

**Residential**  
**5061202**  
**Active**

**Single Family**

**25 Fox Run Road**  
**Sunapee**  
**Unit/Lot #**

**NH 03782**

**Listed: 9/13/2025**

**\$795,000**

**Closed:**

**DOM: 0**



**County** NH-Sullivan  
**VillDstLoc**  
**Year Built** 1970  
**Architectural Style** Contemporary  
**Color** Gray  
**Total Stories** 2  
**Taxes TBD** No  
**TaxAnnIAmt** \$8,050.00  
**Tax Year** 2024  
**Tax Year Notes**

**Rooms Total** 6  
**Bedrooms Total** 3  
**Bathrooms Total** 2  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Total Finished Area** 1,806  
**Total Area** 1,806  
**Lot Size Acres** 2.10  
**Lot Size Square Feet** 91,476  
**Footprint**

### Date Initial Showings Begin



Virtual Tour URL Unbranded

**Directions** From Mt. Sunapee Traffic Circle - proceed to Route 103B - take a right into Oakledge. Bear left at the circle - bear left onto Fox Run Road - proceed to #25 on the right.

**Public Remarks** Oakledge on Lake Sunapee offers the finest resort-quality community waterfront experience on the lake. Spend summer days on lakefront cabana decks or lounging in beach chairs on the sugar-sand beach. Boat moorings are available, along with a dedicated kayak and paddleboard area with convenient shoreline storage. The clubhouse features spaces for entertaining, meal prep, game room, and lockers. Active days continue on the tennis and pickleball courts where neighbors quickly become friends. 25 Fox Run sits on a level, open two-acre setting just minutes from the waterfront. This charming contemporary home is designed for easy living, with an open-concept kitchen, dining, and living spaces that flow seamlessly to a screen porch and expansive deck—ideal for dining, grilling, and even workouts in the fresh air. Recent updates include a stylish new kitchen, upscale baths, and laundry. The primary suite features a private bath, while two additional bedrooms upstairs share an adjacent full bath. Two loft sitting areas provide cozy retreats for reading, hobbies, or relaxation. Comfort is assured with central air throughout the main level. Just two minutes from Mt. Sunapee Resort, you'll catch first tracks on fresh powder days. Whether it's summer on the lake, autumn hikes, or winter skiing, Oakledge delivers four seasons of recreation and community on Lake Sunapee.

### STRUCTURE

<b>Construction Status</b>	Existing	<b>Estimated Completion</b>	<b>Above Grade Finished Area</b>	1,806
<b>Rehab Needed</b>			<b>List \$/SqFt Fin ABV Grade</b>	\$440.20
<b>Construction Materials</b>	Wood Frame		<b>Above Grade Finished Area Source</b>	Public Records
<b>Foundation Details</b>	Concrete		<b>Above Grade Unfinished Area</b>	0
<b>Roof</b>	Wood Shingle		<b>Above Grade Unfinished Area Source</b>	Public Records
<b>Basement</b>	Yes		<b>Below Grade Finished Area</b>	0
<b>Basement Description</b>	Crawl Space		<b>List \$/SqFt Fin Below Grade</b>	
<b>Basement Access Type</b>	Interior		<b>Below Grade Finished Area Source</b>	Public Records
<b>Garage</b>	No		<b>List \$/SqFt Fin Total</b>	\$440.20
<b>Garage Capacity</b>			<b>Below Grade Unfinished Area</b>	0
			<b>Below Grade Unfinished Area Source</b>	Public Records
			<b>Total Below Grade Area</b>	
			<b>Total Below Grade Area Source</b>	

