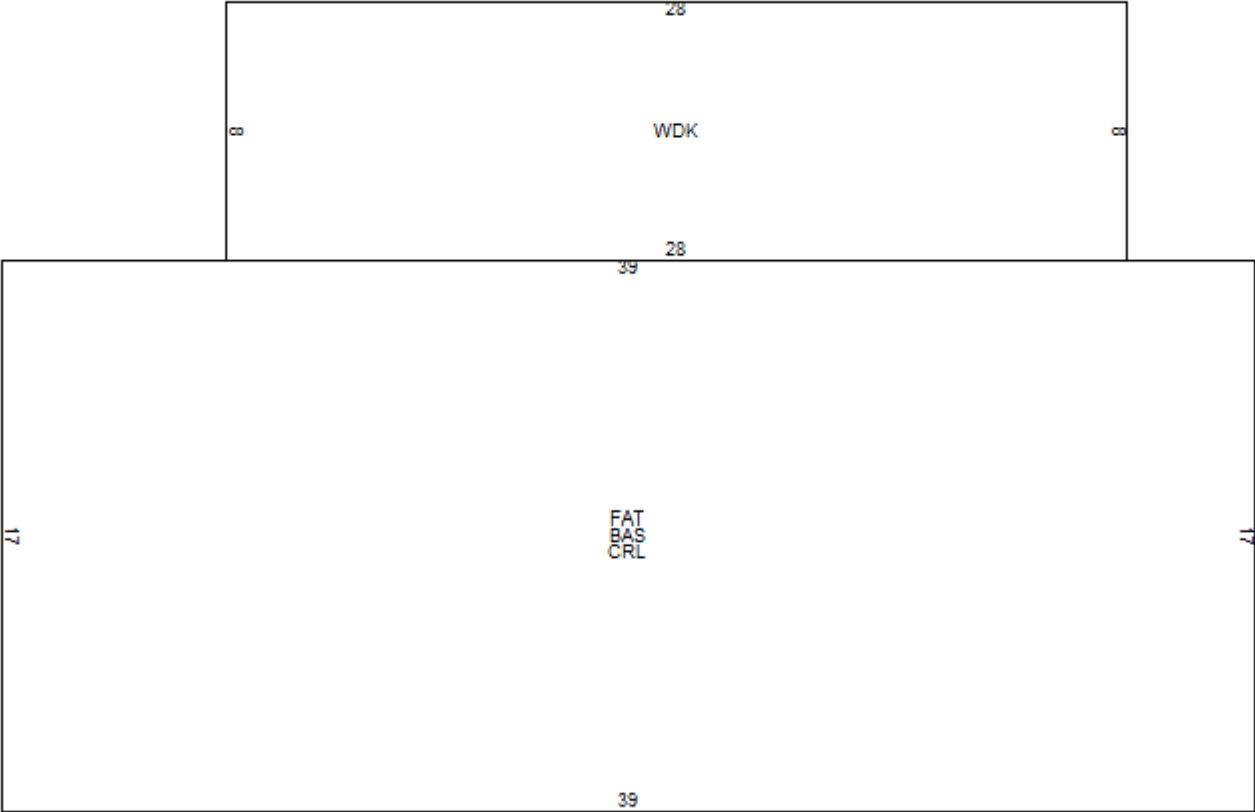
BUYER
DATE

BUYER
DATE

SELLER(S) INITIALS *CG*

BUYER(S) INITIALS

OWNER INFORMATION			SALES HISTORY					PICTURE				
GOODHUE SUNAPEE REAL PROPERTY, L PO BOX 1508 WOLFEBORO, NH 03894			<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Price</u>	<u>Grantor</u>				
LISTING HISTORY			NOTES									
08/22/17	MPAC	ADMIN DATA ENTRY / DEED T	8/15- NO BSMNT; AVG COND FOR Y/B 5/16-NO CHANGE									
05/25/16	REM	MEASURE / INFO @ DOOR										
08/12/15	NBFR	IN FIELD REVIEW										
09/19/11	MPZC	ZONING CHANGE										
08/30/11	MCBP	BUILDING PERMIT										
04/14/09	MCBP	BUILDING PERMIT										
02/03/09	SBAC	ADMIN DATA ENTRY / BUSINE										
03/15/07	MCBP	BUILDING PERMIT										
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR				
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								PARCEL TOTAL TAXABLE VALUE				
								<u>Year</u>	<u>Building</u>	<u>Features</u>	<u>Land</u>	
								2025	\$ 71,700	\$ 0	\$ 0(c)	
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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:** Goodhue Sunapee Real Property LLC

2. **PROPERTY LOCATION:** 15 Cooper Street Sunapee NH - Building 2 Green Capecod Cottage

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

4. **SELLER:** has has not occupied the property for 6 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: Town of Sunapee Water System
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 0
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

