

126 Coolidge Farm Road - Squam Lake

277' of Waterfront | 1.4 Acres | 1712 Square Feet | 4 Bedrooms | 2 Baths

Set on the highly sought-after Northeastern shore of Squam Lake, this classic lake cottage offers 277 feet of waterfront and a deep water dock on Sandwich Bay. Custom built in 1969, the property offers the simplicity of a traditional Squam Lake retreat. Positioned above the shoreline to take full advantage of its setting, the home enjoys southerly views across the lake toward Eagle Cliff and Red Hill. Morning light fills the property, while a full-length deck extends the living space outdoors.

At the heart of the home is a warm and welcoming living room with rich wood-paneled walls, hardwood floors, a cathedral ceiling and wood-burning fireplace. A wall of windows and sliders draws your eye toward the water and opens directly to the deck. The main level also includes a galley-style kitchen, two bedrooms and a full bath.

The walk-out lower level offers additional bedrooms, a three-quarter bath and bonus room, with direct access to the patio and grounds. A wooded path winds down to the shoreline and deep water dock, creating a wonderful transition from cottage to lake.



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All information provided is deemed reliable but is not guaranteed and should be independently verified. 080117 (NH)

STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

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No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Residential	Single Family	**126 Coolidge Farm Road**				Listed: 10/8/2026	$2,990,000
5113523	Active	**Sandwich**	**NH 03227**	Unit/Lot		Closed:	



Virtual Tour URL Unbranded

County NH-Carroll
Village/Dist/Locale
Property Condition Existing
Year Built 1969
Architectural Style Contemporary
Color
Total Stories 1.75
Zoning F1 RES WTRFRNT
Taxes TBD No
Tax Annual Amount $26,161.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 1.40
Lot Size Square Feet 60,984
Common Land Acres
Basement No
Basement Access Type

Rooms Total 7
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $3,367.12
Above Grade Finished Area 888
AGFinSrc Public Records
Above Grade Unfinished Area 0
AGUnfinSrc Public Records
Below Grade Finished Area 824
BGFinSrc Public Records
Below Grade Unfinished Area 64
BGUnfinSrc Public Records
Total Finished Area 1,712
Days On Market 0
Activation Date

Public Remarks Set on the highly sought-after Northeastern shore of Squam Lake, this classic lake cottage offers 277 feet of waterfront and a deep water dock on beautiful Sandwich Bay. Custom built in 1969 and cherished by the same family ever since, the property offers the simplicity of a traditional Squam retreat and is now ready for its next stewards. Positioned above the shoreline to take full advantage of its setting, the four-bedroom home enjoys southerly views across the lake toward Eagle Cliff and Red Hill. Morning light fills the property, while a full-length deck extends the living space outdoors, an inviting spot for coffee as the day begins, gathering with family and friends, or simply enjoying the ever-changing views of the lake. The heart of the home is a warm and welcoming living room with rich wood-paneled walls, hardwood floors, a cathedral ceiling and wood-burning fireplace. A wall of windows and sliders draws your eye toward the water and opens directly to the deck. The main level also includes a galley-style kitchen, two bedrooms and a full bath. The walk-out lower level provides two additional bedrooms, a three-quarter bath and bonus room, with direct access to the patio and grounds. A large shed offers plenty of storage for the boats, paddles and gear that naturally come with life on Squam. From the house, a wooded path winds down to the shoreline and deep water dock, creating a wonderful transition from cottage to lake. Sandwich Bay is one of the more open and easily accessible areas of Squam, offering straightforward boating with relatively few buoys to navigate. The town beach and boat launch are also conveniently nearby. Beyond the lake, the property is close to the heart of Center Sandwich and all that makes this community so special; Old Home Week, the weekly farmers market, Sandwich Home Industries, local galleries, restaurants, the library, and town tennis and pickleball courts.
Directions

Waterfront Property Yes
Water View Yes
WaterAcess Yes
WaterRestr Unknown
WtrFrnLgth 277

Water Body Name Squam Lake
Water Body Type Lake
Water Access Details Deep Water Access
Waterfront Property Rights Exclusively Owned

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
PropTaxRel
Flood Zone Unknown
Land Gains

Time/Frac No
T/FOwnAmt
T/FOwnTyp
Resort No
Seasonal No
Special Listing Condition None