ROOMS	DIMS.	/	LVL	ROOMS	DIMS.	/	LVL	DeedRecTy	Warranty	PUBLIC RECORDS
Foyer			1	Loft			2	Deed	RecTy	Map 235
Great Room			1					Total	Deeds	Block 00
Eat-in Kitchen			1					Deed Book	2245	Lot 22
Primary Bedroom			1					Deed Page	490	SPAN#
Bathroom Three Quarter			1					Deed 2 Book		Tax Class
Laundry Room			1					Deed 2 Page		Tax Rate
Bathroom Half			1					PlanSurv#		Current Use
Porch			1					Property ID		Land Gains
Bedroom			2					Zoning	Residential	Assessment Year
Bathroom Full			2							Assessment Amount
Bedroom			2							Special Assessments

### LOT & LOCATION

<b>Development / Subdivision</b>	Oakledge	<b>School District</b>	Sunapee	<b>Waterfront Property</b>	
<b>Owned Land</b>		<b>Elementary School</b>		<b>Water View</b>	
<b>Common Land Acres</b>		<b>Middle/Jr School</b>		<b>Water Body Access</b>	Yes
		<b>High School</b>		<b>Water Body Name</b>	Lake Sunapee
<b>Road Frontage</b>	Yes	<b>Lot Features</b>	Beach Access, Country Setting, Deep Water Access, Lake Access, Lake Frontage, Lakes, Recreational, Ski Area, Ski Trailside, Trail /Near Trail, Walking Trails, Waterfront, Mountain, Near Golf Course, Near	<b>Water Body Type</b>	Lake
<b>Road Frontage Type</b>	Privately Maintained			<b>Water Frontage Length</b>	
<b>Road Frontage Length</b>	197			<b>Water Access Details</b>	Shared-Private
<b>ROW Length</b>				<b>Waterfront Property Rights</b>	
<b>ROW Width</b>		<b>Surveyed</b>	Yes	<b>Water Body Restrictions</b>	No
<b>ROW Parcel Access</b>		<b>Surveyed By</b>			
<b>ROW to other Parcel</b>					

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 Mooring, Deck, Garden Space, Covered Porch, Tennis Court, Beach Access
Driveway	Gravel
Flooring	Carpet, Tile, Wood
Interior Features	Cathedral Ceiling, Dining Area, Gas Fireplace, 1 Fireplace, Primary BR w/ BA, Natural Light, Vaulted Ceiling, 1st Floor Laundry
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Other Equipment	Air Conditioner
Accessibility Features	1st Floor Bedroom, 1st Floor Full Bathroom, No Stairs from Parking

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
	Clubhouse, Recreation Facility, Landscaping, Beach Access, Beach Rights, Boat Mooring, Common Acreage , Docks, Tennis Court, Pickleball
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**

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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:** On file

2. **PROPERTY LOCATION:** 25 Fox Run Oakledge, Sunapee

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 7 years.

**5. WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☐ Public ☒ Private ☐ Seasonal ☐ Unknown  
☒ Drilled ☐ Dug ☐ Other \_\_\_\_\_

b. **INSTALLATION:** Location: Back left side of house  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. **USE:** Number of persons currently using the system: 5  
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: \_\_\_\_\_

**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: in front of garden ☐ Location Unknown Date of Installation: \_\_\_\_\_  
Date of Last Servicing: Dec 2024 Name of Company Servicing Tank: AOS  
Have you experienced any malfunctions? ☐ Yes ☒ No  
Comments: This is an Advanced Onsite Solution system.

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PROPERTY LOCATION: \_\_\_\_\_

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown  
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown  
Date of Evaluation: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

7. <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"/>			<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foam		<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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BUYER(S) INITIALS  /

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**PROPERTY LOCATION:** \_\_\_\_\_

**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: Oakledge Community By-laws and covenants

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: Oakledge HOA fees are \$5500/annual. One time buy-in fee of \$10,000 due from

What is your source of information? buyer to HOA at closing.

