135 Brookview Drive

Hooksett, New Hampshire | $799,000







For more information, please contact:

Liam Jerome
Luxury Real Estate Agent
ljerome@landvest.com
M: 508.523.8022O: 617.723.1800
www.landvest.com

292 Newbury Street, Boston, MA 02115
www.landvest.com

LandVest

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Residential	Single Family	**135 Brookview Drive**				Listed: 11/17/2025	$799,000
5069872	Active	**Hooksett**	**NH**	**03106**	Unit/Lot	Closed:	



Property Panorama VTour

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 2019
Architectural Style Colonial
Color
Total Stories 2
Zoning RES
Taxes TBD No
Tax Annual Amount $11,879.00
Tax Year 2024
Tax Year Notes
Owned Land
Lot Size Acres 0.58
Lot Size Square Feet 25,265
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 8
Bedrooms Total 4
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $332.09
Above Grade Finished Area 2,406
Above Grade Finished Area Source Builder
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source Other
Below Grade Finished Area 250
Below Grade Finished Area Source Measured
Below Grade Unfinished Area 0
Below Grade Unfinished Area Source Other
Total Finished Area 2,656
Days On Market 2
Initial Showings Begin Date 11/22/2025

Public Remarks This modern and inviting home set on a beautifully landscaped .59-acre lot in one of Hooksett's sought after neighborhoods offers an ideal blend of comfort, style and location. Featuring 4 bedrooms and 2.5 baths, the bright open first floor with 9-foot ceilings is thoughtfully designed with space and flexibility in mind. A well-appointed kitchen with access to the back deck flows into a breakfast space and a cozy family room with gas fireplace. You'll find a formal dining room with wainscoting, hardwood flooring, French doors into a spacious office/playroom and a first-floor laundry. The primary suite features a full bath while the additional bedrooms are comfortably sized and share a common hallway full bath. Oversized two-car garage leading into a finished basement with storage area. Modern mechanicals from central HVAC to vinyl siding and an asphalt shingle roof assure ease of ownership. The private fully fenced backyard with a large patio lends itself well to outdoor entertainment, safe space for play, the freedom to roam for your pets, or a quiet evening spent gazing at the stars in your very own HOT TUB! Located just minutes from I-93 and Route 101 for easy commuting or access to local amenities. This house is a must see. Set up a showing today before it's gone! Showings begin Sat. Nov. 22nd. Open house Nov. 22nd & 23rd 10-12.
Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

WaterAcc
Water Body Name
Water Body Type
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Current Use
Flood Zone Unknown
Seasonal No
Land Gains
Resort

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No

Kitchen	1	11.10 x
Breakfast Nook	1	10.9 x 7.5
Living Room	1	19.8 x 15.0
Dining Room	1	15 x 9.9
Office/Study	1	14.6 x 11.10
Primary BR Suite	2	17.1 x 15
Bedroom	2	15 x 10.6
Bedroom	2	11.1 x 12.2
Bedroom	2	14.3 x 14.8

Map 49
Block 58
Lot 53
SPAN Number
Property ID
Deed Recorded Type Quit Claim
Deed Book 3858
Deed Page 2716
Total Deeds

School District Hooksett School District
Elementary School Hooksett Memorial School
Middle/Jr School
High School Pinkerton Academy

Lot Features Curbing, Near Shopping, Neighborhood
Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete
Roof Asphalt Shingle
Appliances Gas Cooktop, Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, Domestic Water Heater
Other Equipment Irrigation System
Flooring Carpet, Hardwood, Vinyl Plank
Utilities Underground Utilities

Cooling Central AC
Electric 200+ Amp Service, Circuit Breaker(s)
Heating Natural Gas, Forced Air
Sewer Leach Field, On-Site Septic Exists, Private
Water Source Public
Exterior Features Deck, Full Fence, Hot Tub, Patio
Interior Features Dining Area, Gas Fireplace, Hot Tub, Kitchen Island, Primary BR w/ BA, Natural Light, 1st Floor Laundry

Basement Description Concrete, Partially Finished, Interior Stairs
Garage Yes
Garage Capacity 2
Driveway Paved

Road Frontage Type Public
Road Frontage Yes
Road Frontage Length 110
Exclusions

5069872

Development / Subdivision **Planned Urban Developmt** **Covenants** Unknown **Easements** Unknown		**Assessment Year** **Assessment Amount** **Tax Class** **Tax Rate**
Condo Name **Building Number** **Floor Number** **Units Per Building** **Condo Limited Common Area** **Special Assessments**	**Condo Fees** **Fee** $125.00 **Fee Frequency** Yearly **Fee Includes** HOA Fee **Fee 2** **Fee 2 Frequency** **Fee 3** **Fee 3 Frequency**	**Mobile Park Name** **Mobile Co-Op** **Mobile Park Approval** **Mobile Must Move** **Mobile Make** **Mobile Model Name** **Mobile Serial Number** **Mobile Anchor**
Deed 2 Book **Deed 2 Page** **Deed 3 Book** **Deed 3 Page** **Deed 4 Book** **Deed 4 Page** **Deed 5 Book** **Deed 5 Page** **Surveyed** Yes **Surveyed By** JE Belanger Land Surveying **Plan Survey Number** **Footprint**	**Cable Company** **Electric Company** **Fuel Company** **Phone Company** **Internet Service Provider**	**Rented** **Rental Amount** **Residence**

