

Residential
5006443
Active

Single Family

93 Naticook Road
Merrimack
Unit/Lot #

NH 03054

Listed: 7/24/2024
Closed:
DOM: 0

\$549,900



County NH-Hillsborough
VillDStLoc
Year Built 1987
Architectural Style Split Level
Color
Total Stories 2
Taxes TBD No
TaxGrosAmt \$8,058.00
Tax Year 2023
Tax Year Notes

Rooms - Total 7
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 2,044
SqFt-Apx Total 2,111
Lot Size Acres 2.47
Lot - Sqft 107,593
Footprint

Delayed Showing No
Date - Showings Begin

Directions Amherst Rd to Naticook Rd. Home will be on the right.



[Schedule a Showing](#)

Unbranded Tour URL 1

Remarks - Public Welcome to 93 Naticook Road! As you enter the driveway, you'll enjoy the relaxing view of the 59 acres of conservation land that abuts this beautiful property. A canopy of trees surrounds you providing a secluded feeling, yet access to all life's amenities is conveniently close by. Upon entering the home, you are immediately greeted by the living room and recently renovated open concept kitchen and dining area with center island, cathedral ceiling & skylight - a perfect space for entertaining. Just off the kitchen is a stunning family room with a wall of windows, cathedral ceiling with wood beam, pellet stove, deck access and picturesque views of the yard. Three large bedrooms and a recently updated full bath complete the main level. Downstairs is an expansive bonus room with a wall of closets, a newly renovated 3/4 bath, the laundry area and access to the garage. The barn accommodates another vehicle, a workshop and a second floor loft perfect for storage or has the potential to be finished with electricity and a connection ready furnace. Come escape to this serene retreat! You don't want to miss this one! Schedule your showing starting Thursday 7/25/24 or attend one of the Open House events - Thursday 4:30 - 6pm, Sat/Sun 11:00-12:30pm

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Materials Wood Frame
Foundation Poured Concrete
Roof Shingle - Asphalt
Basement No
Basement Access Type
Basement Description Partially Finished, Interior Access, Exterior Access
Garage Yes
Garage Capacity 1
Parking Parking Spaces 6+

Estimated Completion

SqFt-Apx Fin Above Grade 1,504
List \$/SqFt Fin ABV Grade \$365.63
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 540
List \$/SqFt Fin Below Grade \$1,018.33
SqFt-Apx Fin BG Source Public Records
List \$/SqFt Fin Total \$269.03
SqFt-Apx Unfn Below Grade 67
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	
Bedroom	10x16	1
Bedroom	15x9	1
Bedroom	11x10	1
Kitchen/Dining	15x19	1
Living Room	10x15	1
Family Room	20x17	1
Bonus Room	20x19	B
Bath - Full	10x8	1
Bath - 3/4	7x9	B
Laundry Room	11x8	B

ROOMS	DIMS. / LVL
-------	-------------

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 9509
Deed - Page 1519
Deed 2 - Book
Deed 2 - Page
Plan Survey Number
Property ID
Zoning RESIDE

PUBLIC RECORDS
Map 0003c
Block 000260
Lot 000010
SPAN#
Tax Class
Tax Rate
Current Use No
Land Gains
Assessment Year 2023
Assessment Amount \$414,300
Assessments - Special

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres
Roads Public
Road Frontage TBD
Road Frontage Length

School - District
School - Elementary
School - Middle/Jr
School - High

Lot Features Country Setting, Level, Secluded, View

Waterfront Property
Water View
Water Body Access

Water Body Name

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

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Electric, Forced Air
Heat Fuel Electric, Gas - LP/Bottle
Cooling Central AC
Water Source Private, Public
Sewer Septic
Electric 200 Amp, Circuit Breaker(s)

Utilities Cable, Gas - LP/Bottle
Internet Internet - Fiber Optic

Fuel Company Ciardelli Fuel Co.
Electric Company Eversource
Cable Company Comcast/Direct TV
Phone Company