**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: \_\_\_\_\_ Type: FHA Fuel: Propane Tank Location: Side of house

Owner of Tank: Irving

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

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

Secondary Heat Systems: Heat is Forced air on 1st floor & electric upstairs. Master bath has radiant heat in floor

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

**j. Roof Age:** 2010 Type of Roof Covering: Cedar shakes

Moisture or leakage: No

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

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**PROPERTY LOCATION:**

k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: \_\_\_\_\_ ☐ Type: \_\_\_\_\_  
Moisture or leakage no  
Comments: \_\_\_\_\_

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

m. Plumbing Type: Copper/pvc Age: varies  
Comments: \_\_\_\_\_

n. Domestic Hot Water: Age: 8 Type: Instant on 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: Central for 1st floor Age: 3 yrs Date Last Serviced and by whom: \_\_\_\_\_  
Comments: First floor has ducted central air - 2nd floor uses window units

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: Comcast

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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**PROPERTY LOCATION:** \_\_\_\_\_

**10. ADDITIONAL INFORMATION**

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

Recent Updates:

Deck Replaced 2022  
New Exterior doors & many windows replaced 2022  
New fireplace 2022  
Kitchen installed 2018  
Central Air on first floor installed 2022/Window units up  
Foam insulation added under  
  
Upstairs bedroom furnishings will remain.

**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).**

\_\_\_\_\_  
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 \_\_\_\_\_

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

**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  
25 Fox Run Oakledge, Sunapee
2. Association Name (if applicable): \_\_\_\_\_
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): \$458.33
- b. What do the monthly fees include?
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water  | <input checked="" 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: Buy-in fee due from Buyer to HOA at time of closing - \$10,000
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☐ No
- If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

**7. ACKNOWLEDGEMENTS:**

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

SELLER [Signature] DATE 9/6/25

SELLER [Signature] DATE 9/6/25

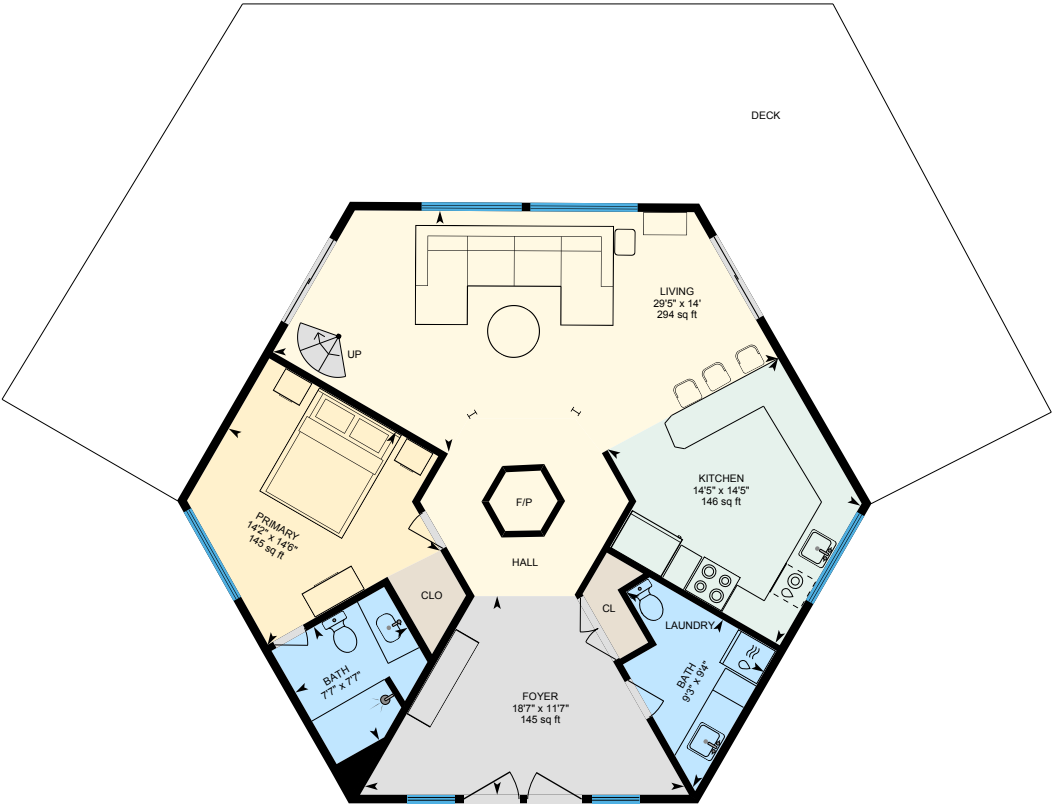
**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR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

