

# 334 Bay Point Road

---

## Sunapee, NH



Four  
Seasons

**Sotheby's**  
INTERNATIONAL REALTY

259 MAIN STREET, NEW LONDON, NH | O: 603.526.9330 | [FOURSEASONSSIR.COM](http://FOURSEASONSSIR.COM)

**Residential**  
**5053418**  
**Active**

**Single Family**

**334 Bay Point Road Street**  
**Sunapee**  
**Unit/Lot #**

**NH 03782**

**Listed: 7/25/2025 \$2,695,000**

**Closed:**

**DOM: 0**



**County** NH-Sullivan  
**VillDStLoc**  
**Year Built** 1970  
**Architectural Style** Contemporary  
**Color** Brown  
**Total Stories** 1.75  
**Taxes TBD** No  
**TaxAnnIAmt** \$17,230.00  
**Tax Year** 2024  
**Tax Year Notes**

**Rooms Total** 7  
**Bedrooms Total** 3  
**Bathrooms Total** 3  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 1  
**Bathrooms One Quarter** 0  
**Total Finished Area** 1,822  
**Total Area** 2,941  
**Lot Size Acres** 0.75  
**Lot Size Square Feet** 32,670  
**Footprint**

### Date Initial Showings Begin



Virtual Tour URL Unbranded

**Directions** From Base of Mt. Sunapee Traffic Circle - take exit to State Beach. Bear left onto Bay Point Road. Proceed to 344 on the right.

**Public Remarks** This delightful 3-bedroom contemporary cabin-style home offers year-round living on 100 feet of prime Lake Sunapee shoreline. Enjoy some of the longest and most dramatic lake views in the region from nearly every room. Start your mornings with the call of loons and glide your kayak across mirror-like waters, or spend the day exploring the scenic Burkehaven Island chain. The expansive yet cozy great room invites you to relax with a wood-burning stove and panoramic water views. The efficient kitchen is perfect for preparing gourmet meals to enjoy indoors or on the sunny, wide lakeside deck—ideal for entertaining or simply soaking in the summer breeze. Two main-level bedrooms share a full bath, while the upper-level primary suite is a true sanctuary featuring a private bath and an adjacent studio—perfect for working remotely or pursuing creative passions. A deep-water permanent dock offers easy access for boating and swimming. Located just minutes from Mt. Sunapee Resort, enjoy year-round recreation with summer adventure park activities and winter skiing on 344 acres of terrain. Live the Lake Sunapee lifestyle—where every day feels like a getaway.

### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction Materials** Wood Frame  
**Foundation Details** Concrete  
**Roof** Wood Shingle  
**Basement** Yes  
**Basement Description** Partial, Unfinished  
**Basement Access Type** Walkout  
**Garage** No  
**Garage Capacity**

### Estimated Completion

**Above Grade Finished Area** 1,822  
**List \$/SqFt Fin ABV Grade** \$1,479.14  
**Above Grade Finished Area Source** Measured  
**Above Grade Unfinished Area** 39  
**Above Grade Unfinished Area Source** Measured  
**Below Grade Finished Area** 0  
**List \$/SqFt Fin Below Grade**  
**Below Grade Finished Area Source** Measured  
**List \$/SqFt Fin Total** \$1,479.14  
**Below Grade Unfinished Area** 1,080  
**Below Grade Unfinished Area Source** Public Records  
**Total Below Grade Area**  
**Total Below Grade Area Source**

ROOMS	DIMS.	/	LVL	ROOMS	DIMS.	/	LVL
Living Room			1				
Dining Room			1				
Kitchen			1				
Bedroom			1				
Bedroom			1				
Bathroom Full			1				
Primary BR Suite			2				
Studio			2				
Bathroom Three Quarter			1				
Bathroom Half			2				

PUBLIC RECORDS	
<b>DeedRecTy</b> Warranty	<b>Map</b> 146
<b>Total Deeds</b>	<b>Block</b> 00
<b>Deed Book</b> 981	<b>Lot</b> 53
<b>Deed Page</b> 620	<b>SPAN#</b>
<b>Deed 2 Book</b>	<b>Tax Class</b>
<b>Deed 2 Page</b>	<b>Tax Rate</b>
<b>PlanSurv#</b>	<b>Current Use</b>
<b>Property ID</b>	<b>Land Gains</b>
<b>Zoning</b> Residential	<b>Assessment Year</b>
	<b>Assessment Amount</b>
	<b>Special Assessments</b>

### LOT & LOCATION

**Development / Subdivision**  
**Owned Land**  
**Common Land Acres**  
**Road Frontage** Yes  
**Road Frontage Type** Privately Maintained  
**Road Frontage Length** 160  
**ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**