Green Verification Body **Green Verification Metric** **Green Verification NewCon** **Green Verification Progrm** **Green Verification Rating** **Green Verification Status** **Green Verification URL** **Green Verification Year** **Green Verificatn Body 2** **Green Verificatn Metric 2** **Green Verificatn NewCon 2** **Green Verificatn Progrm 2** **Green Verificatn Rating 2** **Green Verificatn Status 2** **Green Verificatn URL 2** **Green Verificatn Year 2**	**Green Verificatn Body 3** **Green Verificatn Metric 3** **Green Verificatn NewCon 3** **Green Verificatn Progrm 3** **Green Verificatn Rating 3** **Green Verificatn Status 3** **Green Verificatn URL 3** **Green Verificatn Year 3**
	Auction No **Auction Date** **Auction Time** **Auction Price Determnd By** **Auctioneer Name** **Auctioneer License Number**



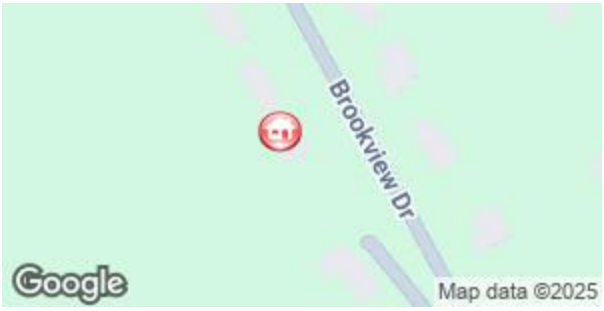
Liam Jerome

Cell: 508-523-8022

ljerome@landvest.com

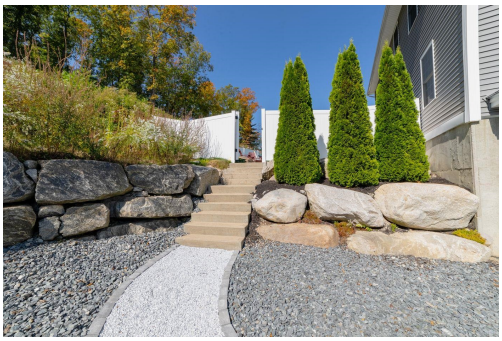
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Listed By:
Liam Jerome - LandVest, Inc./New Hampshire

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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:** The Brayton Family Revocable Trust
2. **PROPERTY LOCATION:** 135 Brookview Drive, Hooksett, NH 03106
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☑ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 6 years.
5. **WATER SUPPLY**

   Please answer all questions regardless of type of water supply.

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

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

   c. USE: Number of persons currently using the system: 3
   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
   Tank Size 1250 Gal. ☐ Unknown ☐ Other
   Tank Type ☑ Concrete ☐ Metal ☐ Unknown ☐ Other
   Location: between patio and bulk head (backyard) ☐ Location Unknown Date of Installation: 2019
   Date of Last Servicing: September 2023 Name of Company Servicing Tank: Kent
   Have you experienced any malfunctions? ☑ Yes ☐ No
   Comments: Minor leak between septic tank chambers. Tuff-Crete repaired, no issues since

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d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____
IF YES, Location: backyard, top of hill Size: _____ ☑ Unknown
Date of installation of leach field: 2019 Installed By: unknown/builders
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. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
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 ☑ 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: _____ By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

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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: See Warranty Deed
What is your source of information? Provided by LaMontagne Builders

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☑ Yes ☐ No ☐ Unknown If YES, Explain: $125 annual HOA dues
What is your source of information? HOA

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: J.E.Belanger Land Surveying
If YES, is survey available? ☑ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 6 years Type: Forced Air Fuel: Natural Gas Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: Gas Fireplace
Comments: _____

j. Roof Age: 6 years Type of Roof Covering: 40 year asphalt shingles
Moisture or leakage: No
Comments: _____

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k. Foundation/Basement: ☑ Full ☐ Partial ☐ Other: _____ ☑ Type: Concrete
Moisture or leakage No
Comments: _____

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

m. Plumbing Type: PVC Age: 6 years
Comments: _____

n. Domestic Hot Water: Age: 6 years Type: Tankless 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 Air Age: 6 years 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: Xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) Irrigation System
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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10. ADDITIONAL INFORMATION

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

☐ Yes ☑ No

b. ADDITIONAL COMMENTS:

Recent upgrades:
Paver Patio; Front Walkway/Hardscaping; Landscaping; Fence; Gutters; Partially Finished Basement (Mudroom/Office/Gym); Hot tub; Built Ins shelving; Wainscoting; Kitchen Backsplash; Cordless Blinds; Light Fixtures; New Paint/Accent Walls; Sealed Driveway

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).