Map 241
Block 0
Lot 3
SPAN Number
Property ID
Deed Recorded Type Warranty
Deed Book 1843
Deed Page 457
Total Deeds

SchDistrct Inter-Lakes Coop Sch Dst
SchElem Sandwich Central School
SchMiddle InterLakes Middle School
SchHigh InterLakes High School

Lot Features Country Setting, Mountain View, Sloping, Wooded
Construction Materials Wood Frame, T1-11 Exterior
Foundation Details Concrete, Concrete Slab
Roof Architectural Shingle
Appliances Dishwasher, Electric Range, Refrigerator, Exhaust Fan
Flooring Carpet, Hardwood
Utilities Telephone Available

Cooling None
Electric 100 Amp Service, Circuit Breaker(s)
Heating Forced Air
Sewer 1000 Gallon, Leach Field, Private, Septic
Water Source Drilled Well
Exterior Features Boat Slip/Dock, Garden Space, Natural Shade, Outbuilding, Patio, Shed
Interior Features Cathedral Ceiling, Dining Area, 1 Fireplace, Natural Light

Garage No
Garage Capacity
Driveway Dirt

Road Frontage Type Gravel, Public
Road Frontage Yes
Road Frontage Length 215

Exclusions

Right of First Refusal

Development / Subdivision
Planned Unit Development
Covenants Unknown
Easements Yes

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
Fee Frequency
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 Unknown
Surveyed By
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 Building Verification Type
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 Building Verification Type 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 Building Verification Type 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



Meg Wardlaw Marsland

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LandVest, Inc./New Hampshire
Off: 603-228-2020









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Listed By:
Meg Wardlaw Marsland - LandVest, Inc./New Hampshire

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:** Asquam Lakes LLC
2. **PROPERTY LOCATION:** 126 Coolidge Farm Rd, Center Sandwich, NH 03227
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 57 years. seasonally
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: 50 feet from left rear corner of foundation
Installed By: unknown Date of Installation: unknown, ca. 1969
What is the source of your information? 9/3/2026 property inspection

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 9/3/2026
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: ☒ Location Unknown. Date of Installation: unknown, ca. 1969
Date of Last Servicing: 7/28/2023 Name of Company Servicing Tank: Lamprey
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: Septic system, especially D-box, requires further inspection

SELLER(S) INITIALS ALLLC / TT BUYER(S) INITIALS ____ / ____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: front yard Size: unknown ☒ Unknown
Date of installation of leach field: unknown, ca. 1969 Installed By: unknown
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: 9/3/2026
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	☐	☐	n.a. ☐			☐
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 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 ALLC / CT **BUYER(S) INITIALS** _____ / _____

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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: restriction in deed against further subdivision
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: ½ share in Upper Asquam Farms road association (approx. $400 annual maintenance fee)
What is your source of information? John Coolidge

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 shed, ca. 1987 If YES, Explain: roof should be replaced; electrical was repaired, 9/2026

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

h. How is the property zoned? single-family residential

i. **Heating System** Age: 32 Type: forced air Fuel: oil Tank Location: exterior; lower level
Owner of Tank: Asquam Lakes LLC
Annual Fuel Consumption: unknown Price: _____ Gallons: _____
Date system was last serviced and by whom? unknown
Secondary Heat Systems: n.a.
Comments: _____

j. **Roof** Age: unknown Type of Roof Covering: architectural asphalt/fiberglass
Moisture or leakage: none presently
Comments: _____

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k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: no active water intrusion
Comments: _____

l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: unknown Problems? _____
Comments: cleaning and inspection recommended

m. **Plumbing** Type: copper water distribution Age: unknown
Comments: leaks observed in distribution near pressure tank

n. **Domestic Hot Water** Age: 37 Type: electric Gallons: 40

o. **Electrical System** # of Amps 100 amp panel ☒ Circuit Breakers ☐ Fuses
Comments: system evaluated and upgraded, 9/2026; GFCI outlets added
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: n.a.
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: rodent
Comments: remediation efforts current, 9/2026

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: n.a. Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. **Pool** Age: n.a. 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: Netafy wireless

w. **Other** (e.g. Alarm System, Irrigation System, etc.) no
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 ALLC / TJ 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:

Electrical and pest control updates, 9/2026, attached

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).