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

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No

If YES, are test results available? Yes No

What steps were taken to remedy the problem? _____

COMMENTS: Town of Sunapee water system tests available online

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
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: Town of Sunapee Sewer System

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 15 Cooper Street Sunapee NH

d. LEACH FIELD: [] Yes [x] No [] Other
IF YES, Location: Size: [] Unknown
Date of installation of leach field: Installed By:
Have you experienced any malfunctions? [] Yes [] No
Comments: Town of Sunapee Sewer System

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [x] No [] Unknown
IF YES, has a septic system evaluation been done within 180 days? [] Yes [] No [] Unknown
Date of Evaluation:
Comments: Town of Sunapee Sewer System

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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include 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? [x] Yes [] No [] Unknown
IF YES: Are tanks currently in use? [x] Yes [] No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? Petroleum
Age of tank(s): Manufactured in 2016 Size of tank(s):
Location: Right side of the Green Cottage
Are you aware of any past or present problems such as leakage, etc? [] Yes [x] 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 [x] Unknown
In the siding? [] Yes [] No [x] Unknown In the roofing shingles? [] Yes [x] No [] Unknown
In flooring tiles? [] Yes [] No [x] Unknown Other [] Yes [] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [x] No [] Unknown
If YES: Date: By:
Results: If app
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No
Comments:

SELLER(S) INITIALS [Signature] / []

BUYER(S) INITIALS [] / []

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PROPERTY LOCATION: 15 Cooper Street Sunapee NH

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: Utility and adjacent property

What is your source of information? public document

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: See other disclosures

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: Horizon

If YES, is survey available? Yes No Unknown

h. How is the property zoned? GM Village/Commercial

i. Heating System Age: unk Type: floor mount Fuel: LP Tank Location: Outside

Owner of Tank: unk possibly Dead River

Annual Fuel Consumption: n/a Price: n/a Gallons: n/a

Date system was last serviced and by whom? unk

Secondary Heat Systems: none

Comments: heating system is not in use.

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

Moisture or leakage: yes

Comments: small patch of shingles missing on the lake side of the roof - living room ceiling has discoloration

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [Signature] / [Signature]

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PROPERTY LOCATION: 15 Cooper Street Sunapee NH

k. Foundation/Basement: [] Full [x] Partial [] Other: Type: rock and brick
Moisture or leakage unk
Comments: crawl space

l. Chimney(s) How Many? 0 Lined? Last Cleaned: Problems?
Comments:

m. Plumbing Type: copper Age: unk
Comments:

n. Domestic Hot Water: Age: installed in 2021 Type: LP Gallons: unk

o. Electrical System: # of Amps 100 [x] Circuit Breakers [] Fuses
Comments:
Solar Panels: [] Leased [] Owned If leased, explain terms of agreement:
Comments:

[Empty rectangular box for comments]

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [] Yes [x] No
If Yes, please explain:

q. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [x] No Type:
Comments:

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) [] Yes [x] No If YES, please explain:

s. Air Conditioning: Type: none Age: Date Last Serviced and by whom:
Comments:

t. Pool: Age: n/a Heated: [] Yes [] No Type: Last Date of Service:
By Whom:

u. Generator: Portable: [] Yes [x] No Whole House: [] Yes [] No Kw/Size: Last Date of Service:
If Portable: [] Included [] Negotiable
Comments:

v. Internet: Type Currently Used at Property: xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) Alarm for fuel tank on the building
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 [Signature] []

BUYER(S) INITIALS [] []

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PROPERTY LOCATION: 15 Cooper Street Sunapee NH

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).



Cody Gray
SELLER
dotloop verified
06/30/25 3:36 PM EDT
SDQG-LUCU-N4ZY-AYNH
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
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SELLER(S) INITIALS  

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TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Goodhue Sunapee Real Property LLC

2. **PROPERTY LOCATION:** 15 Cooper Street Sunapee NH - Building 3 Retail Building

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

4. **SELLER:** has has not occupied the property for 6 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 Town of Sunapee Water System

b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 0
Does system supply water for more than one household? Yes No

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

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

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

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No

If YES, are test results available? Yes No

What steps were taken to remedy the problem? _____

COMMENTS: Town of Sunapee Water System - Test results online

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
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: Town of Sunapee Sewer System

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

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Cooper Street Sunapee NH - Retail Building

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 [x] 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