Kyle Brayton (dotloop verified 11/07/25 8:52 PM EST WI9L-I8GF-GGEI-KQNO)		Jennifer Brayton (dotloop verified 11/07/25 8:56 PM EST JA4E-C4Q6-DHBL-9FYX)	
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

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202400007907 Recorded in Merrimack County, NH In the Records of Erica S Davis, Register
BK: 3858 PG: 2716, 6/17/2024 9:08 AM LCHIP $25.00 RECORDING $22.00 SURCHARGE $2.00

Return to:
Kyle & Jennifer Brayton
135 Brookview Drive
Hooksett, NH 03106

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, Kyle W. Brayton and Jennifer Z. Brayton, husband and wife, of 135 Brookview Drive, Hooksett, New Hampshire 03106, for no consideration paid, grants to Kyle Brayton, Trustee of The Brayton Family Revocable Trust executed on February 20, 2024 and Jennifer Brayton, Trustee of The Brayton Family Revocable Trust executed on February 20, 2024 both of 135 Brookview Drive, Hooksett, New Hampshire 03106 with QUITCLAIM COVENANTS, the following:

2292
2
25

A certain tract or parcel of land with the buildings and improvements thereon situated in the Brookview Subdivision, Hooksett, Merrimack County, New Hampshire and shown as **Lot 49-58-53** on a plan entitled "Residential Subdivision Plan, Beaver Brook Heights, Tax Map 48, Lot 26 & Tax Map 49, Lots 49 & 58, Hooksett, New Hampshire" prepared by Keach-Nordstrom Associates, Inc. and Promised Land Survey, LLC, dated April, 2003, last revised June 7, 2013, and recorded with the Merrimack County Registry of Deeds as Plan No. 201400010618 (See Notice of Name Change from Beaver Brook Heights Subdivision to Brookview Subdivision recorded in the Registry at Book 3581, Page 199) (the "Plan"), to which Plan may be referenced for a more particular description.

TOGETHER WITH an undivided 1/87th fractional interest in the Common Properties, as defined, described and identified in the Amended and Restated Declaration of Covenants and Restrictions for Brookview Homeowners Association recorded in the Merrimack County Registry of Deeds at Book 3581, Page 419, and as shown on the Plan, said fractional interest consisting of a numerator of one and denominator equal to the total number of all buildable lots approved by the Town of Hooksett Planning Board as shown on the Plan, and as may come to be a part of this Subdivision in the future.

This conveyance is subject to the following:

1. Easement from Joseph Albin to Public Service Company of New Hampshire, dated August 25, 1938 and recorded in the Merrimack County Registry of Deeds at Book 561, Page 367.

2. Easement from Jozef Albin and Zofia Albin to Northwestern Gas Transmission Company, dated January 7, 1952 and recorded in the Merrimack County Registry of Deeds at Book 710, Page 30.

3. Possible Right of Way reserved in a deed from Mary Wojton, dated January 30, 1929 and recorded in the Merrimack County Registry of Deeds at Book 883, Page 610, and an obligation to maintain a fence along a portion of the Tract 1 as recited in said deed.

4. Any and all matters, easements and notations shown or referenced on the following plans recorded in the Merrimack County Registry of Deeds: Plan # 17857, Plan #18744, Plan #15182, Plan #201400010618, Plan #201400010619, Plan 201700010733 and Plan 201700010736.

5. Easement rights set forth in the deed from Conrad Realty Trust dated May 28, 1986 and recorded in the Merrimack County Registry of Deeds at Book 1569, Page 539.

6. Terms and conditions of a certain easement from LTP Realty Trust (owner of Map 49, Lot 50) to Beaver Brook Development, LLC dated October 10, 2003 and recorded in the Merrimack County Registry of Deeds at Book 2582, page 841.

7. Conservation Easement Deed from Beaver Brook Development of Hooksett, LLC to the Town of Hooksett dated April 7, 2006 and recorded in the Merrimack County Registry of Deeds at Book 2887, Page 60, as amended by Amended and Restated Conservation Easement Deed from Beaver Brook Development of Hoosett, LLC to the Town of Hooksett, recorded at Book 3445, Page 1108.

8. Amended and Restated Declaration of Covenants and Restrictions for Brookview Homeowners Association recorded in the Merrimack County Registry of Deeds at Book 3581, Page 419.

9. Easement Deed from Beaver Brook Development of Hooksett, LLC to the Town of Hooksett (pertaining to slope and drainage easements) recorded in the Merrimack County Registry of Deeds at Book 3445, page 1141.

10. Development and Phasing Agreement recorded in the Merrimack County Registry of Deeds at Book 3445, Page 1143, as amended by Amended Development and Phasing Agreement dated April 18, 2017 and recorded in said Registry at Book 3559, Page 1576.

11. Drainage Easement Deed from Matthew Dean Magdziarz and Kimberly Magdziarz to the Town of Hooksett, recorded in the Merrimack County Registry of Deeds at Book 3445, Page, 1152, as amended by Amended and Restated Drainage Easement Deed dated June 15, 2017, and recorded in said Registry at Book 3559, Page 1568.

12. Agreement by and between Beaver Brook Development of Hooksett, LLC and Matthew Dean Magdziarz and Kimberly Magdziarz recorded in the Merrimack County Registry of Deeds at Book 3445, Page 1155, relating to drainage easements, as amended by Amended and Restated Agreement dated June 15, 2017 and recorded in said Registry at Book 3559, Page 1555.