[signature] Aspen Lakes LLC, 10/7/25
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 ALLLC / TO

BUYER(S) INITIALS _____ / _____

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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

Property Address: 126 Coolidge Farm Rd., Center Sandwich, NH 03227

LEAD WARNING STATEMENT

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgement (initial)

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

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

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

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

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

Agent's Acknowledgement (initial)

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

Certification of Accuracy

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

Seller [signature] Meryan Meadowcrest Lakes LLC	Date 10/7/25	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

126 Coolidge Farm Road

Electrical Update

Panel is 100amps.

Here is a list of what the electrician took care of:

- Updated all smoke detectors

- Installed GFI outlets at kitchen counter

- installed GFI outlets with weatherproof covers, to replace the existing non GFI outlets at the house exterior

- Replaced GFI outlets in the shed

- Corrected grounding inside the main electrical panel. Also installed two-pole breaker, where there were two single breakers attached together with a nail.

- Installed covers on open junction boxes found in the utility room

Road assessment information

UAF, Upper Asquam Farms, is the road association, which back in the 1920's when JRC 1st, divided up his estate. That was the original name of the Farm (now Coolidge Farm) and in the '20's the five brothers granted themselves unrestricted access to all the roads with the estate (as it had been decided up amoung them) this access now extends to all the properties along the roads. UAF has continued as the road association and that's what I've been managing for the last many years. We collect funds from everyone to support the ongoing maintenance. A perspective buyer will have a 1/2 share (roughly $400 per year) to help offset the Family roads maintenance.

Winni Pest Solutions

78 Plymouth Street
Meredith, NH 03253

https://www.winnipestsolutions.com

INVOICE

Thayer Tolles
126 Coolidge Farm Road
Sandwich, NH 03227

SERVICE ADDRESS

126 Coolidge Farm Road
Thayer Tolles
126 Coolidge Farm Road
Sandwich, NH 03227

PRIMARY CONTACT

Thayer Tolles
(917) 774-5054 Mobile

ACCOUNT# 7138

INVOICE 23085 09/28/2026

ITEM	COST	QTY	PRICE
Inspection			
New Rodent Control Program (4x per year)	$300.00	1	$300.00

To control the mice and rat population, we use rodenticides. Bait stations have been installed around the perimeter of the house, and we have also baited any unfinished areas inside.
We will return in **one month** for the first follow-up visit to check all exterior bait stations (**$58**). After that, our **quarterly service rotation** will be **$115 per visit**
NOTE: Please call if house is still for sale and you would like service to be continued.

When paying with Credit Cards, please expect a surcharge

Terms
Payment is due on receipt.

Notes
Thank you for your business.

Service Date: 09/28/2026

Subtotal	$300.00
Total	$300.00
Amount Paid	$0.00
Amount Due	**$300.00**
Account Balance	$0.00
Balance Due	**$300.00**

NEW: TickGuard Plus — Seasonal tick protection for your yard
Save $252 with our seasonal plan

Let us know if you're interested in TickGuard Plus, receiving invoices by email, and/or enrolling in Auto-Pay.
Call or email us at (603) 630-9209 or Daniele@winnipestsolutions.com

MATERIAL / EPA #	UNIT	METHOD	LOCATION	TARGET	# OF BAIT STATIONS
Final All Weather Blox 12455-89	13 oz	Rodent Bait Station	Home Exterior, Home Interior, Basement, Utility or Storage Closet	Mice	7