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

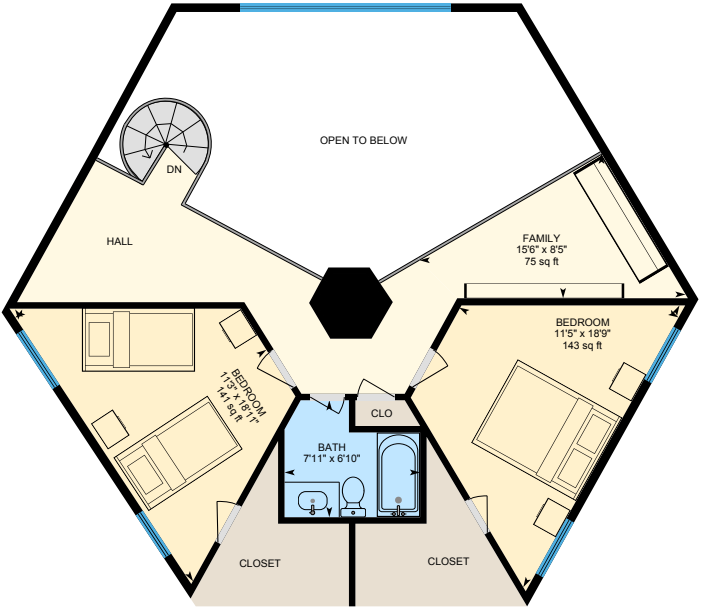
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

25 Fox Run Rd, Sunapee, NH

Main Building: Above Grade Finished Area 1806.51 sq ft



Main Floor  
Finished Area 1062.37 sq ft



2nd Floor  
Finished Area 744.15 sq ft

After Recording, Return to:  
Christopher R. Paul, Esq./kss - 125609  
McLane Middleton, Professional Association  
900 Elm Street, P.O. Box 326  
Manchester, NH 03105

**Janet Gibson, Register of Deeds  
Sullivan County New Hampshire**

**LCHIP SUA079223 25.00**

**WARRANTY DEED**

**BRIAN KLAGGES and AMY KLAGGES**, husband and wife, with a mailing address  
of 11 Perry Road, Bedford, NH 03110, for consideration paid, grant:

- (i) an undivided one-half (1/2) interest to **BRIAN D. KLAGGES and AMY L. KLAGGES, TRUSTEES OF THE BRIAN D. KLAGGES REVOCABLE TRUST OF 2023**, and
- (ii) an undivided one-half (1/2) interest to **AMY L. KLAGGES and BRIAN D. KLAGGES, TRUSTEES OF THE AMY L. KLAGGES REVOCABLE TRUST OF 2023**,

both being New Hampshire trusts, both created u/d/t dated Nov 7, 2023, both  
with a mailing address of 11 Perry Road, Bedford, NH 03110, with WARRANTY

COVENANTS, the following described premises:

A tract or parcel of land, with any improvements thereon, situated in the Town of  
Sunapee, County of Sullivan, State of New Hampshire, and known as Lot No. 16-11 in the  
Oakledge Development, being more particularly bounded and described as follows:

Beginning at the northwest corner of Lot No. 16-11 at the northeast corner of land, now  
of formerly of Elsid Fortune at land now or formerly of Dexter Richards, this point being 500  
feet easterly of Route No. 103-B; then

1. South 61° 39' east 297.0 feet along the northerly line of this lot to the northeast corner  
of the lot at the right-of-way line of Viburnum Road and at the corner of land of said  
Richards; then