Table with 7 columns: INSULATION, LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include 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? [x] Yes [] No [] Unknown
IF YES: Are tanks currently in use? [x] Yes [] No
IF NO: How long have tank(s) been out of service? n/a
What materials are, or were, stored in the tank(s)? Petroleum
Age of tank(s): Manufactured 2016 Size of tank(s): 2000 gallons
Location: Right side of Green Cottage
Are you aware of any past or present problems such as leakage, etc? [] Yes [x] 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 [x] Unknown
In the siding? [] Yes [] No [x] Unknown In the roofing shingles? [] Yes [] No [x] Unknown
In flooring tiles? [] Yes [] No [x] Unknown Other [] Yes [] No [] Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [x] No [] Unknown
If YES: Date: _____ By: _____
Results: _____ If app
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No
Comments: _____

SELLER(S) INITIALS [Signature] / []

BUYER(S) INITIALS [] / []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Cooper Street Sunapee NH - Retail Building

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: right of way - utility and adjacent property

What is your source of information? Public record

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: See other property disclosures

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: Horizon

If YES, is survey available? Yes No Unknown

h. How is the property zoned? GM Village Commercial

i. Heating System Age: unk Type: wall mount Fuel: LP Tank Location: outside of building

Owner of Tank: Unk possibly Dead River

Annual Fuel Consumption: unk Price: n/a Gallons: unk

Date system was last serviced and by whom? unk

Secondary Heat Systems: no

Comments: Heating system not in use.

j. Roof Age: unk Type of Roof Covering: asphalt

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [Signature] / [Signature]

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PROPERTY LOCATION: 15 Cooper Street Sunapee NH - Retail Building

k. Foundation/Basement: Full Partial Other: _____ Type: concrete
Moisture or leakage yes
Comments: Seasonal water intrusion from lake in a portion of the retail space

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: Copper and Pex Age: unk
Comments: _____

n. Domestic Hot Water: Age: None Type: _____ Gallons: _____

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: Window Unit Age: unk Date Last Serviced and by whom: unk
Comments: _____

t. Pool: Age: n/a 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: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) Leak Alarm for fuel tank
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  / 

BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Cooper Street Sunapee NH

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

A small portion of the utility room rear wall has some deterioration.

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).

Cody Gray
SELLER
dotloop verified
06/30/25 3:36 PM EDT
XSW2-QXGY-HR9G-P4SN
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 *CG*

BUYER(S) INITIALS

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1. **SELLER:** Goodhue Sunapee Real Property LLC

2. **PROPERTY LOCATION:** 15 Cooper Street Sunapee NH - Building 4 camp/storage building

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

4. **SELLER:** has has not occupied the property for 6 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 Town of Sunapee water system

b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 0
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
COMMENTS: Town of Sunapee water system - Water test results online

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
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: Town of Sunapee Sewer System

SELLER(S) INITIALS  / 

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Cooper Street Sunapee NH - Building 4 camp/storage building

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: Town of Sunapee Sewer System

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: Town of Sunapee Sewer System

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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

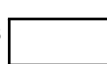
8. HAZARDOUS MATERIAL

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? n/a
What materials are, or were, stored in the tank(s)? Petroleum
Age of tank(s): Manufactured in 2016 Size of tank(s): 2000 gallons
Location: To the right side of the green cottage
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: n/a

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 n/a 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 app _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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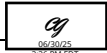
TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Cooper Street Sunapee NH - Building 4 camp/storage building

- 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: right of way - utility and adjacent property
 What is your source of information? Public record
- 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: SEE OTHER DISCLOSURES
- 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: Horizon
 If YES, is survey available? Yes No Unknown
- h. How is the property zoned?** GM Village Commercial
- i. Heating System** Age: none Type: _____ Fuel: _____ Tank Location: _____
 Owner of Tank: _____
 Annual Fuel Consumption: _____ Price: _____ Gallons: _____
 Date system was last serviced and by whom? _____
 Secondary Heat Systems: n/a
 Comments: _____
- j. Roof Age:** unk Type of Roof Covering: asphalt shingles
 Moisture or leakage: unk
 Comments: _____

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Cooper Street Sunapee NH - Building 4 camp/storage building

k. Foundation/Basement: Full Partial Other: pillars Type: unk
Moisture or leakage unk
Comments: _____

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

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

n. Domestic Hot Water: Age: unk Type: unk Gallons: unk

o. Electrical System: # of Amps unk Circuit Breakers Fuses
Comments: could not identify amps
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: n/a Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: n/a 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: none

w. Other (e.g. Alarm System, Irrigation System, etc.) n/a
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 15 Cooper Street Sunapee NH Building 4 camp/storage building

10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No
- b. ADDITIONAL COMMENTS:

Side of building has damage near door

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).