**School District** Sunapee  
**Elementary School** Sunapee Central School  
**Middle/Jr School** Sunapee Middle High School  
**High School** Sunapee Sr. High School  
**Lot Features** Lake Access, Lake Frontage, Lake View, Lakes, Recreational, Ski Area, View, Walking Trails, Water View, Waterfront, Near Shopping, Near Skiing, Near Snowmobile Trails  
**Surveyed** Unknown  
**Surveyed By**

**Waterfront Property** Yes  
**Water View** Yes  
**Water Body Access** Yes  
**Water Body Name** Lake Sunapee  
**Water Body Type** Lake  
**Water Frontage Length** 100  
**Water Access Details** Directly Adjoining  
**Waterfront Property Rights** Exclusively Owned  
**Water Body Restrictions** No

UTILITIES			
Heating	Hot Air	Utilities	Cable at Site
Cooling	None	Internet	Cable Internet
Water Source	Drilled Well		
Sewer	Septic		
Electric	Circuit Breaker(s)	Fuel Company	
		Electric Company	
		Cable Company	
		Phone Company	
		Internet Service Provider	

FEATURES			
Exterior Features	Boat Slip/Dock, Docks, Balcony, Deck, Garden Space,	Appliances	Dishwasher, Electric Range, Refrigerator
	Private Dock, Storage		
Driveway	Gravel		
Flooring	Wood		
Interior Features	Dining Area, Kitchen/Living, Living/Dining, Natural		
	Light, Natural Woodwork, Wood Stove Hook-up		

CONDO -- MOBILE -- AUCTION INFO			
Condo Name		Auction	No
Building Number		Auction Date	
Units Per Building		Auction Time	
Condo Limited Common Area		Auctioneer Name	
Condo Fees		Auctioneer License Number	
		Auction Price Determined By	
Mobile Park Name		Mobile Anchor	
Mobile Make		Mobile Co-Op	
Mobile Model Name		Mobile Park Approval	
MobileSer#		Mobile Must Move	

DISCLOSURES			
Fee			
Fee 2			
Fee 3			
Foreclosed/Bank-Owned/REO	No	Flood Zone	No
Planned Urban Developmt		Seasonal	No
Rented		Easements	
Rental Amount		Covenants	Yes
		Resort	

Exclusions			
		Timeshare/Fract. Ownership	No
		T/F Ownership Amount	
		T/F Ownership Type	

POWER PRODUCTION			
Power Production Type		Power Production Type 2	
Power Production Ownership		Power Production Ownership 2	
Mount Type		Mount Type 2	
Mount Location		Mount Location 2	
Power Production Size		Power Production Size 2	
Power Production Year Install		Power Production Year Install 2	
Power Production Annual		Power Production Annual 2	
Power Production Annual Status		Power Production Annual Status 2	
Power Production Verification Source		Power Production Verification Source 2	













# 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:** On file

2. **PROPERTY LOCATION:** 334 Bay Point Road, Sunapee

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

4. **SELLER:** ☒ has ☐ has not occupied the property for \_\_\_\_\_ 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: Top North corner of parking area  
 Installed By: Cushing and Sons Date of Installation: 2020  
 What is the source of your information? maps and brochures

c. **USE:** Number of persons currently using the system: 1-6 people part time  
 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 July 2025

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  
 Tank Size: 2000 Gal. ☐ Unknown ☐ Other 3 bedrm system  
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
 Location: Across Bay Point Road ☐ Location Unknown Date of Installation: 2000  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions? ☐ Yes ☒ No

Comments: No malfunctions. The property has been used year-round. A note on septic approval states the system is approved for seasonal use. Sellers are unsure of what modifications would be required for the State to approve for year-round use.

SELLER(S) INITIALS KS AL

BUYER(S) INITIALS \_\_\_\_\_

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 334 Bay Point Road, Sunapee

**d. LEACH FIELD:** ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
 IF YES, Location: Across Bay Point Road - Lot 12A Size: 42 x 15 ☐ Unknown  
 Date of installation of leach field: 2000 Installed By: Henniker Septic  
 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

<b>7. INSULATION</b>	<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/foam	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R17 Foam	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass/foam	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	all installed 2019	_____	<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? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No  
 Comments: \_\_\_\_\_  
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_

**b. ASBESTOS - Current or previously existing:**  
 As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown  
 In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown  
 In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown  
 If YES, Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**  
 Has the property been tested? ☒ Yes ☐ No ☐ Unknown  
 If YES: Date: July 2025 By: Nelson  
 Results: 0.9 pci If app \_\_\_\_\_  
 Has the property been tested since remedial steps? ☐ Yes ☐ No  
 Are test results available? ☒ Yes ☐ No  
 Comments: \_\_\_\_\_