SEACOAST ANALYTICAL SERVICES

Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: September 9, 2026

Reference #: S090426ZN

Client: Russell Inspection Services

Water location: 126 Coolidge Farm Road
Sandwich, NH

ANALYTICAL REPORT

Test Method	ANALYTE (mg/L) = milligrams per liter (µg/L) = micrograms per liter	EPA MAXIMUM recommended concentration	NEW HAMPSHIRE MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	4.0	< 0.50	-	-
EPA 300.0	Chloride (mg/L)	250	250	< 10	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	1.0	< 0.50	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	10.0	< 1.0	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	(6.5 - 8.5)	8.1 @ 15 °C	-	-
SM 2340B	Hardness (mg/L)	No limit	No limit	69.7	-	-
EPA 200.8	Sodium (mg/L)	No limit	250	4.8	-	-
EPA 200.8	Iron (mg/L)	0.300	0.300	0.328	-	X
EPA 200.8	Manganese (mg/L)	0.050	0.050	0.006	-	-
EPA 200.8	Copper (mg/L)	1.30	1.30	< 0.050	-	-
EPA 200.8	Lead (mg/L)	0.015	0.015	< 0.001	-	-
EPA 200.8	Arsenic (mg/L)	0.010	0.005	0.0014	-	-
EPA 200.8	Uranium (µg/L)	30.0	30.0	0.66	-	-
Colisure	Total Coliform Bacteria	absent	absent	absent	-	-
Colisure	E. Coli Bacteria	absent	absent	absent	-	-

THE TESTED PARAMETERS MEET FEDERAL AND STATE PRIMARY DRINKING WATER STANDARDS. (www.epa.gov/dwreginfo/drinking-water-regulations) Secondary standards measure the aesthetic quality of the water and if exceeded should not affect healthy individuals. Analytes which exceed the recommended concentration or range are indicated with an X under the primary or secondary column above. Nitrate-N/nitrite-N should be analyzed within 48 hours of collection. Samples tested after this time period may not yield accurate results. pH should ideally be measured at the time of collection. Reported pH may differ from field measurement. This report relates only to the sample received.

Date/time sampled: 09/03/26 11:30
EPA 300.0 analysis: 09/05/26 10:12
Colisure analysis: 09/04/26 16:32
EPA 200.8 analysis: 09/09/26
EPA 150.1 analysis: 09/04/26 16:35
Date rec'd: 09/04/26 Temp (°C) rec'd: 11 On Ice: Y
Client email: prinspects@yahoo.com

THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.

SEACOAST ANALYTICAL SERVICES is a NELAP Accredited Laboratory in NH #1733 and ME #NH00043. Please refer to our website at seacoastanalytical.com for a copy of our current certificates and accredited parameters. This sample was received and analyzed in compliance with the NELAC Institute requirements. Please call with questions regarding this analysis.

Katy Anderson, Technical Director

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Bryant F. Tolles, Jr. and Carolyn K. Tolles, husband and wife, of 1002 Kent Road, Wilmington, DE 19807, for consideration paid, grant to Asquam Lakes, LLC, a Delaware limited liability company with a mailing address of 126 Coolidge Road, Center Sandwich, NH 03227, with Warranty Covenants:

A certain tract or parcel of land, with the buildings thereon, situated in Sandwich, Carroll County, New Hampshire, and being more particularly bounded and described as follows:

Beginning at the northwesterly corner of the granted premises at an iron pipe on the southerly side of Coolidge Road, and at the corner of land formerly of Anna Coolidge as determined by boundary line agreement;

Thence running N 78 degrees 51' E 38.27' by the southerly side of said road to a point;

Thence running N 71 degrees 06' E 122.50' along said road to an iron pipe;

Thence continuing by said road N 69 degrees 09' E 17.81' to an iron pipe;

Thence still by said road N 62 degrees 08' E 37.40' to an iron pipe at land now or formerly of Henry H. Richards, et al;

Thence along land of said Richards, et al S 01 degrees 07' W 250.65' to an iron pipe near the shore of Squam Lake;

Thence running S 01 degrees 07' W a short distance to the shore of the lake;

Thence running along the shore of the lake in a southwesterly direction as it runs 277', more or less, to a point on the lake;

Thence running N 00 degrees 57' E a short distance to an iron pipe, the tie courses between the last two iron pipes near the shore of the lake being:

S 40 degrees 27' W 51.62' (to an iron pipe),
S 40 degrees 21' W 24.80' (to an iron pipe),
S 53 degrees 20' W 192.69' (to the last mentioned iron pipe);

Thence running N 00 degrees 57' E 353.00' to the iron pipe at the point of beginning.

Reference may be had to plan entitled "Richards Land for Conveyance to Tolles & Anna Coolidge, Sandwich, NH 11-2-67 Revised 6-18-68, 1"=30' R.B. Merriman, Surveyor" and to plan entitled "Land of Tolles, Parcels 1, 2 & 3, Sandwich, N.H." by J.R. Blais Associates, Surveyors and Engineers, dated 1-3-72.

The above premises is conveyed subject to the restriction that it may not be subdivided.

