

# 344 Chalk Pond



 **PAM PERKINS**  
LUXURY REAL ESTATE SPECIALIST

603-731-0561  
[Pam.Perkins@FourSeasonsSIR.com](mailto:Pam.Perkins@FourSeasonsSIR.com)

**Residential**  
**5059030**  
**Active**

**Single Family**

**344 Chalk Pond Road**  
**Newbury**  
**Unit/Lot #**

**NH 03255**

**Listed: 8/31/2025**

**\$795,000**

**Closed:**

**DOM: 6**



**County** NH-Merrimack  
**VillDstLoc**  
**Year Built** 1988  
**Architectural Style** Contemporary  
**Color** Blue Gray  
**Total Stories** 2  
**Taxes TBD** No  
**TaxAnnIAmt** \$6,570.00  
**Tax Year** 2024  
**Tax Year Notes**

**Rooms Total** 6  
**Bedrooms Total** 3  
**Bathrooms Total** 2  
**Bathrooms Full** 0  
**Bathrooms Three Quarter** 2  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Total Finished Area** 1,600  
**Total Area** 2,104  
**Lot Size Acres** 7.60  
**Lot Size Square Feet** 331,056  
**Footprint**

**Date Initial Showings Begin** 9/6/2025



Property Panorama VTour

**Directions** I-89 North - Bear left off Exit 11. Proceed on King Hill Road 2.3 miles. Bear left onto Route 10A - proceed 2.1 miles. Bear left onto Chalk Pond Road -proceed 1.7 miles to #344 on the left.

**Public Remarks** Enjoy all four seasons in the mountains from this private retreat in the desirable Chalk Pond community. Residents here enjoy deeded access to a sandy swimming beach, shoreline kayak storage, tennis courts, a playground, and an abundance of nearby hiking trails. This 3-bedroom contemporary home features a custom kitchen designed by Burpee Hill Cabinetry. The spacious great room opens seamlessly to an expansive screened porch and open deck-perfect for entertaining or quiet relaxation. After a day on the slopes, unwind by a crackling fire. A bedroom and full bath are conveniently located on the first level. Upstairs, two bedrooms-each with its own balcony-share a full bath. Enjoy the comfort of central air in summer. The lowest level offers generous storage and a garage bay, while a detached two-car garage provides plenty of space for all your recreational gear. All this, just minutes from Vail's Mt. Sunapee Ski Resort and the sparkling waters of Lake Sunapee. Showings begin at OPEN HOUSE - Saturday Sept 6th from 10am to Noon

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction Materials** Wood Frame  
**Foundation Details** Concrete  
**Roof** Shingle  
**Basement** Yes  
**Basement Description** Concrete Floor, Daylight, Full, Partially Finished, Walkout  
**Basement Access Type** Interior  
**Garage** Yes  
**Garage Capacity** 3

**Above Grade Finished Area** 1,600  
**List \$/SqFt Fin ABV Grade** \$496.88  
**Above Grade Finished Area Source** Public Records  
**Above Grade Unfinished Area** 0  
**Above Grade Unfinished Area Source** Public Records  
**Below Grade Finished Area** 0  
**List \$/SqFt Fin Below Grade**  
**Below Grade Finished Area Source** Public Records  
**List \$/SqFt Fin Total** \$496.88  
**Below Grade Unfinished Area** 504  
**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				
Kitchen			1				
Dining Room			1				
Sunroom			1				
Bedroom			1				
Bathroom Three Quarter			1				
Bedroom			2				
Bedroom			2				
Bathroom Three Quarter			2				

**DeedRecTy** Warranty  
**Total Deeds**  
**Deed Book** 3795  
**Deed Page** 39  
**Deed 2 Book**  
**Deed 2 Page**  
**PlanSurv#**  
**Property ID**  
**Zoning** Residential  
**Map** 29A  
**Block** 769  
**Lot** 421  
**SPAN#**  
**Tax Class**  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**  
**Special Assessments**

#### LOT & LOCATION

**Development / Subdivision**  
**Owned Land**  
**Common Land Acres**

**School District** Kearsarge Sch Dst SAU #65  
**Elementary School**  
**Middle/Jr School**  
**High School**

**Road Frontage** Yes  
**Road Frontage Type** Public  
**Road Frontage Length** 221

**Lot Features** Beach Access, Country Setting, Lake Access, Lakes, Landscaped, Pond, Pond Frontage, Trail/Near Trail, View, Walking Trails, Near Shopping, Near Skiing, Near Snowmobile Trails, Valley, Near

**ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**

**Surveyed** Unknown  
**Surveyed By**

**Waterfront Property**  
**Water View** No  
**Water Body Access** Yes  
**Water Body Name** Chalk Pond  
**Water Body Type** Pond  
**Water Frontage Length**  
**Water Access Details** Shared-Private  
**Waterfront Property Rights**  
**Water Body Restrictions** Yes

UTILITIES			
Heating	Hot Air	Utilities	Cable
Cooling	Central AC	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 Launch, Balcony, Basketball Court, Deck, Garden Space, Covered Porch, Enclosed Porch, Tennis Court, Beach Access
Driveway	Paved
Flooring	Tile, Wood
Interior Features	Dining Area, Hearth, Kitchen/Dining, Kitchen/Family, Living/Dining, Natural Light, 1st Floor Laundry
Appliances	Dishwasher, Dryer, Range Hood, Wall Oven, Electric Range, Refrigerator, Washer
Other Equipment	Wood Stove, Standby Generator

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
Association Amenities	Auction Price Determnd By
	Playground, Indoor Storage, Landscaping, Basketball Court, Beach Access, Beach Rights, Boat Launch, Common Acreage, Tennis Court
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
Planned Urban Developmt	
Rented	
Rental Amount	
Flood Zone	No
Seasonal	No
Easements	
Covenants	Yes
Resort	

Exclusions	
Timeshare/Fract. Ownrshp	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:** 344 Chalk Pond, Newbury

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 3 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: Side of house  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. **USE:** Number of persons currently using the system: varies  
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 Sept 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: Waterdrop reverse osmosis systems in the kitchen and upstairs bathrooms.

**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 1000 Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
Location: West side of house below drive ☐ Location Unknown Date of Installation: 1988  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No  
Comments: stone and pipe field

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PD PD  
08/31/25 08/31/25

BUYER(S) INITIALS

       
08/31/25 08/31/25



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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
IF YES, Location: Below drive Size: \_\_\_\_\_ ☐ Unknown  
Date of installation of leach field: 2005 Installed By: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No  
Comments: stone and pipe field

e. IS SYSTEM LOCATED ON “DEVELOPED WATERFRONT” as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown  
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☒ No ☐ Unknown  
Date of Evaluation: \_\_\_\_\_  
Comments: \_\_\_\_\_  
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input 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? \_\_\_\_\_  
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: Sept 2025 By: Nelson  
Results: \_\_\_\_\_ If app \_\_\_\_\_  
Has the property been tested since remedial steps? ☐ Yes ☐ No  
Are test results available? ☒ Yes ☐ No  
Comments: \_\_\_\_\_

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FD08/31/257:41 AM EDT

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FD08/31/257:39 AM EDT

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

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

If YES: Date: Sept 2025 By: Nelson

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: Sunapee Hills 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: Annual fee for Sunapee Hills Amenities is \$250

What is your source of information? \_\_\_\_\_

**c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**

☐ Yes ☒ No If YES, Explain: \_\_\_\_\_

**d. Are you aware of any problems with other buildings on the property?** ☐ Yes ☒ No

If YES, Explain: \_\_\_\_\_

**e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?** ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: \_\_\_\_\_

**f. Is this property located in a Federally Designated Flood Hazard Zone?** ☐ Yes ☒ No ☐ Unknown

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

**g. Has the property been surveyed?** ☐ Yes ☐ No ☒ Unknown If YES, By: \_\_\_\_\_

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

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

**i. Heating System Age:** 2015 **Type:** FHA **Fuel:** Propane **Tank Location:** near street

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \$2500 Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

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

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

**j. Roof Age:** 2009 **Type of Roof Covering:** asphalt shingle

Moisture or leakage: \_\_\_\_\_

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

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PD / JD

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

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

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

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

**o. Electrical System:** # of Amps \_\_\_\_\_ ☒ 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: Central \_\_\_\_\_ Age: 2024 \_\_\_\_\_ Date Last Serviced and by whom: 2025  
 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: 12 \_\_\_\_\_ Last Date of Service: 2022  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: \_\_\_\_\_

**v. Internet:** Type Currently Used at Property: TDS Telecom \_\_\_\_\_



**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.

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**BUYER(S) INITIALS**

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PROPERTY LOCATION: 344 Chalk Pond Road, Newbury