**SELLER(S) INITIALS**

KS / KL  
07/25/25 4:43 AM EDT 07/25/25 6:59 AM EDT

**BUYER(S) INITIALS**

\_\_\_\_ / \_\_\_\_\_



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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 334 Bay Point Road, Sunapee

**d. RADON/WATER - Current or previously existing:**

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: July 2025 By: Nelson

Results: 12,100 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: Modest covenants in deed

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: WG Howard

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

**h. How is the property zoned?** Residential

**i. Heating System Age:** 2023 **Type:** Hot air - Bosch **Fuel:** Propane **Tank Location:** near road

Owner of Tank: Irving

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? June 2025 - Irving

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

**j. Roof Age:** 12 yrs **Type of Roof Covering:** Asphalt shingle

Moisture or leakage: no

Comments: Gutters added 1997

**SELLER(S) INITIALS**

KS / AL

**BUYER(S) INITIALS**

\_\_\_\_ / \_\_\_\_\_

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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 334 Bay Point Road, Sunapee

**k. Foundation/Basement:** ☒ Full ☐ Partial ☐ Other: Partial is full height ☒ Type: Concrete  
 Moisture or leakage no  
 Comments: Insulated & sealed with foam

**l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: \_\_\_\_\_

**m. Plumbing** Type: copper/pvc Age: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**n. Domestic Hot Water:** Age: \_\_\_\_\_ Type: electric Gallons: \_\_\_\_\_

**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: \_\_\_\_\_  
 Comments: \_\_\_\_\_

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

**s. Air Conditioning:** Type: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**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: \_\_\_\_\_  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: \_\_\_\_\_

**v. Internet:** Type Currently Used at Property: TDS Telecom - DSL

**w. Other (e.g. Alarm System, Irrigation System, etc.)** Tasco  
 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** KS / AL

**BUYER(S) INITIALS**  /



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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 334 Bay Point Road, Sunapee

**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).**

*Kim Saul*

dotloop verified  
07/25/25 4:43 AM EDT  
ONLH-QNTO-IYVR-DJKU

SELLERDATE

*Allyson LaBrie*

dotloop verified  
07/25/25 8:09 AM EDT  
01JH-NEKM-OVDA-MBTO

SELLERDATE

**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

BUYERDATE

BUYERDATE

SELLER(S) INITIALS

*KS*

07/25/25  
4:43 AM EDT  
dotloop verified

*/*

*AL*

07/25/25  
8:09 AM EDT  
dotloop verified

BUYER(S) INITIALS

*/*

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 334 Bay Point Road, Sunapee

### LEAD WARNING STATEMENT

*Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

(c) ☐ Purchaser has received copies of all information listed above.


(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

*Allyson LaBrie* dotloop verified  
07/14/25 7:04 PM EDT  
IGBW-PW2L-IBXL-MIIM

Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date

*Kim Saul* dotloop verified  
07/25/25 4:43 AM EDT  
MXGE-OSSG-OV1D-VHYE

Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date



490 East Industrial Park Drive  
 Manchester, NH 03109  
 www.nelsonanalytical.com  
 (603)622-0200  
 NH ELAP Accreditation #NH1005

# NELSON ANALYTICAL LAB

Maine State Certification #NH01005  
 Vermont State Certification # VT1005  
 Maine Radon Certification # ME17500  
 Massachusetts State Certification #M-NH1005

## Report of Analysis

<b>Client Name:</b> Perkins, Pam <b>Client Sample ID:</b> 334 Baypoint Road <b>Laboratory ID:</b> 125072130.01 <b>Collected By:</b> P. Perkins <b>Sample Location:</b> 334 Baypoint Road, Sunapee, NH (1st Floor)	<b>Date Received:</b> 07/17/2025 <b>Start Date and Time:</b> 07/11/2025 12:30 PM <b>End Date and Time:</b> 07/13/2025 12:30 PM
---	--

Parameter	Result	Units	Date Analyzed	Test Method	Test Analyst
Radon in Air	0.9	pCi/L	07/18/2025	EPA/LS	TN
Radon in Air	0.9	pCi/L	07/18/2025	EPA/LS	TN
Radon in Air Average	0.9	pCi/L	07/18/2025	EPA/LS	TN

EPA Limit = 4 pCi/L.

The EPA recommends a follow-up test in the same location as the first test if a result of 4.0 pCi/L or greater is obtained, and recommends taking action to reduce Radon levels if the average of both is 4 pCi/L or greater. Vials placed side by side according to EPA recommendations should have less than a 20% difference between vials. A difference larger than 20% indicates a problem may have occurred.