RECEIVED
CARROLL COUNTY REGISTRY
1999 DEC 27 PM 2:38
REGISTER OF DEEDS

019489

BK1843 PG457

Meaning and intending to describe and convey the same premises conveyed by deed of Bryant F. Tolles, Jr., to Bryant F. Tolles, Jr., and Carolyn K. Tolles dated August 3, 1992, recorded at Carroll County Registry of Deeds on August 13, 1992 at Book 1496, Page 70.

The above premises is not homestead property.

This transfer is exempt from transfer taxes pursuant to the provisions of RSA 78-B:2, IX.

Executed this 21st day of December, 1999.

Bryant F. Tolles, Jr.

Carolyn K. Tolles

STATE OF: Delaware
COUNTY OF: New Castle

Personally appeared the above named Bryant F. Tolles, Jr., who acknowledged foregoing for the purposes set forth therein.

Dated: December 21, 1999

Notary ~~Public~~
My commission expires: N/A

Wm. B. du Pont, Jr.
Delaware Attorney
Notarial Officer

STATE OF: Delaware
COUNTY OF: New Castle

Personally appeared the above named Carolyn K. Tolles, who acknowledged foregoing for the purposes set forth therein.

Dated: December 21, 1999

Notary ~~Public~~
My commission expires: N/A

Wm. B. du Pont, Jr.
Delaware Attorney
Notarial Officer

BK 1848 PG 458

Print Now

Parcel ID: 241/3/0/0/0 (CARD 1 of 1)
Owner: ASQUAM LAKES LLC
Location: 126 COOLIDGE FARM ROAD
Acres: 1.400

General

Valuation	
Building Value:	$161,800
Features:	$17,800
Taxable Land:	$2,648,600
Card Value:	$2,828,200
Parcel Value:	$2,828,200

Review Property Taxes Online

Listing History

List Date	Lister
11/02/2024	JCIR
03/03/2022	JJRE
10/18/2019	JJIR
11/13/2017	JJRM
09/20/2013	LOPH

Notes: CNOF; STAINED; WOODED ROCKY SHORELINE; 3X10 DEK-P IS ATT TO SHEDS; OKB; ORIG WINDOWS; PATIO = SLATE BLOCKS;LAKE FRNTG 277'(26'GIS); INFO OVER PHONE 2013 PHONE INFO: ADJ'D BTH CT. WALLS ALSO KNOTTY PINE. DOWNSTAIRS BDRMS EACH HAVE A FPL - NON-FUNCTIONAL - DECORATIVE ONLY. 2017ML: ADJ'D DEX SIZE. 19IR:ADJ'D STYLE TO RANCH(OLD PID:R20-60); 24IR: INFO ONLY

Sales

There Are No Sales For This Card

Land

Size: 1.400 Ac.
Zone: 04 - SHR-SHORELAND
Neighborhood: AVERAGE
Land Use: 1F RES WTRFRNT

Site:
Driveway:
Road:

Taxable Value: $2,648,600

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	1.400 AC	2,788,000	E	100	100	100	100	95 B	100	2,648,600	0	N	2,648,600	

Building

1.00 STORY FRAME RANCH Built In 1969

Roof:	GABLE OR HIP	**Bedrooms:**	4	**Quality:**	AVG
	ASPHALT	**Bathrooms:**	2.0	**Size Adj.**	1.1240
Exterior:	PREFAB WD PNL/T1-11	**Fixtures:**	6	**Base Rate:**	135.00
		Extra Kitchens:	0	**Building Rate:**	1.0903
Interior:	WOOD PANEL	**Fireplaces:**	0		
	PLASTERED	**Generators:**	0	**Sq. Foot Cost:**	147.19
Flooring:	CARPET	**AC:**	NO	**Effective Area:**	1,357
	HARDWOOD				
Heat:	OIL				
	FA DUCTED			**Cost New:**	$199,737

Depreciation

Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
AVERAGE 19%	0%	0%	0%	0%	19%	$161,800