13. Amended and Restated By-Laws for the Brookview Homeowners Association, recorded in the Merrimack County Registry of Deeds at Book 3581, Page 431.

14. Temporary Construction Easement between Beaver Brook Development of Hooksett, LLC and Matthew Dean Magdziarz and Kimberly Ann Magdziarz recorded in the Merrimack County Registry of Deeds at Book 3559, Page 1565.

15. Certificate of Exemption from the NH Attorney General Department of Justice to Beaver Brook Development of Hooksett, LLC dated May 8, 2017 and recorded in the Merrimack County Registry of Deeds at Book 3559, Page 2914.

16. Notice of Name Change from Beaver Brook Heights Subdivision to Brookview Subdivision recorded in the Merrimack County Registry of Deeds at Book 3581, Page 199.

17. Certificates of Registration for Brookview Subdivision recorded in the Merrimack County Registry of Deeds at Book 3581, Page 202, and Book 3622, Page 2471.

18. Notice of Planning Board dated January 2, 2018, and recorded in the Merrimack County Registry at Book 3583, Page 1673.

19. Easement Deed from Stinson Hills, LLC to Public Service Company of New Hampshire (PSNH) d/b/a Eversource Energy and Northern New England Telephone Operations, LLC d/b/a Consolidated Communications – NNE dated February 28, 2018, and recorded in the Merrimack County Registry of Deeds at Book 3587, Page 2874.

Meaning and intending to describe and convey the same premises as conveyed to the within Grantors, Kyle W. Brayton and Jennifer Z. Brayton, by Deed of Stinson Hills, LLC, a New Hampshire limited liability company, dated July 19, 2019 and recorded at Book 3638, Page 2947 of the Merrimack County Registry of Deeds.

This is a transfer pursuant to New Hampshire Revised Statutes 78-B:2(XXII). Therefore, no State of New Hampshire real estate transfer tax liability is payable.

202400007907 Recorded in Merrimack County, NH In the Records of Erica S Davis, Register
BK: 3858 PG: 2719, 6/17/2024 9:08 AM LCHIP $25.00 RECORDING $22.00 SURCHARGE $2.00

IN WITNESS WHEREOF. KYLE W. BRAYTON and JENNIFER Z. BRAYTON have caused this instrument to be executed this 17 day of April, 2024.

KYLE W. BRAYTON

JENNIFER Z. BRAYTON

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of April, 2024, by KYLE W. BRAYTON and JENNIFER Z. BRAYTON.

Notary Public / Justice of the Peace
My Commission Expires

ROBERT M. HOOD
JUSTICE
OF THE PEACE
NEW HAMPSHIRE
MY COMMISSION EXPIRES MAY 6, 2025

135 BROOKVIEW DRIVE

Location	135 BROOKVIEW DRIVE	**Mblu**	49/ 58/ 53/ /
Acct#	6333	**Owner**	BRAYTON FAMILY REV TRUST
PBN		**Assessment**	$700,400
PID	105404	**Building Count**	1

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$518,500	$181,900	$700,400

Owner of Record

Owner	BRAYTON FAMILY REV TRUST	**Sale Price**	$0
Co-Owner	BRAYTON, KYLE & JENNIFER	**Certificate**	
Address	135 BROOKVIEW DRIVE	**Book & Page**	3858/2716
	HOOKSETT, NH 03106	**Sale Date**	06/17/2024
		Instrument	23
		Qualified	U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BRAYTON FAMILY REV TRUST	$0		3858/2716	23	06/17/2024
BRAYTON, KYLE W.	$457,847		3638/2947	14	07/19/2019
STINSON HILLS, LLC	$2,262,000		3559/2915	17	06/20/2017
BEAVER BROOK DEVELOPMENT OF HOOKSETT LLC	$484,900		2582/0832	00	10/10/2003

Building Information

Building 1 : Section 1

Year Built:	2018
Living Area:	2,108
Replacement Cost:	$557,111
Building Percent Good:	95
Replacement Cost Less Depreciation:	$529,300

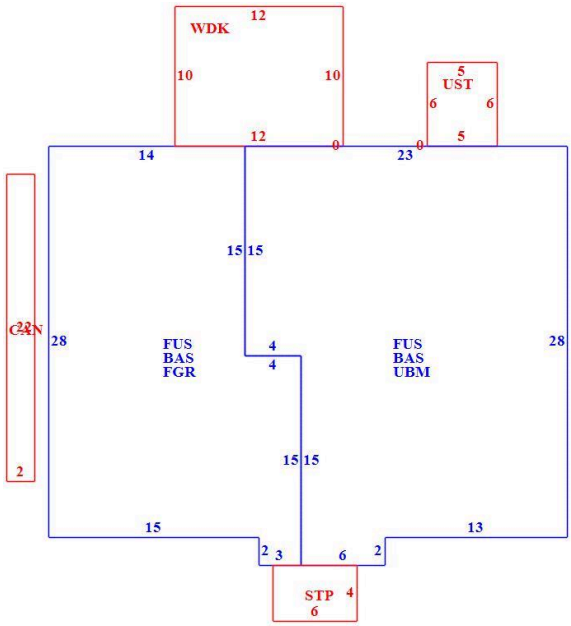
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	7
Bath Style:	Modern
Kitchen Style:	Modern
Location Adj	