Radon test results may be affected if any of the following apply:

- Test conditions did not meet EPA recommendations as indicated in the Radon in Air Test Kit instructions supplied by Nelson Lab.
- Testing was conducted during severe storms or periods of high winds.
- Test starting or ending dates or times are inaccurate.

According to the EPA, the average Radon level in outdoor air is approximately 0.4 pCi/L, and the national average for indoor air is 1.3 pCi/L. The average Radon level of over 15,000 samples processed by Nelson Analytical Lab from 2009 to 2013 was 5.2 pCi/L, with the highest level measured at 769 pCi/L.

For more information regarding Radon, please visit EPA's website at [www.epa.gov/iaq/radon/](http://www.epa.gov/iaq/radon/)

Respectfully Submitted :



Andrew Nelson, Laboratory Director



Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #-Sample(s) received at laboratory do not meet method specified temperature criteria.

Solid samples are reported on a dry weight basis unless noted otherwise.  
 For accreditation status at the time of sample analysis, or for information on subcontract laboratories, please contact Nelson Analytical.  
 Subcontract Laboratories: SUB2: Nelson Analytical Maine NH2018 SUB 7: Nelson Analytical EAI Div. NH1007, SUB3: 2062 SUB4:2073/2239, SUB5:NH2530, SUB8:NH2136,  
<https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf>  
[http://healthvermont.gov/enviro/ph\\_lab/PublicHealthLaboratory.aspx](http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx)  
<https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml>  
<https://www.mass.gov/certified-laboratories>

## Report of Analysis

**Customer:** Perkins, Pam  
**Client Sample ID:** 334 Baypoint Road  
**Laboratory ID:** 125071748.01  
**Sample Matrix :** Drilled Well Water  
**Sample Location:** 334 Baypoint Road, Sunapee, NH

**Date Collected:** 07/14/2025 01:00 PM  
**Collected By :** P. Perkins  
**Date Received :** 07/15/2025 11:40 AM  
**Temperature Rec'd °C:** #24.1

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	P-A/100ml	07/15/2025 13:50	SM 9223B	Primary	Within Standard
E. coli Bacteria	Absent	Absent	P-A/100ml	07/15/2025 13:50	SM 9223B	Primary	Within Standard
Nitrate-N	<1.0	10	mg/L	07/15/2025 16:05	SM 4500 NO3 D	Primary	Within Standard
Nitrite-N	<0.01	1.0	mg/L	07/15/2025 16:18	SM 4500 NO2B	Primary	Within Standard
Fluoride	<0.20	4.0	mg/L	07/16/2025 10:24	SM 4500F-C	Primary	Within Standard
Arsenic	<0.0010	0.0050	mg/L	07/17/2025 05:07	EPA 200.8	Primary	Within Standard
Lead	0.003	0.015	mg/L	07/17/2025 05:07	EPA 200.8	Primary	Within Standard
Copper	0.446	1.30	mg/L	07/17/2025 05:07	EPA 200.8	Primary	Within Standard
Chloride	14	250	mg/L	07/15/2025 14:20	SM 4500Cl-B	Secondary	Within Standard
pH	<b>6.34</b>	6.5-8.5	SU	07/15/2025 14:48	SM 4500H B	Secondary	<b>Outside of Standard</b>
Iron	0.052	0.300	mg/L	07/17/2025 05:07	EPA 200.8	Secondary	Within Standard
Manganese	<0.010	0.050	mg/L	07/17/2025 05:07	EPA 200.8	Secondary	Within Standard
Conductivity	140	N/A	umhos/cm	07/15/2025 16:18	SM 2510B	N/A	No EPA Limit
Alkalinity	46	N/A	mg/L	07/15/2025 15:45	SM 2320B	N/A	No EPA Limit
Sodium	6.7	N/A	mg/L	07/17/2025 05:07	EPA 200.8	N/A	No EPA Limit
Total Hardness	46	N/A	mg/L	07/17/2025 05:07	SM 2340B	N/A	No EPA Limit
Uranium	12	30	ug/L	07/17/2025 05:07	EPA 200.8	Primary	Within Standard
Radon	12,100	See Note	pCi/L	07/15/2025 21:46	SM 7500	N/A	No EPA Limit

**ARSENIC NOTE:** The New Hampshire Department of Environmental Services has established a state Maximum Contaminant Level (MCL) for arsenic of 0.005 mg/L, which took effect on July 1, 2021 for all NH public water systems. The federal EPA Safe Drinking Water Act MCL for arsenic is 0.010 mg/L. More information can be found at <https://www.des.nh.gov/>

**RADON NOTE:** There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at [www.epa.gov/radon](http://www.epa.gov/radon).