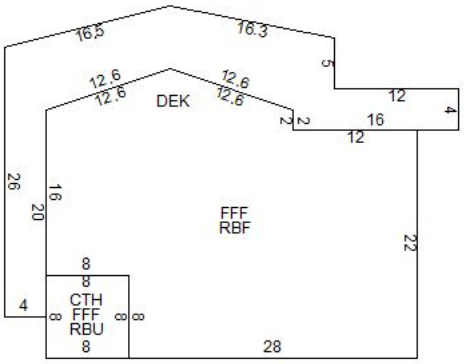
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 3-STAND	1		100	9750.00	100	$9,750	
DECK	30	3 x 10	400	12.00	50	$720	
SHED-WOOD	128	8 x 16	185	14.00	90	$2,984	
PATIO	144	6 x 24	171	12.00	30	$886	
SHED-WOOD	192	12 x 16	143	14.00	90	$3,459	
					Total:	**$17,800**	

Photo



Sketch



Code	Description	Area	Eff Area
CTH	CATHERDRAL CEILING	64	6
FFF	FST FLR FIN	888	888
RBU	RAISED BSMNT UNFIN	64	16
RBF	RAISED BSMNT FIN	824	412
DEK	DECK/ENTRANCE	352	35
	Totals		**1,357**

Printed on 09-22-26

Displaying results for Property ID: 241/3/0/0/0.

Due amounts reflect interest as of 9/22/2026. Change Date

The total due on this page is $0.00.

Show Unpaid Only ☐

Invoice Number: 2026P01001005 Print

Current Owner	ASQUAM LAKES LLC	Due Date	7/2/2026
Current Owner 2		Bill Amount	$13,066.00
Billed Owner	ASQUAM LAKES LLC		
Location	126 COOLIDGE FARM ROAD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	241/3/0/0/0	Penalties	$0.00
Acres	1.4	**Total Due**	**$0.00**

The Net Assessment was $2,828,200 at the time of this bill. Assessment ▼

Transactions ▼

Invoice Number: 2025P02001002 Print

Current Owner	ASQUAM LAKES LLC	Due Date	12/23/2025
Current Owner 2		Bill Amount	$13,378.00
Billed Owner	ASQUAM LAKES LLC		
Location	126 COOLIDGE FARM ROAD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	241/3/0/0/0	Penalties	$0.00
Acres	1.4	**Total Due**	**$0.00**

The Net Assessment was $2,828,200 at the time of this bill. Assessment ▼

Transactions ▼

Invoice Number: 2025P01001001 Print

Current Owner	ASQUAM LAKES LLC	Due Date	7/1/2025
Current Owner 2		Bill Amount	$12,783.00
Billed Owner	ASQUAM LAKES LLC		
Location	126 COOLIDGE FARM ROAD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	241/3/0/0/0	Penalties	$0.00
Acres	1.4	**Total Due**	**$0.00**