FEATURES

Features - Exterior Barn, Deck, Shed, Storage
Driveway Paved
Parking Parking Spaces 6+
Flooring Carpet, Laminate, Tile
Features - Interior Cathedral Ceiling, Ceiling Fan, Dining Area, Kitchen Island, Living/Dining, Skylight, Vaulted Ceiling, Programmable Thermostat, Laundry - Basement, Attic - Pulldown

Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer
Equipment Stove-Pellet, Generator - Portable

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Items Excluded
Documents Available Deed, Other, Property Disclosure

Flood Zone Unknown
Seasonal No
Easements
Covenants No
Resort

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

POWER PRODUCTION

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

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

HOME PERFORMANCE INDICATORS

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

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2
Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Remarks - Non-Public Electric heat in basement, no heat in laundry area. Public water. Well on property is not in use. Buyer and buyer agents responsible for due diligence. Room sizes and dimensions are approximate, actual may vary. Offers due Monday 7/29/24 at noon. Please send offer and all associated docs in one pdf to michellesoucyhomes@gmail.com. No Dotloop or Docusign. No buyer letters please. Please email/text list agent with any questions.

Remarks - Intra-Firm Please email/text list agent with any questions.

Showing Instructions Appointment, Assisted Showings Reqrd, Combo Lockbox, Lockbox, ShowingTime 800-746-9464, Remove Shoes

Showing Service ShowingTime

Input of Owner Name I have written permission to submit name

Owner Name Hillman

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Foundation Brokerage Group
Listing Office - Phone Number Off: 800-983-1945
Listing Office - Phone Number 2
List Agent - Agent Name and Phone Michelle M Soucy - Cell: 978-807-5346
List Agent - Phone Number Cell: 978-807-5346
List Agent - E-mail michellesoucyhomes@gmail.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name and Phone
Co List Agent - Phone Number
Co List Agent - E-mail
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Selling Office - Office Name
Selling Office - Phone Number
Selling Office - E-mail
Selling Agent - Agent Name
Selling Agent - Phone Number
Selling Agent - E-mail
Sell Team - Team Name
Sell Team - Phone Number 1
Co Selling Office - Office Name and Phone
Co Selling Agent - Agent Name and Phone

Date - MLS List 7/24/2024

Date - Expiration 1/24/2025

Date - Active Under Contr

Date - Pending

Date - Withdrawn

Date - Terminated

Date - Closed

Anticipated Closing Date

Listed in other Prop Type No

Primary MLS#

Comp Only No

Comp Type

Listing Type Exclusive Agency

Listing Service Full Service

Designated/Apptd. Agency Yes

Short Sale No

Price - Original \$549,900

Concessions

Concession - Amount

Concession - Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

Financing-Buyer

Contingencies

My Info: Michelle M Soucy - Cell: 978-807-5346

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Inclusion/Exclusion Information

Property Address: 93 Naticook Rd, Merrimack, NH

Item	Included	Excluded	N/A
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drying Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable Air Conditioner Units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Treatment Hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum Attachments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Television Wall Brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Video Door Bell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Video Cameras	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smart Thermostats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swingset	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surround Sound Speakers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Paint Cans for current wall colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Left over flooring for current floor coverings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Scott Hillman
 dotloop verified
 05/29/24 5:55 PM EDT
 XOSA-JJAE-QGQP-NDQX

 Seller Date

Beth Hillman
 dotloop verified
 05/29/24 3:15 PM EDT
 F13M-0SYP-SATD-YDIG

 Seller Date

 Buyer Date

 Buyer Date

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 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:** Scott Hillman and Beth Hillman

2. **PROPERTY LOCATION:** 93 Naticook Road, Merrimack, NH 03054

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

4. **SELLER:** has has not occupied the property for 19 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

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

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

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

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

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED
 Have you experienced any problems such as line or other malfunctions? Yes No
 What steps were taken to remedy the problem? _____

c. IF PRIVATE:
 TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size ¹⁰⁰⁰ _____ Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: Backyard Location Unknown Date of Installation: _____
 Date of Last Servicing: June 2023 Name of Company Servicing Tank: A Bee Septic
 Have you experienced any malfunctions? Yes No
 Comments: Pump Replaced 2017

SELLER(S) INITIALS

SH | BH
06/17/24 06/17/24

BUYER(S) INITIALS

_____|_____|_____|_____|_____|_____|

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] No [] Unknown
IF YES, has a site assessment been done? [] Yes [] No [] Unknown
Source of Information:
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? [] Yes [X] 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 [X] Unknown
In the siding? [] Yes [] No [X] Unknown In the roofing shingles? [] Yes [] No [X] Unknown
In flooring tiles? [] Yes [] No [X] Unknown Other [] Yes [] No [] Unknown
If YES, Source of information:
Comments:

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

SELLER(S) INITIALS

Handwritten initials SH and BH in boxes with dates 06/17/24 and dotloop verified stamps.