Test Types: EPA Primary: Regulated by the EPA as a health related parameter  
EPA Secondary: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted



Andrew Nelson, Laboratory Director



Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #=Sample(s) received at laboratory do not meet method specified temperature criteria.

Solid samples are reported on a dry weight basis unless noted otherwise.

For accreditation status at the time of sample analysis, or for information on subcontract laboratories, please contact Nelson Analytical.

Subcontract Laboratories: SUB2: Nelson Analytical Maine NH2018 SUB 7: Nelson Analytical EAI Div. NH1007, SUB3: 2062 SUB4:2073/2239, SUB5:NH2530, SUB8:NH2136,

<https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf>

[http://healthvermont.gov/enviro/ph\\_lab/PublicHealthLaboratory.aspx](http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx)

<https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml>

<https://www.mass.gov/certified-laboratories>



KNOW ALL MEN BY THESE PRESENTS, That we, Wade B. Houk and Ruth E. Houk, husband and wife, both of Columbia, County of Howard and State of Maryland,

for consideration paid, grant to Eugene M. Saul and Alice M. Saul, both of Granby, County of Hampshire and Commonwealth of Massachusetts, whose present mailing address is 42 North Street, Granby, Massachusetts 01033,

with warranty covenants to the said Eugene M. Saul and Alice M. Saul,

as joint tenants with rights of survivorship,

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

Beginning at the Northwesterly corner of the premises at an iron pin on the shore of Lake Sunapee at land now or formerly of Wilfred P. Harrison and Edith P. Harrison; thence Southwesterly along said Harrisons' land to the Bay Point Road of Richards and Hodges; thence Southeasterly along said road one hundred fifty (150) feet to an iron pin set in the ground at land now or formerly of said Richards and Hodges; thence Northeasterly along said land of Richards and Hodges two hundred eighteen (218) feet to an iron pin set in the ground at the shore of Lake Sunapee; thence Northwesterly along the shore one hundred (100) feet to the point of beginning.

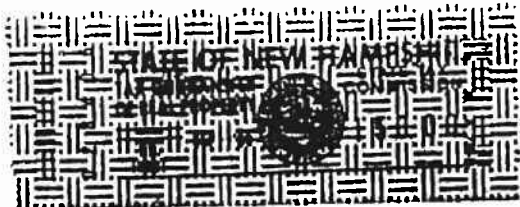
Granting also a right of way for the passage of men, teams and vehicles upon and over the present roadway or roadways leading to the premises from the end of the present public highway known as the Bay Point Road, this right to be shared with others legally entitled thereto. The grantors shall be under no obligation as to upkeep, maintenance, nor for accidents of any kind on the same.

EXCEPTING AND RESERVING to Dexter Richards and Willard J. Hodges, their heirs and assigns, the right to construct and maintain an electric power line across the premises.

This conveyance is subject to the following conditions and restrictions which are made a part of the consideration hereof, to wit:

1. No building shall be erected on the above described premises nearer than forty (40) feet to the center of any common roadway.
2. With respect to lake shore lots, no building shall be erected within twenty (20) feet of the side boundaries of the premises.
3. With respect to interior lots, no building shall be erected within fifty (50) feet of the side boundaries of the premises.
4. All plans for buildings to be erected on the premises, and the placing and arranging of buildings and works for the disposal of sewage, and road signs and identification signs shall be subject to the approval of the said Richards and Hodges; and no construction or work shall be done with respect thereto without their prior approval.
5. No more than one single family dwelling shall be erected for each one hundred (100) feet of shoreage of the premises.
6. No more than one single family dwelling shall be erected for each two hundred (200) feet of frontage on the road for the interior land.
7. The premises shall not be used for business or commercial purposes, but shall be solely residential in character.
8. The said Richards and Hodges shall have the rights and privileges of approval enumerated in No. 4 above so long as they own the Bay Point Development, so-called, formerly the George G. Martin land, unless they transfer and assign such rights to a committee of three land owners from said Development, this assignment to be by written instrument duly recorded in the appropriate Registry of Deeds and to provide for the continuity or succession of such committee. The said Richards and Hodges shall be free to make such assignment at any time.

Meaning and intending to describe and convey all and the same premises as contained in a warranty deed from Dexter Richards and Willard J. Hodges to Wade B. Houk and Ruth E. Houk, as joint tenants, dated November 13, 1958 and recorded in Volume 401, Page 343 of the Sullivan County Registry of Deeds.



And we, the said grantors ~~of the husband and wife grantors~~ release to said grantees, all rights of dower / curtesy and homestead and other interests therein.