Building Photo



(https://images.vgsi.com/photos/HooksettNHPhotos//\00\02\16\67.jpg)

Building Layout



(ParcelSketch.ashx?pid=105404&bid=103806)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,054	1,054
FUS	Upper Story, Finished	1,054	1,054
CAN	Canopy	44	0
FGR	Garage, Frame	450	0
STP	Stoop	24	0
UBM	Basement, Unfinished	604	0
UST	Utility, Storage, Unfinished	30	0
WDK	Deck, Wood	120	0
		3,380	2,108

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	GAS FIREPLACE	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	MDR
Neighborhood	70
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.58
Frontage	
Depth	
Assessed Value	$181,900

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV3	ASPHLT PARKING SPC			1.00 UNIT	$700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$518,500	$181,900	$700,400
2023	$518,500	$181,900	$700,400
2022	$331,100	$116,600	$447,700

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TOWN OF HOOKSETT

10/27/2025

Bill Information

Bill Number:	380676
Description:	Tax Bill
Property ID:	0049-0058-0053
Owner:	BRAYTON FAMILY REV TRUST
Address:	135 BROOKVIEW DRIVE
Bill Date:	11/13/2024
Due Date:	12/20/2024

Bill Amount:	$6,283.00
Interest:	$0.00
Costs:	$0.00
Total:	$6,283.00
Payments:	$6,283.00
Balance Due:	$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	11/13/2024	2024	2	$6,283.00
Payment	12/18/2024	2024	2	($6,283.00)

TOWN OF HOOKSETT

10/27/2025

Bill Information

Bill Number:	374091
Description:	Tax Bill
Property ID:	0049-0058-0053
Owner:	BRAYTON FAMILY REV TRUST
Address:	135 BROOKVIEW DRIVE
Bill Date:	6/11/2024
Due Date:	7/22/2024

Bill Amount:	$5,596.00
Interest:	$0.00
Costs:	$0.00
Total:	$5,596.00
Payments:	$5,596.00
Balance Due:	$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	6/11/2024	2024	1	$5,596.00
Payment	7/10/2024	2024	1	($5,596.00)