10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

UPDATES

- \*New roof 2009
- \*New kitchen & bath installed by Burpee Hill Cabinets 2019
- \*New windows and sliders upstairs bath & downstairs 2019
- \*Woodstock Soapstone Co. hybrid woodstove installed in 2019
- \*All appliances replaced between 2019 and 2020
- \*Whole house generator.
- \*Industrial dehumidifer
- \*New gutter system with leaf guards in 2021
- \*Reverse osmosis water treatment at kitchen & upstairs bath sinks
- \*Central Air installed 2024
- \*Improved drainage from back of property into the yard 2024

We have loved the privacy, peace and quiet with wonderful views from our porch. The pond is great for fishing, kayaking, swimming, paddleboarding & cooling off in summer. In winter we skate! We hope you enjoy it as much as we have!

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).

Philip Dixon

dotloop verified  
08/31/25 7:41 AM EDT  
4VKV-QFN7-UGRS-XHVV

SELLERDATE

Jill Dixon

dotloop verified  
08/31/25 7:39 AM EDT  
TNPU-PJDJ-XSGG-EFLV

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

PD

08/31/25  
7:41 AM EDT  
dotloop verified

/

JD

08/31/25  
7:39 AM EDT  
dotloop verified

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**PROPERTY DISCLOSURE RIDER**  
**CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS**  
**(To be used in conjunction with Property Disclosure - Residential)**  
**New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: On File  
344 Chalk Pond Road, Newbury NH
2. Association Name (if applicable): Chalk Pond - Sunapee Hills Association
3. Property Manager/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

4. **GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: \_\_\_\_\_
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: \_\_\_\_\_
- g. Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☐ No ☐ Unknown
- h. Are there any pet policies? Restrictions: ☐ Yes ☐ No Dogs/Cats Allowed: ☐ Yes ☐ No

5. **MASTER INSURANCE POLICY**

- a. Name of Company: \_\_\_\_\_
- b. Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$20.83
- b. What do the monthly fees include?
- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water  | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal  | <input type="checkbox"/> Landscaping                                      | <input type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity      | <input type="checkbox"/> Lot Rent   | <input type="checkbox"/> Snow Removal     |
| <input type="checkbox"/> Garage/Parking   | <input type="checkbox"/> Real Property Tax                                | <input type="checkbox"/> Trash Removal    |
| <input type="checkbox"/> Gas              | <input checked="" type="checkbox"/> Recreation/Community Association Dues | <input type="checkbox"/> Water            |
| <input type="checkbox"/> Other: _____     |   |   |
- c. Are there any additional fees? If so, please specify: \_\_\_\_\_
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☐ No
- If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

Chalk Pond charges recreation fee annually at \$250 per year.

7. **ACKNOWLEDGEMENTS:**

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

*Jill Dixon*  
SELLER  
dotloop verified  
08/30/25 9:54 AM EDT  
0BA0-KFAB-R1MD-DOHI  
DATE

*Philip Dixon*  
SELLER  
dotloop verified  
08/30/25 9:47 AM EDT  
GIMR-CEH3-VBEV-HDGG  
DATE

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

\_\_\_\_\_  
BUYER  
DATE

\_\_\_\_\_  
BUYER  
DATE



Return to:  
Peters & Sowyrda  
One Mercantile Street, Suite 540  
Worcester, MA 01608  
Transfer Tax: \$10,125.00

### **WARRANTY DEED**

**KNOW ALL PEOPLE BY THESE PRESENTS** that I, **KATHLEEN M. MCKEOWN**, of Naples, Florida, for consideration paid, grant to **PHILIP DIXON** and **JILL DIXON** of 1 Kenley Lane, Southborough, Massachusetts 01772, **as joint tenants with rights of survivorship, with warranty covenants**, the following:

A certain tract or parcel of land situated in Newbury, County of Merrimack and State of New Hampshire, being described as **Lot 7** on Plan entitled "Sunapee Hills, Sect. IV, dated 4/9/79, 5/4/79, prepared by Thomas C. Dombroski, R.L.S. for Fred Klose" said plan being recorded in the Merrimack County Registry of Deeds as **Plan #5756**.

Conveying to the grantees and their heirs and assigns forever, the right, privilege and easement of using the beach, recreation area and the tennis courts.