Witness our hands and seals, this 15<sup>th</sup> day of September, 1980.  
Virginia R. Baker Wade B. Houk  
(Wade B. Houk)  
Ruth E. Houk  
(Ruth E. Houk)

State of New Hampshire

Sullivan, ss.: September 15<sup>th</sup>, A.D. 1980.

Personally appeared Wade B. Houk and Ruth E. Houk, known to me, or satisfactorily proven, to be the persons whose names subscribed to the foregoing instrument and acknowledged that they for the purposes therein contained.

Before me,

Virginia R. Baker  
Justice of the Peace - Notary Public  
VIRGINIA R. BAKER, Justice of the Peace  
My Commission Expires September 22, 1982



Received & Recorded Sept. 15, 1980, 4:09 P.M.

Examined by John Estua Lorge Register.

\*\*\*\*\*  
-----  
\*\*\*\*\*

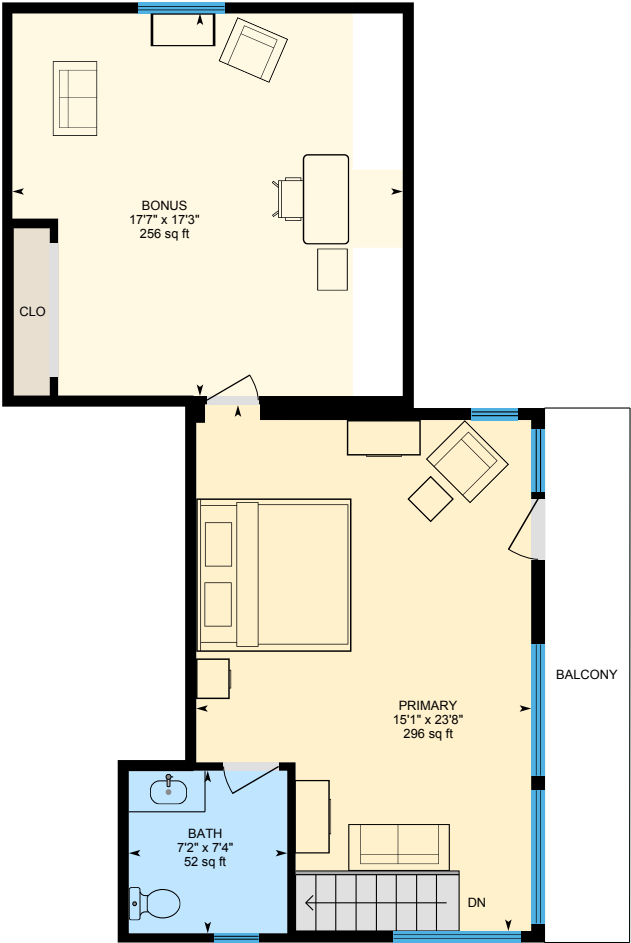
Stamp # 150.00

334 Bay Point Road, Sunapee NH 03257

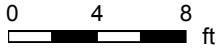
Main Building: Above Grade Finished Area 1822.20 sq ft



Main Floor  
Finished Area 1108.71 sq ft



2nd Floor  
Finished Area 713.50 sq ft



PREPARED: 2025/07/24



# 334 Bay Point Road, Sunapee NH 03257

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

- Bath: 11'1" x 5' | 51 sq ft
- Bath: 7' x 7'2" | 49 sq ft
- Bedroom: 14'7" x 11'10" | 160 sq ft
- Bedroom: 12'5" x 14'5" | 179 sq ft
- Dining: 8'3" x 5'8" | 47 sq ft
- Kitchen: 8'4" x 9'8" | 80 sq ft
- Living: 16' x 23' | 327 sq ft

##### 2ND FLOOR

- Bath: 7'2" x 7'4" | 52 sq ft
- Bonus: 17'7" x 17'3" | 256 sq ft
- Primary: 15'1" x 23'8" | 296 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