TOWN OF HOOKSETT

10/27/2025

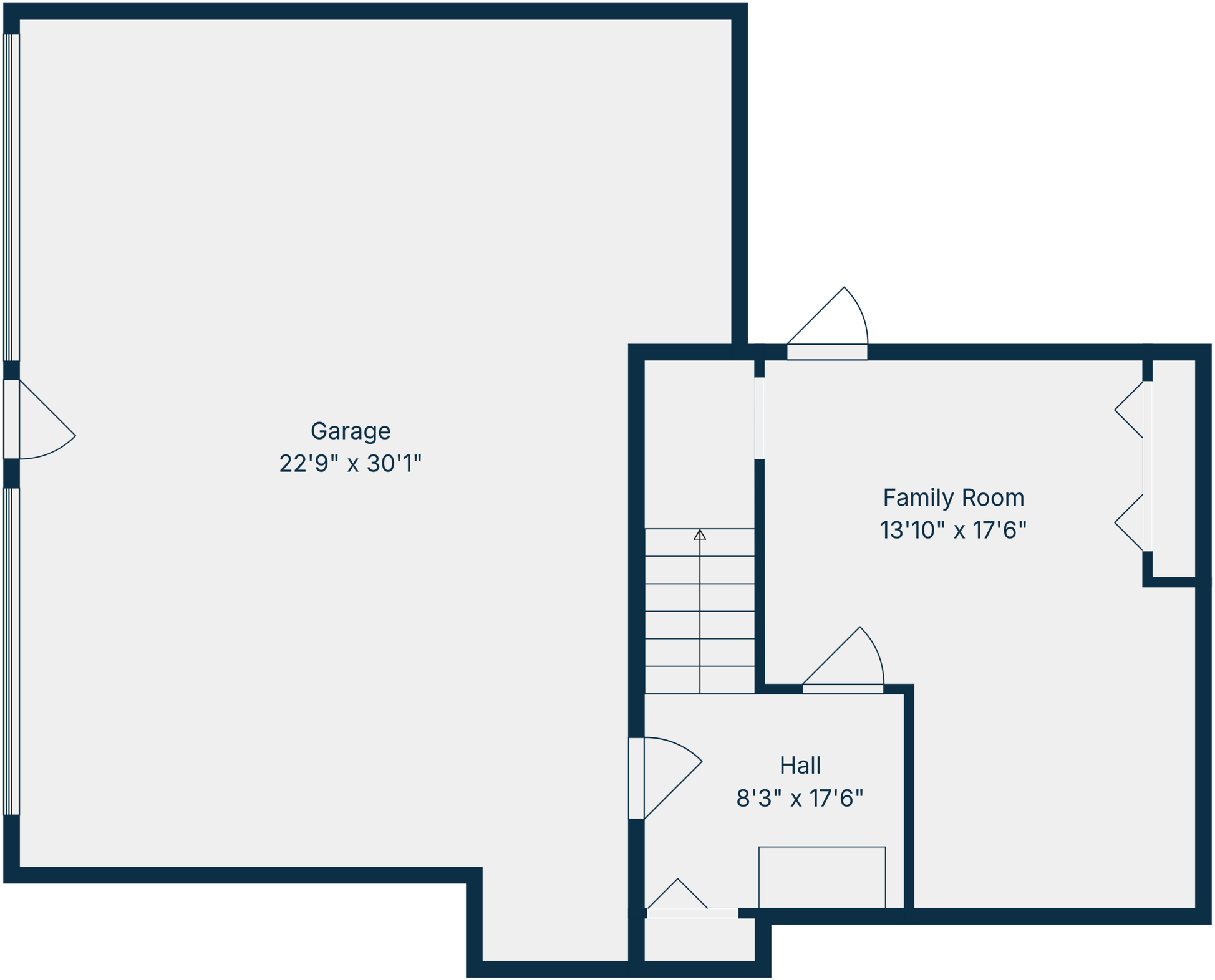
Bill Information

Bill Number:	387863
Description:	Tax Bill
Property ID:	0049-0058-0053
Owner:	BRAYTON FAMILY REV TRUST
Address:	135 BROOKVIEW DRIVE
Bill Date:	6/9/2025
Due Date:	7/9/2025

Bill Amount:	$5,939.00
Interest:	$0.00
Costs:	$0.00
Total:	$5,939.00
Payments:	$5,939.00
Balance Due:	$0.00

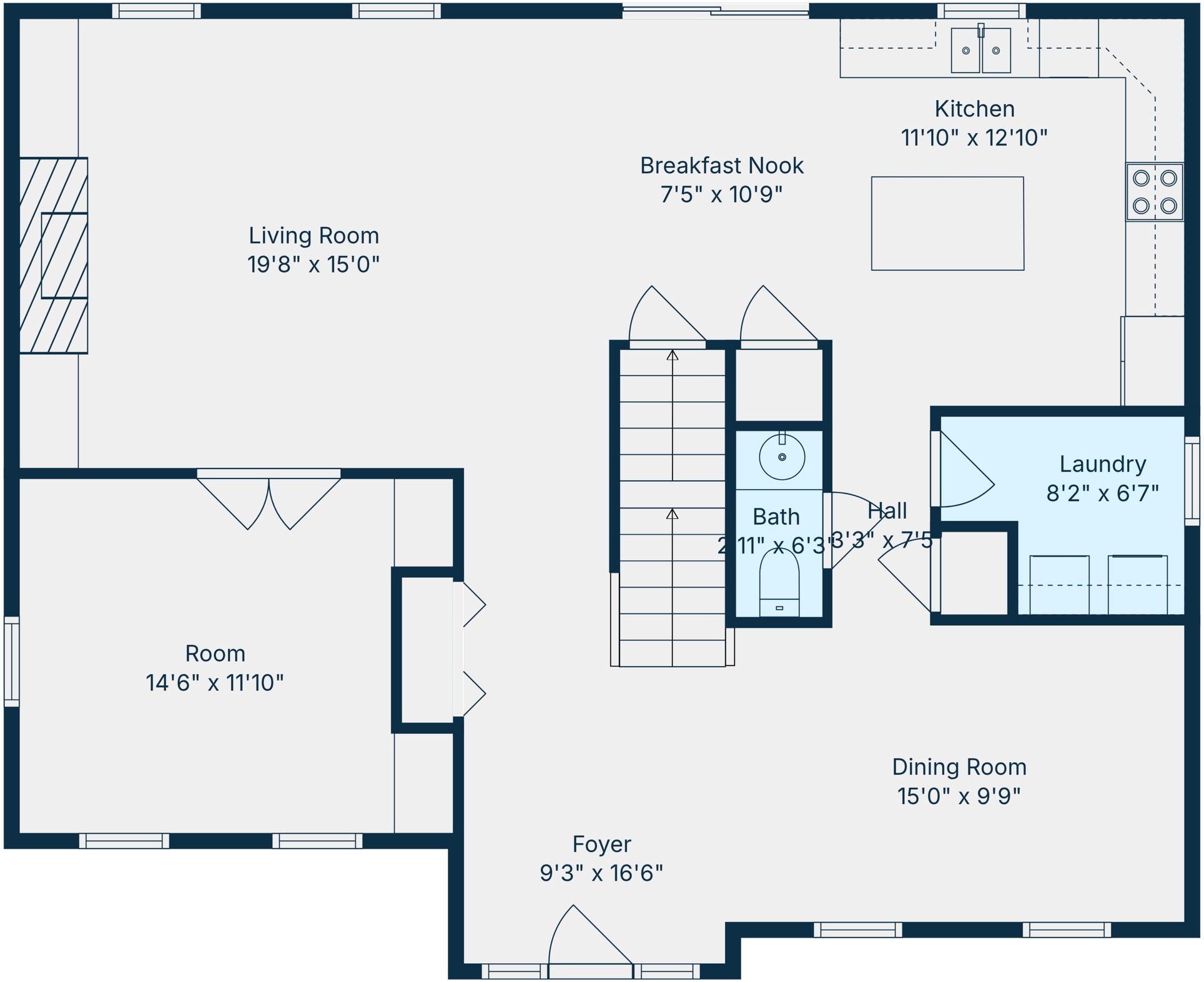
Details

Description	Date	Tax Year	Period	Amount
Tax Bill	6/9/2025	2025	1	$5,939.00
Payment	7/8/2025	2025	1	($5,939.00)