Also conveying to the grantees and their successors and assigns forever, a right of way to be used in common with other owner residents of Sunapee Hills, over the private roads at Sunapee Hills, as shown on the Plan of Sunapee Hills for the purpose of reaching the property herein conveyed and the recreational areas set aside for common use of all owner residents of Sunapee Hills. In order to maintain and improve the Sunapee Hills Development, the owner of each lot (including Rolling Hills) shall pay an Association Fee each Spring.

Excepting and reserving to the "grantor", its successors or assigns, the right, privilege and easement of laying and repairing water pipes along the lot lines for the purpose of supplying the various residents of Sunapee Hills with water.

Excepting and reserving to the "grantor", its successors or assigns, the right and privilege of permitting Public Service Co. of New Hampshire, its successors or assigns, to erect and maintain poles and power lines along any lot boundary line for the purpose of supplying the residents of Sunapee with light and power.

Upon completion of the Sunapee Hills Development, the "grantor" shall convey to the owner residents of Sunapee Hills, either to a non-profit corporation or association of Sunapee Hills owners, the fee simple title to the beach area, recreational area and the tennis courts, the shuffle board court and the parking areas, to be held by said non-profit corporation or association for the benefit of all owner residents of Sunapee Hills under such rules and regulations as will insure the enjoyment of these facilities for all concerned.



Upon completion, all roads at Sunapee Hills will be conveyed by Kearsarge Land Co. Inc., to the Town of Newbury, New Hampshire.

#### SUNAPEE HILLS – DEED RESTRICTIONS

All single lots as shown on Plans of Sunapee Hills or Rolling Hills are conveyed to the following restrictions which run with the land and shall be binding on the grantees and all persons claiming under them:

1. All plans for building or rebuilding or additions must be approved by Sunapee Hills.
2. The within described premises shall be used for residential purposes only, except that premises may be rented for residential use when not owner occupied.
3. That no more than one cottage shall be erected, altered, placed or permitted to remain on any lot, except that a private garage for not more than two cars may be erected and a combination toolhouse and woodshed may be erected which is not detrimental to the neighborhood.
4. No boat house shall be erected on the lake shore.
5. Property, or lake, shall not be used for aircraft purposes.
6. Five hundred seventy-five square feet is the minimum requirement on one floor, exclusive of garage, breeze-way or porch.
7. Cottages must be erected with modern plumbing facilities and no outdoor toilet or chemical closets will be permitted. All sanitation facilities must conform to the requirements of New Hampshire Law.
8. No Quonset-hut type buildings, tar paper shacks, tents, metal buildings, or trailers shall be erected or placed on the property.
9. The buyer shall not be compelled to construct any buildings on any purchased lot; but in the event construction is commenced, then the shell or exterior of the cottage shall be carried through to completion within six months from commencement of construction, including the painting of exterior surface.
10. All cottages shall be constructed not less than 25 feet back from the shore, not less than 20 feet from the road, and less than 10 feet from any sideline.
11. Cottages shall be used strictly for residential purposes and no building or buildings shall be erected or maintained thereon except a one-family house with or without an attached garage for at least one car, which shall be attached to the house whether directly or by a breezeway, or shall be a portion of the basement.
12. Buildings shall not be used for the manufacture or sale of any merchandise or for any other commercial purpose.
13. No house shall be constructed of over two stories in height.