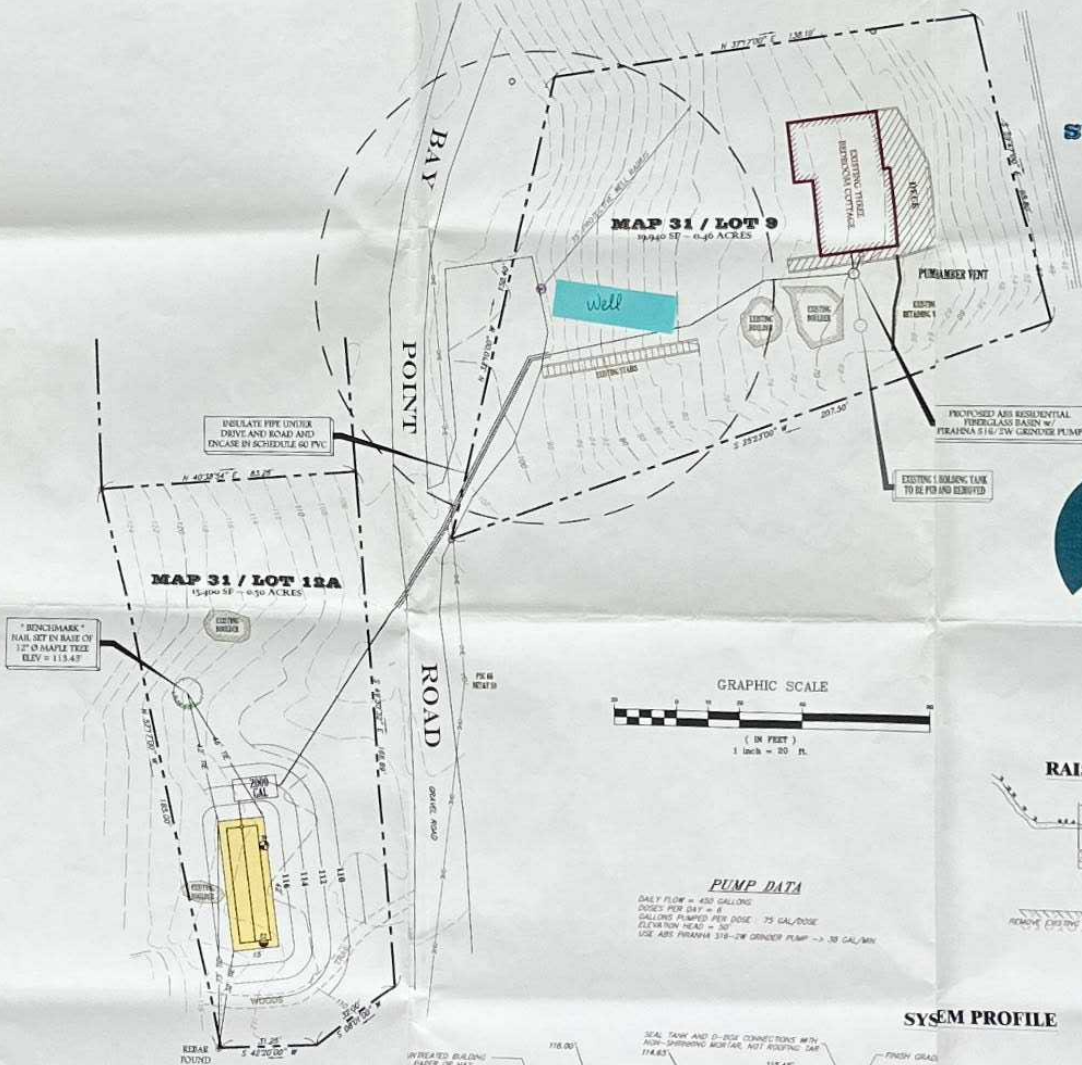
- Finished Area: 1108.71 sq ft
- Unfinished Area: N/A

##### 2ND FLOOR

- Finished Area: 713.50 sq ft
- Unfinished Area: 39.22 sq ft

#### ANSI Z765-2021, Main Building

- Above Grade Finished Area: 1822.20 sq ft
- Above Grade Unfinished Area: 39.22 sq ft
- Below Grade Finished Area: N/A
- Below Grade Unfinished Area: N/A



**LAKE SUNAPEE**



# SEWERAGE SYSTEM SPEC.

1. SYSTEM IS NOT DESIGNED FOR LANDFILL DISPOSAL.
2. SEPTIC TANK TO BE 3000 GALLON CAPACITY, MANUFACTURED BY CAPITAL.
3. DISTRIBUTION BOX TO BE MANUFACTURED BY CAPITAL AND HAVE 3 OUTLETS.
4. PUMPING TO BE 4" PVC WITH SEALED JOINTS.
5. DRAIN FIELD TO BE 4" PVC WITH SOLAR JOINTS.
6. TOTAL NUMBER OF BEDDINGS: 3.
7. LEACH FIELD REQUIRED IS 617 SQUARE FEET.
8. LEACH FIELD DESIGNED IS 630 SQUARE FEET.
9. TOTAL NUMBER OF LEACH LINES: 3.
10. BOTTOM OF LEACH BED TO BE NO LOWER THAN ORIGINAL GROUND ON THE HIGH SIDE.
11. 57.8% OF THE LEACH BED MEETS THE CRITERIA OF ELEVATION 1074.04 AND ELEVATION 1074.05.
12. NO WELLS OR SURFACE WATER WITHIN 75 FEET OF THE SEPTIC SYSTEM.
13. DISTANCE TO ADJACENT FOUNDATION: > 10'
14. DISTANCE TO WATER: 200'
15. OVERALL DIMENSION OF THE LEACH FIELD: 15' x 42'