2. South 11° 24' east 81.0 feet along the right-of-way line of said road to an iron pipe on the westerly line of right-of-way line of said road; then
3. South 14° 58' east 116.0 feet along the said right-of-way to an iron pipe at the southeast corner of Lot No. 16-11 and the northeast corner of Lot No. 16-10; then
4. North 85° 42' west 404.4 feet along the southerly line of Lot No. 16-11 and the northerly line of Lot No. 16-10 to an iron pipe at the southwest corner of Lot No. 16-11 and the northwest corner of Lot No. 16-10 at land now or formerly of John and Lavon Imrie; then
5. North 01° 24' east 100.0 feet along land of said Imrie to an iron pipe on the westerly line of Lot No. 16-11 and at the northeast corner of said Imrie's land, and the southeast corner of land now or formerly of Elsid Fortune; and then
6. North 32° 46' east 238.0 feet along land of said Fortune to the point or place of beginning.

Containing 90,890 square feet, or 2.08 acres, more or less.

For reference to the general location of the within lots see plan entitled "PROPERTY OF OAKLEDGE MT. SUNAPEE, NEW HAMPSHIRE" and recorded at the Sullivan County Registry of Deeds in Pocket 9, Folder 1, No. 6; the actual description with metes and bounds of said lot is as set forth above.

TOGETHER WITH the right-of-way, in common with others legally entitled thereto, over and through the private roads or roadways over, in and through the Oakledge Development.

TOGETHER WITH the right to use in common with all others legally entitled thereto all of the so-called common areas, including but not limited thereto, lake shoreage, beach areas and attendant facilities, as owned and designated by Whitney and Johnsen, Inc.

SUBJECT TO the terms and conditions of a certain covenant to stand seized recorded at the Sullivan County Registry of Deeds in Volume 488, Page 197.


SUBJECT TO AND TOGETHER WITH all other reservations, restrictions and/or covenants, easements, liens, encumbrances, and mortgages of record, if any, insofar as the same may now be in force and applicable.

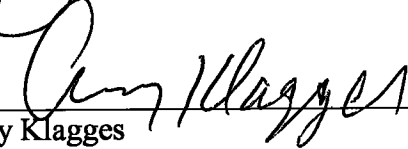
MEANING AND INTENDING to describe and convey the same premises conveyed to Brian Klagges and Amy Klagges by deed of Jenna L. Sievers, as Trustee of the Jenna L. Sievers Revocable Trust, deed dated May 14, 2019 and recorded in the Sullivan County Registry of Deeds at Book 2070, Page 506.

This deed was prepared from information supplied by the within grantors and no independent title examination has been performed.

This transfer is exempt from transfer tax in accordance with N.H. R.S.A. 78-B:2 XXII.

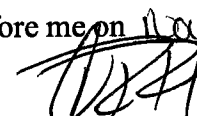
Signed on Nov 7, 2023.

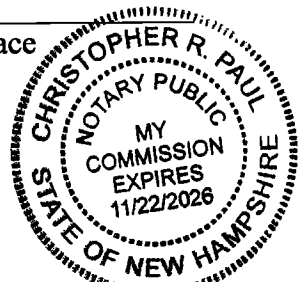
  
\_\_\_\_\_  
Brian Klagges

  
\_\_\_\_\_  
Amy Klagges

STATE OF NEW HAMPSHIRE  
COUNTY OF Wilborough

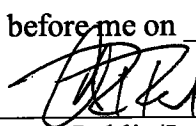
The foregoing instrument was acknowledged before me on November 7, 2023,  
by Brian Klagges.

  
\_\_\_\_\_  
Notary Public/~~Justice of the Peace~~  
My Commission Expires:  
(Seal)



STATE OF NEW HAMPSHIRE  
COUNTY OF Wilborough

The foregoing instrument was acknowledged before me on November 7, 2023,  
by Amy Klagges.