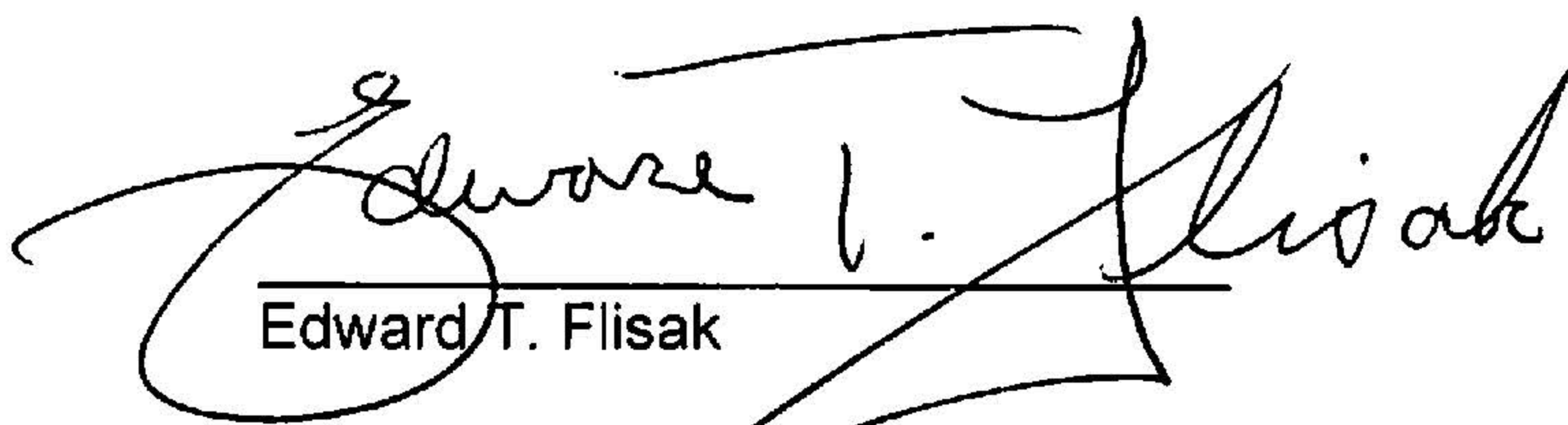
14. No fence or barrier shall be constructed on the premises or erected thereon, except for ornamental purposes, and then, not before a dwelling has been erected. But nothing herein shall bar the use of retaining walls where necessary.
15. No excavation shall be made upon the premises except for the purpose of building thereon and only when building is to commence.
16. No part of the premises shall be used for a road, driveway, or right of way except that a driveway may be maintained leading to a garage located on the premises.
17. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
18. No lot may be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.
19. Any buildings on said premises destroyed or partially destroyed by fire, storms or any other means must be completely razed or built within six months of the incident. If remains are to be razed, all debris must be removed from the premises within the above designated time.
20. Power boats will not be permitted on the lake.
21. No wharf or pier may be erected without the approval of Sunapee Hills.
22. Dwellings built on post, piers or combinations of those, where the underside of the building is exposed, must be completely closed in by material approved by Sunapee Hills. All exterior walls must be finished with siding material approved by Sunapee Hills.
23. The owner of any vacant lot must, when a structure used for habitation is erected thereon, use the water system and the sewage system installed by the subdivision and pay a tie-in charge therefore, and thereafter an annual charge.
24. If the owners, their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any real property on Chalk Pond to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidity of any of these covenants or restrictions by judgement of court or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.


Meaning and intending to describe and convey the same premises conveyed to Kathleen M. McKeown from Julie Marina and John Ross by Warranty Deed dated May 11, 2005 and recorded at Book 2777, Page 288 in the Merrimack County Registry of Deeds.

**I, Edward T. Flisak, husband of the grantor herein, Kathleen M. McKeown, join in this conveyance to release all rights of homestead and any other interests herein.**



Signed this 1st day of June, 2022.

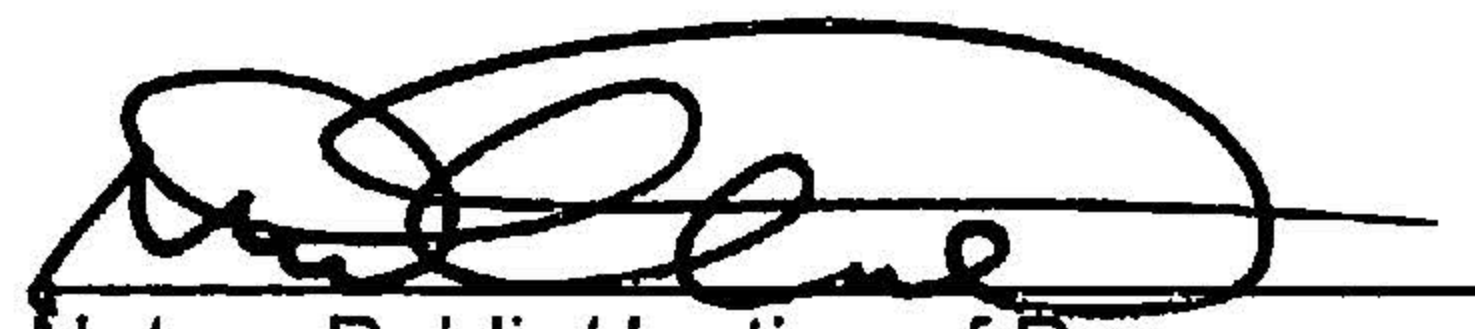
  
Edward T. Flisak

  
Kathleen M. McKeown

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK

On this 1st day of June, 2022, personally appeared Edward T. Flisak and Kathleen M. McKeown, known to me or satisfactorily proven to be the persons before me, who acknowledged that they executed the foregoing instrument for the purposes expressed therein.