## NOTES

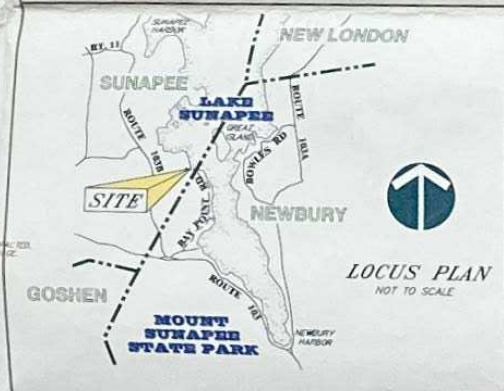
1. THIS SEPTIC SYSTEM IS TO REPLACE AN EXISTING HOLDING TANK.
  2. EXISTING HOUSE HAS AN EXISTING METAL SEPTIC TANK WHICH IS TO BE ABANDONED & REMOVED.
  3. SOIL DATA TAKEN FROM SULLY COUNTY SOIL CONSERVATION SURVEY SHEET 26.
  4. WELL WAS INSTALLED PRIOR TO 1988.
- ALL SYSTEMS MUST COMPLY TO STATUTORY REQUIREMENTS OF RSA 149-B OR AMENDMENTS TO LOCAL ORDINANCES. DO NOT RELY ON THE CONTRACTOR FOR HIS RESPONSIBILITY. NOTED UNLESS OTHERWISE SPECIFICALLY NOTED IN NOTES.

# SOIL TEST DATA

TEST PIT NO. 1	DATE: 6/5/00
PERC. RATE 6 min./inch	
WITH BOTTOM AT 30"	
TYPE OF SOIL: MVD	
0" - 12" REDDISH BLACK (2.5H 2.5/1) FINE LOAMY SAND	111.25 ELEV.
12" - 24" RED (2.5H 4/6) COARSE SANDY LOAM	
24" - 36" REDDISH YELLOW (7.5H 6/6) SANDY LOAM WITH FEW STONES	
36" - 48" GREY (3H 6/7) COARSE SAND	
48" - 60" E.S.H. M.T. > 24"	
MOTTLING: NOT EVIDENT	
OBSERVED H <sub>2</sub> O: NONE ENCOUNTERED	
IMPERVIOUS LAYER: 80"	
ROOTS TO: 30"	
PIV. DEPTH: 60"	

## GENERAL NOTES

1. SEPTIC TANK & LEACH BED TO BE NO CLOSER THAN 10' & 20' RESPECTIVELY TO ANY FOUNDATION WITH DRAINS.
2. ALL UNGRADED OR COMPACTED SURFACES SHALL BE RAISED TO A MINIMUM DEPTH OF 1' BEFORE PLACING FILL, CRUSHED STONE OR SAND.
3. SEPTIC TANK & PUMP CHAMBER OPENINGS SHALL BE BROUGHT UP TO GRADE WITH MANHOLE RINGS & OTHERS WHEN BACKFILLING EXCEEDS 18".
4. UNDER NO CIRCUMSTANCES SHALL VEHICLES TRAVEL OVER OR NEAR ANY SEPTIC TANK OR LEACHING FIELD UNLESS DESIGNED FOR WHEEL LOADS.
5. CHAMBERS OR TANKS UNDER WHEEL LOADS SHALL BE R-20.
6. PIPES USED UNDER WHEEL LOADS SHALL BE BURIED AT LEAST 1' UNDER AREAS NOT COVERED BY SNOW OR SHALL BE INSULATED TO PREVENT FREEZING.
7. UNGRADED PUMP LINES SHALL BE BURIED AT LEAST 1' TO PREVENT FREEZING.
8. FLEET IS RECOMMENDED BUT OPTIONAL IN SEPTIC TANK & THIS IS NOT A BACKUP SURVEY. LOT LINES SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
9. ANY DISCREPANCIES IN THE APPROVED PLAN & THE ACTUAL SITE CONDITIONS MUST BE REPORTED BY THE INSTALLER TO THE DESIGNER PRIOR TO CONSTRUCTION.
10. FOR MAINTENANCE PROCEDURES, SEE N.H. WATER SUPPLY & POLLUTION CONTROL DIVISION PAMPHLET "YOU AND YOUR SEPTIC SYSTEM".





211-473

0.60 Ac

237-454

237-438

Septic Location

SHADOW LANE R/W

NEWBURY