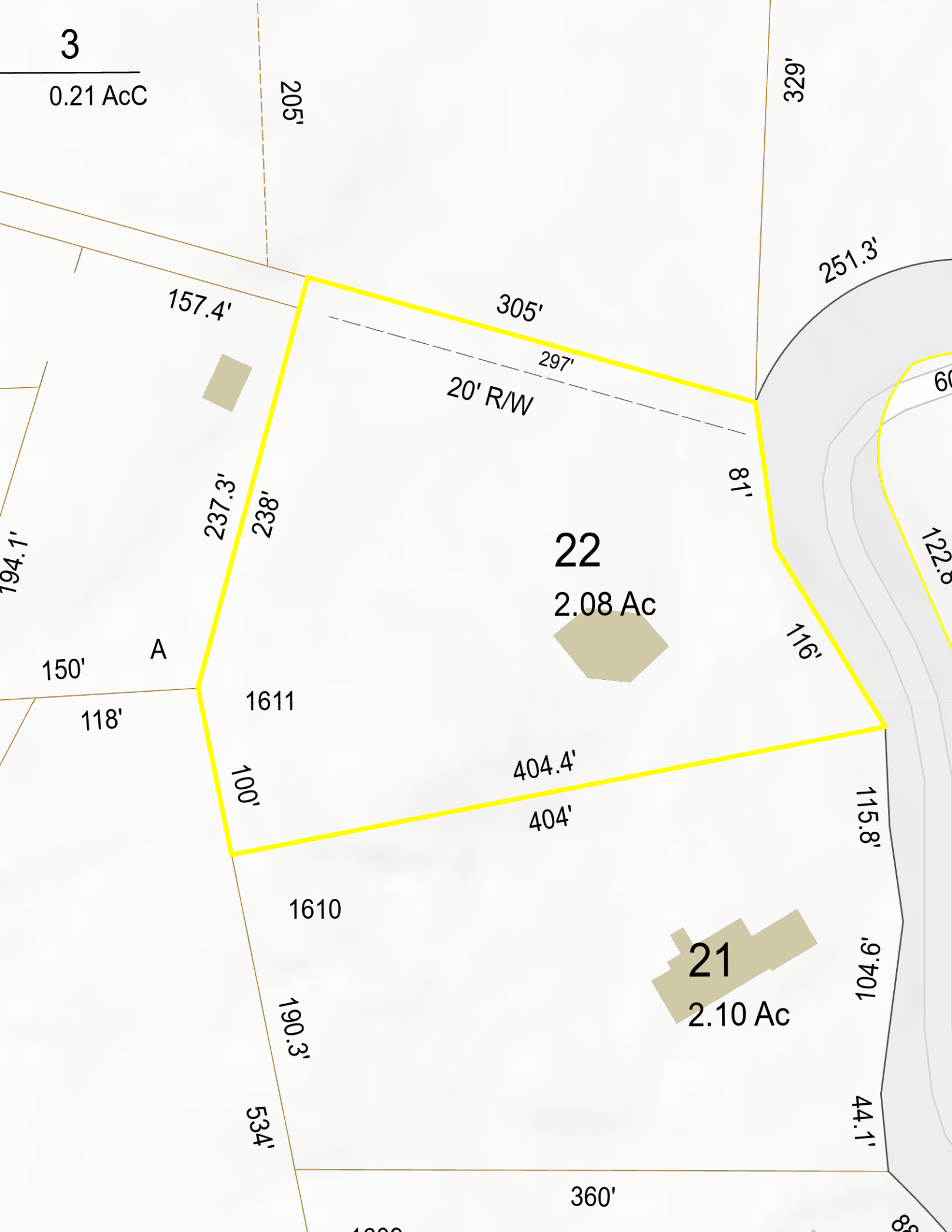
  
\_\_\_\_\_  
Notary Public/~~Justice of the Peace~~  
My Commission Expires:  
(Seal)