  
Notary Public/Justice of Peace

Printed name of Officer:

My Commission Expires:

MICHAEL CHIARELLA, Justice of the Peace  
State of New Hampshire  
My Commission Expires August 24, 2024

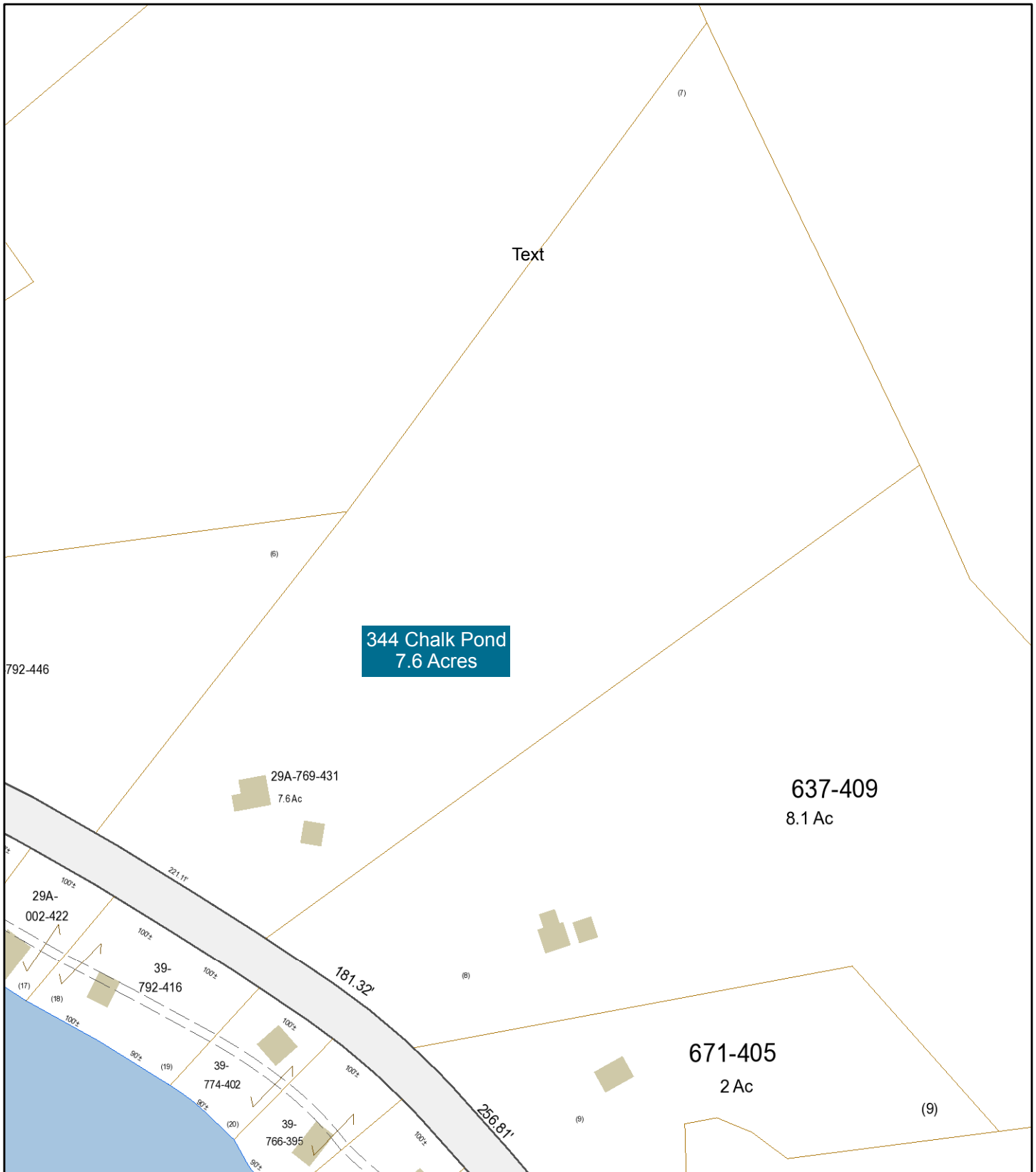


Tri Town, NH

1 inch = 150 Feet

March 23, 2022

[www.cai-tech.com](http://www.cai-tech.com)