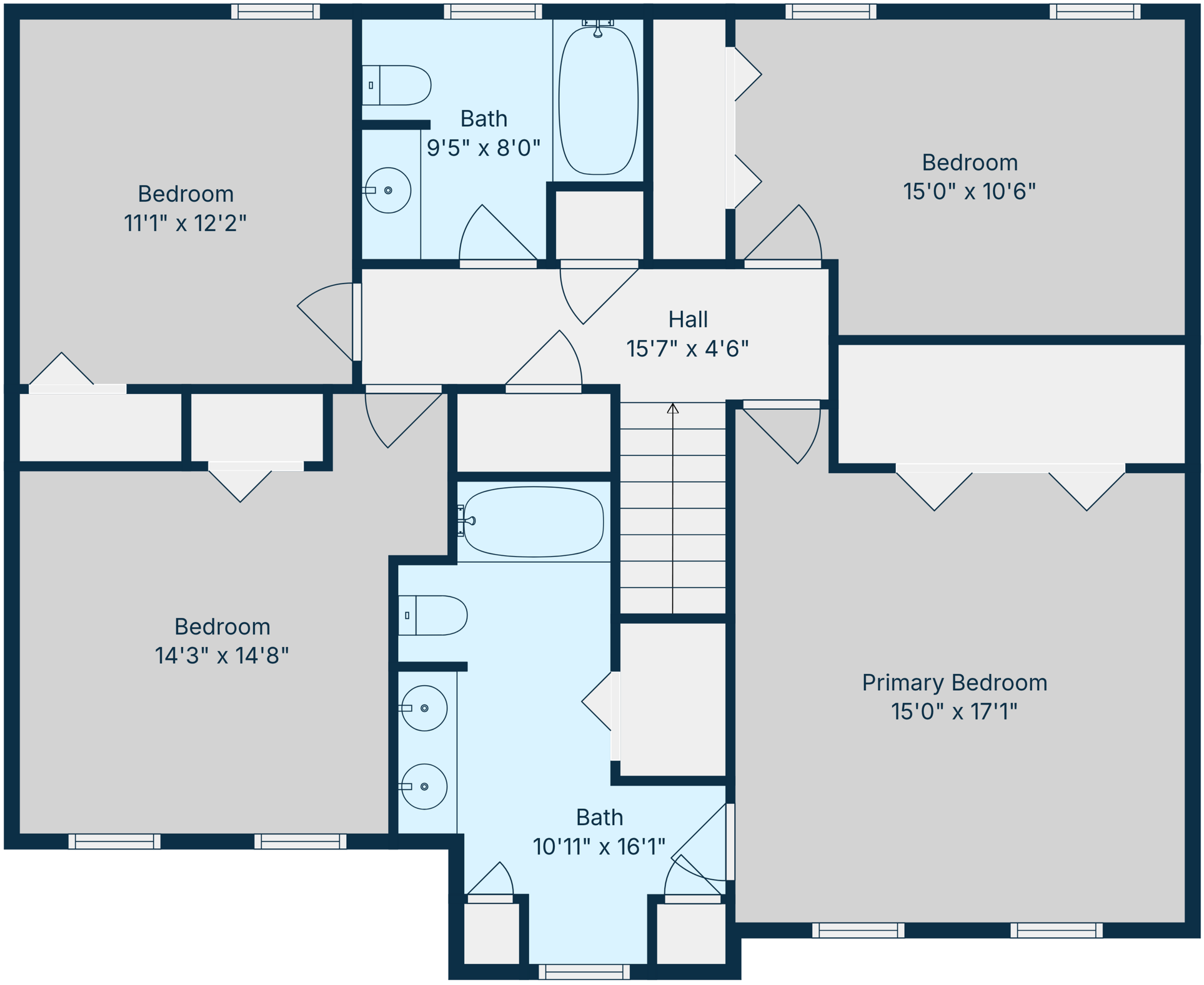
TOTAL: 2591 sq. ft
FLOOR 1: 316 sq. ft, FLOOR 2: 1137 sq. ft, FLOOR 3: 1138 sq. ft
EXCLUDED AREAS: GARAGE: 577 sq. ft, WALLS: 224 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 2591 sq. ft
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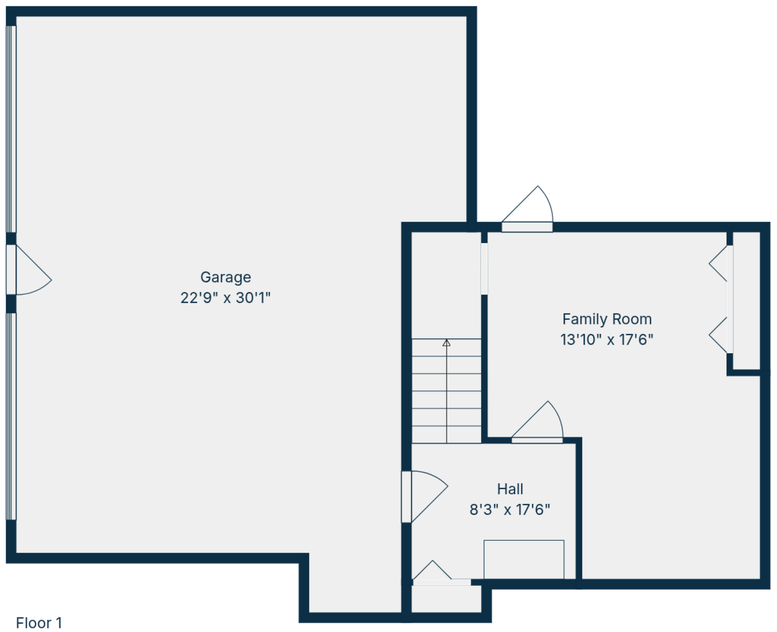