<i>Cody Gray</i>	dotloop verified 06/30/25 3:36 PM EDT ZQ4V-DFHF-40EX-TWLI
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

<i>CG</i>

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BUYER(S) INITIALS

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Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA056000 25.00
TRANS TAX SU016678 21,711.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

BE IT KNOWN that W. Michael Todd as Trustee of the Doireann Sargent Living Trust, of P.O. Box 491, Georges Mills, New Hampshire 03751, for consideration paid, grants to Goodhue Sunapee Real Property, LLC, a New Hampshire limited liability company, of 31 Lovejoy Sands Road, Meredith, New Hampshire 03253, with warranty covenants, the following described property:

A certain lot with the buildings and improvements thereon situate at 15/21 Cooper Street in Sunapee, Sullivan County, New Hampshire, as shown as Tax Map 106, Lot 18 on a plan of land entitled "A Boundary Plan Prepared for Spencer Henriod for Lands of Sargent Living Trust, Tax Map 106 Lot 18, Deed Book 2013 Pg 453, Cooper Street, Sunapee, Sullivan County, New Hampshire" dated October 8, 2019 and recorded on October 9, 2019 at Plan 5301, being more particularly bounded and described as follows:

Beginning at a point on Cooper Street that marks the northerly corner of the lot herein described; thence turning S 38° 33' 54" E and running 69.10' by Georges Mills Boat Club to a point; thence turning S 46° 20' 03" E and running 112.69' by Georges Mills Boat Club to a point; thence turning S 49° 47' 55" E and running 40.49' by Georges Mills Boat Club to a point; thence turning S 61° 59' 35" E and running 57.44' by Georges Mills Boat Club to an iron rod; thence turning S 41° 18' 20" W and running 118.42' by Georges Mills Boat Club to an iron pipe; thence turning S 41° 18' 20" W and running 5.2', more or less, by Georges Mills Boat Club to a point on the shore of Sunapee Lake; thence turning

generally in a northwesterly direction and running by Sunapee Lake to a point opposite an iron pipe; thence turning N 38° 02' 53" W and running 4.8', more or less, to said iron pipe (the tie line between the last two mentioned iron pipes being N 81° 37' 41" W, 154.20'); thence continuing N 38° 02' 53" W and running 29.30' by Cooper Street to a point; thence turning N 00° 42' 07" E and running 96.20' by Cooper Street to a point; thence turning N 04° 18' 00" W and running 67.41' by Cooper Street to an iron pipe; thence turning N 29° 07' 59" E and running 31.10' by Cooper Street to a point; thence turning N 39° 33' 58" E and running 36.15' by Cooper Street to an iron pipe; thence turning N 39° 33' 58" E and running 12.95' by Cooper Street to the point of beginning. Said lot contains 0.86 acres.

In 1962, John A. Sargent conveyed 12 tracts of land (from which locus property was carved) to Irene M. Sargent at Book 434, Page 331 together with and subject, to the extent applicable, if at all, the following:

Tract 1:

Subject to the "same conditions as to fence and right of way" in that 1889 deed recorded at Book 129, Page 454."

Tract 3:

"Excepting and reserving from the above described tract so much as was deeded by Emily B. Davis to George F. Slade by deed dated May 22, 1915 and recorded in Sullivan County N.H. Records, Vol. 188, Page 312."

Tract 5:

"Said Woodsum Steamboat Company having reserved to itself, in deed to Arthur C. Slade hereinafter referred to, a right of way from the highway as laid out at the corner of land of G.F. Slade to other land of Woodsum Steamboat Company westerly of said highway on which are the wharf and buildings of said Woodsum Steamboat Company across that portion of said land hereby conveyed lying northerly of said other land of said Woodsum Steamboat Company and westerly of said highway."

Meaning and intending to describe and convey the same property conveyed to Doireann Sargent as Trustee of the Doireann Sargent Living Trust by Doireann Sargent by warranty deed dated July 7, 2017 and recorded on July 21, 2017 at Book 2013, Page 453 at the Sullivan County Registry of Deeds.

This is not homestead property.

The undersigned Trustee, as Trustee under the Doireann Sargent Living Trust created under a trust agreement dated June 27, 2017 hereby states pursuant to RSA 564-A:7 that said Trustee has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser nor third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee relative to said conveyance.

This deed was prepared by Walker & Varney, P.C. from information supplied by the grantor, and at the request of the grantor no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein, nor provide advice regarding the estate, gift, income, transfer, business profits, or other tax consequences thereof, if any.

Executed this 22nd day of October, 2019.

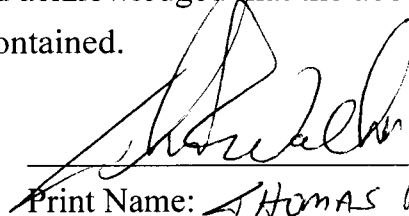
Doireann Sargent Living Trust

By: W. Michael Todd

W. Michael Todd, Trustee

State of New Hampshire
County of Carroll

On this the 22nd day of October, 2019, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.



Print Name: THOMAS R WALKER

~~Notary Public~~/Justice of the Peace

My Commission Expires: 11-16-21