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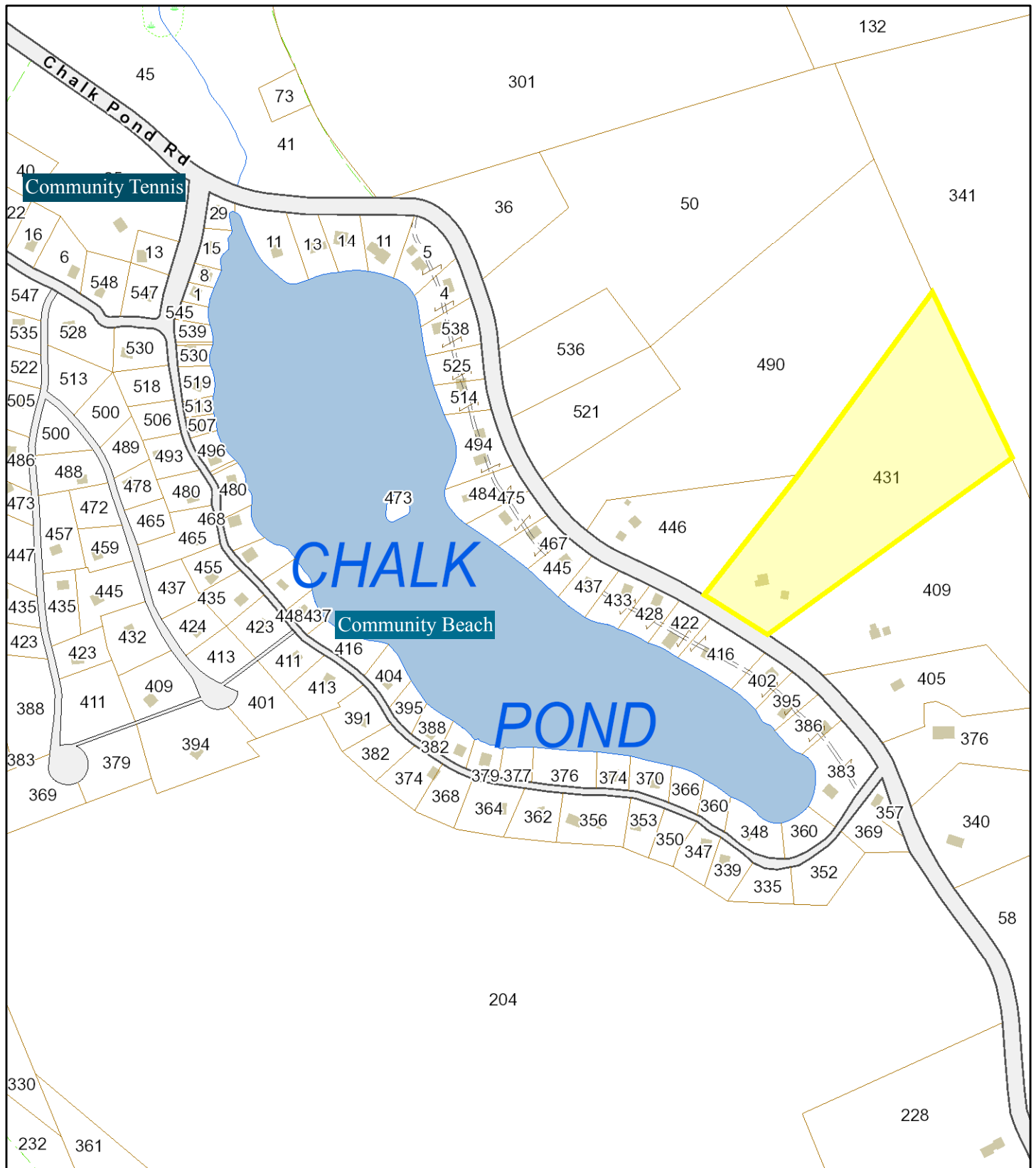
Tri Town, NH

1 inch = 400 Feet



April 24, 2022

www.cai-tech.com



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