TOTAL: 2591 sq. ft

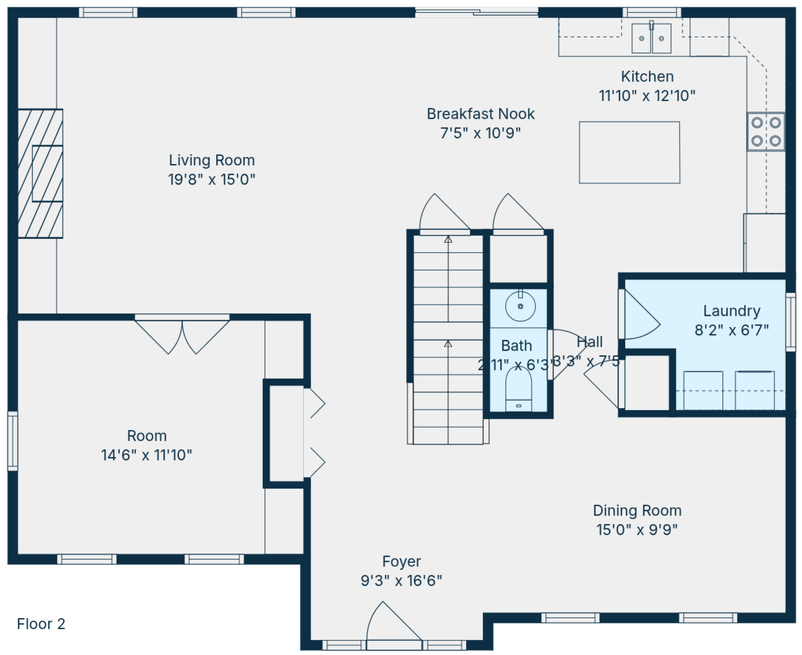
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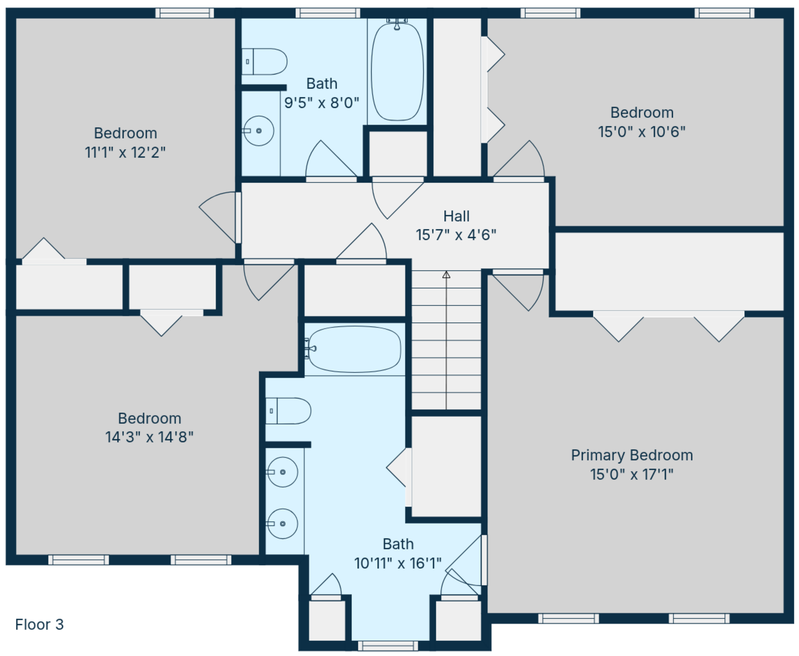
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Floor 1



Floor 2



Floor 3

TOTAL: 2591 sq. ft

FLOOR 1: 316 sq. ft, FLOOR 2: 1137 sq. ft, FLOOR 3: 1138 sq. ft

EXCLUDED AREAS: GARAGE: 577 sq. ft, WALLS: 224 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Hooksett, NH

1 inch = 69 Feet

0 69 138 207

August 1, 2025

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Precision Mapping. Geospatial Solutions.
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