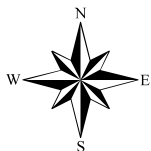




Fox Run Rd

Fox





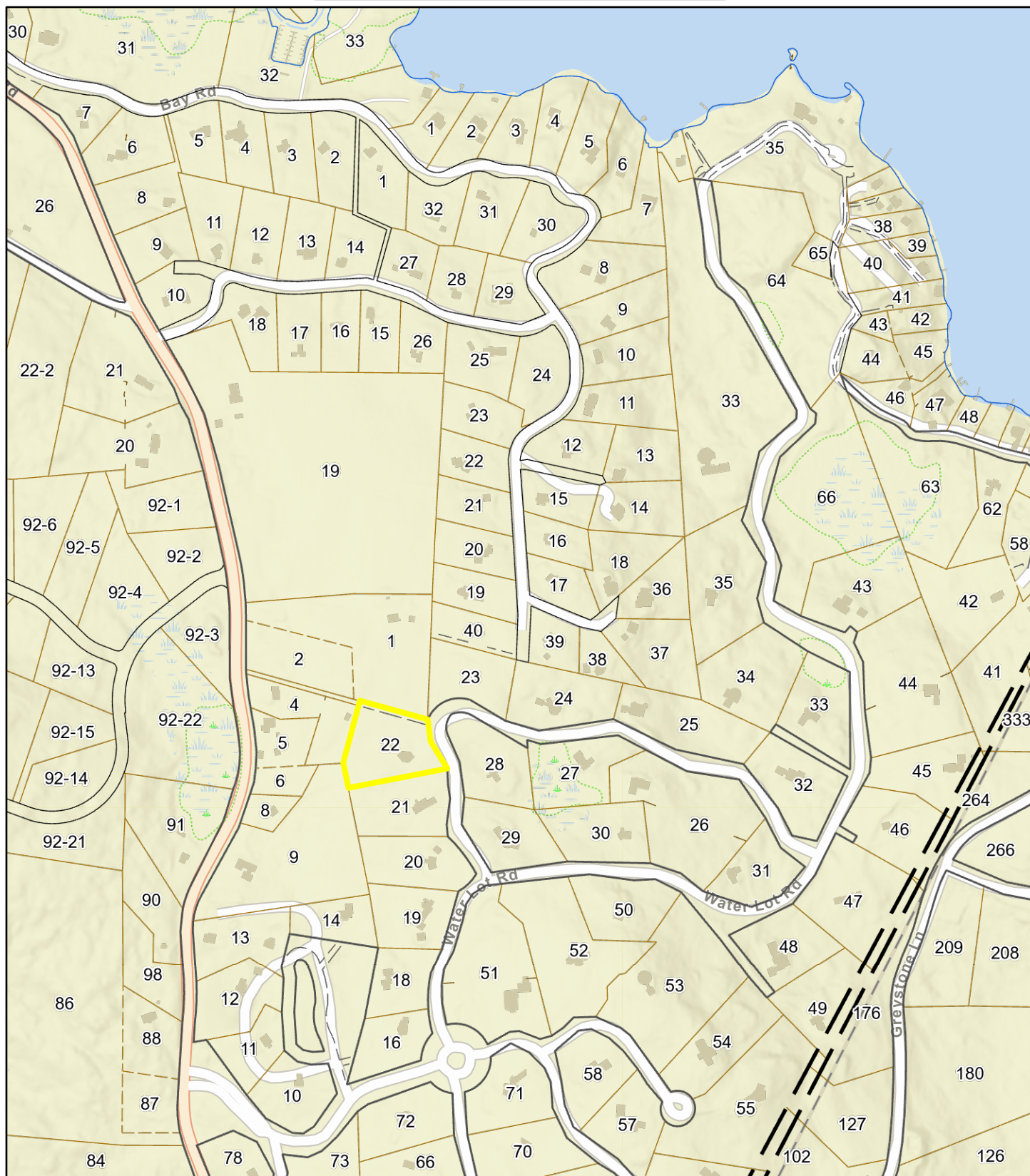
Tri-Town, NH

1 inch = 548 Feet



www.cai-tech.com

September 4, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.