BUYER(S) INITIALS

Empty boxes for buyer initials.

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 93 Naticook Road, Merrimack, NH 03054

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____
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: Granite State Surveying

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: _____ Type: Forced Hot Air Fuel: Propane Tank Location: Backyard

Owner of Tank: Homeowner
Annual Fuel Consumption: 900 gal Price: \$3.59/gal Gallons: _____
Date system was last serviced and by whom? March 2024 LeBlanc Heating
Secondary Heat Systems: Electric - 1st Fl/ Pellet stoves
Comments: _____

j. Roof Age: _____ Type of Roof Covering: Shingle

Moisture or leakage: no
Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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k. Foundation/Basement: Full Partial Other: _____ Type: Concrete

Moisture or leakage: _____

Comments: _____

l. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____

Comments: _____

m. Plumbing Type: PVC Age: _____

Comments: _____

n. Domestic Hot Water: Age: 9 yrs Type: Propane Gallons: 40

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: 3 yrs Date Last Serviced and by whom: Sept 2023 LeBlanc

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: Includes Reliance Transfer switch

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.

SELLER(S) INITIALS

SH

BH

BUYER(S) INITIALS

_____/_____/_____

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10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Kitchen remodeled 2023
1st Floor and Bathroom remodeled 2024
2nd Floor Bathroom upgraded 2024
All windows and front door replaced 2020 & 2022
Barn garage door converted to electric 2019
Paved driveway to barn 2018
Culvert reconstructed 2018
Attic stairs replaced 2024
Included: Ryobi miter saw on workbench in barn

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).

Scott Hillman
dotloop verified
06/17/24 2:32 PM EDT
PFER-9LXX-N9CL-V0JZ
SELLER DATE

Beth Hillman
dotloop verified
06/17/24 2:48 PM EDT
VYPX-RYOT-MBUM-6JGE
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.

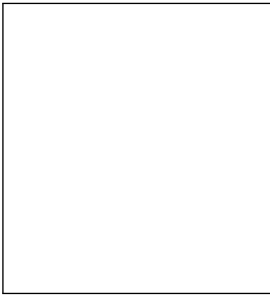
BUYER DATE

BUYER DATE

SELLER(S) INITIALS *SH* / *BH*
06/17/24 2:32 PM EDT / 06/17/24 2:48 PM EDT

BUYER(S) INITIALS [] / []

Utility Information



Property Address: 93 Naticook Road, Merrimack, NH 03054

Utility	Supplier	Avg. Monthly Cost
Electricity	<u>Eversource</u>	<u>\$250</u>
Water/Sewer	<u>Merrimack Village District</u> <u>N/A</u>	<u>\$34</u>
Heating Oil: <input type="checkbox"/> Gas: <input type="checkbox"/> Propane: <input checked="" type="checkbox"/> Electric: <input checked="" type="checkbox"/>	<u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>Ciardelli Fuel Co.</u> <u>Eversource</u>	<u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u> <u>\$290</u> <u>Included above</u>
Cable/Internet	<u>Comcast/Direct TV</u>	<u>\$160/\$120</u>
Security System	<u>N/A</u>	<u>_____</u>
Other	<u>_____</u> <u>_____</u>	<u>_____</u> <u>_____</u>

Scott Hillman

dotloop verified
05/29/24 4:07 PM EDT
KLZZ-8BRD-KNO0-7MUF

Seller _____

Date _____

Beth Hillman

dotloop verified
05/29/24 4:07 PM EDT
4DHK-YPOX-29EM-CZB8

Seller _____

Date _____

Buyer

Date

Buyer

Date