The Net Assessment was $2,828,200 at the time of this bill. Assessment ▼

Transactions ▼

Invoice Number: 2024P02000907 Print

How Can I Pay My Bill?
By Mail:
PO Box 194
Ctr. Sandwich, NH 03227

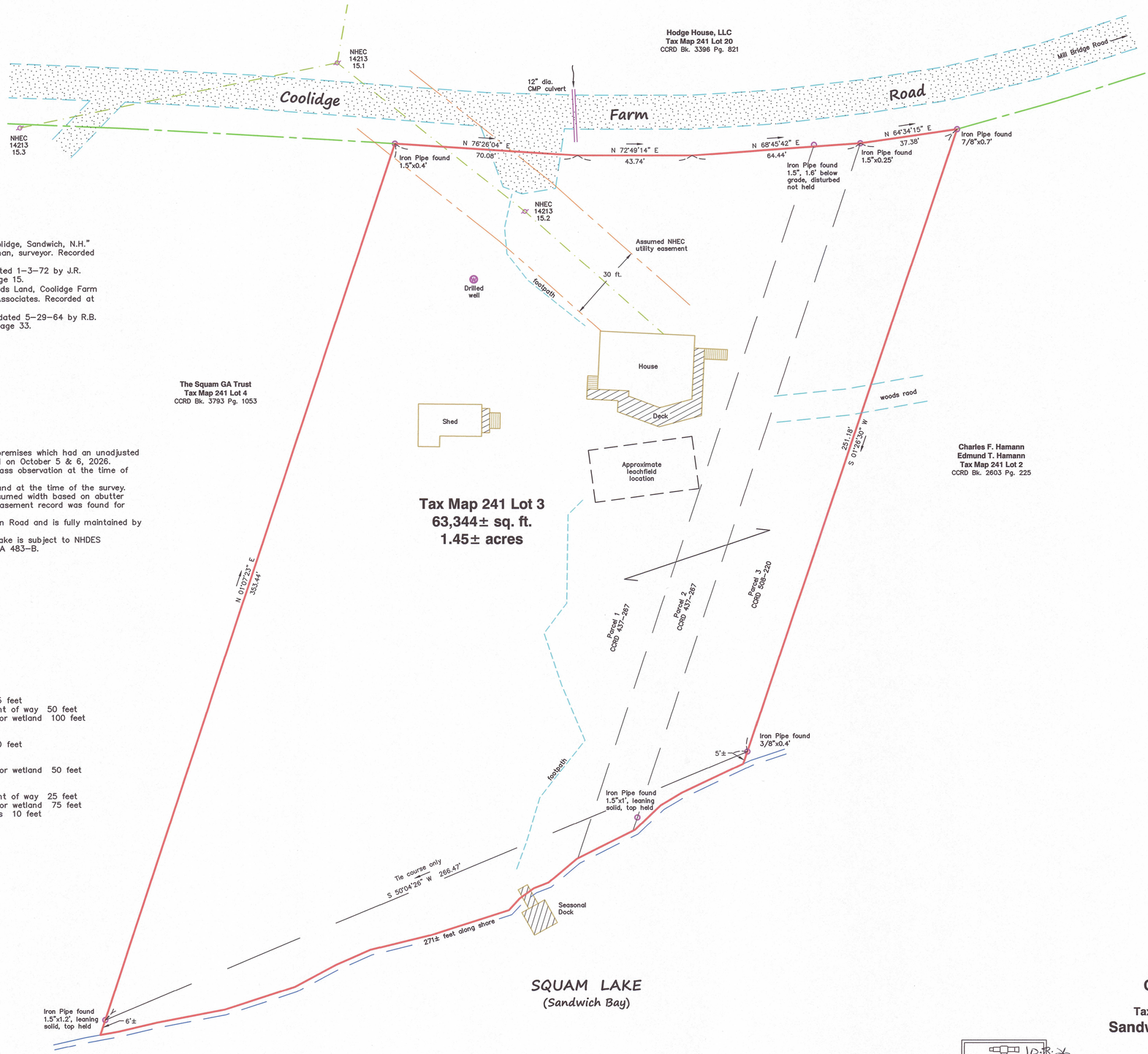
In Person:
8 Maple Street
Ctr. Sandwich, NH

Secure DROP BOX
(back door; top of ramp)

BILL PAY direct from your Bank account:
TOWN OF SANDWICH
PO BOX 194
SANDWICH, NH 03227

Office hours are:
Tuesday & Thursday
8:00am to 5:30pm

Cash or Checks Only



Plan References:

1. "Richards Land For Conveyance To Tolles & Anna Coolidge, Sandwich, N.H." dated 11–21–67 and revised 6–18–68 by R.B. Merriman, surveyor. Recorded at CCRD Plan Book 12 Page 86.
2. "Land Of Tolles, Parcels 1, 2 & 3 Sandwich, N.H." dated 1–3–72 by J.R. Blais Associates. Recorded at CCRD Plan Book 21 Page 15.
3. "Land Surveyed For Hamman, Portion Of Tudor Richards Land, Coolidge Farm Road, Sandwich, N.H." dates 4–13–73 by J.R. Blais Associates. Recorded at CCRD Plan Book 24 Page 18.
4. "H.H. Richards To Anna L. Coolidge, Sandwich, N.H." dated 5–29–64 by R.B. Merriman, surveyor. Recorded at CCRD Plan Book 7 Page 33.

Deed References:

Carroll County Registry of Deeds Book 1843, Page 457.
Carroll County Registry of Deeds Book 508, Page 220.
Carroll County Registry of Deeds Book 437, Page 267.

Notes:

1. This plan is based on a total station survey of the premises which had an unadjusted precision of 1:84,037. The field survey was conducted on October 5 & 6, 2026.
2. North orientation is local magnetic based on a compass observation at the time of the survey.
3. All corner monuments and lot improvements were found at the time of the survey.
4. The thirty foot wide utility easement shown is an assumed width based on abutter easements of record and utility standard width. No easement record was found for this property.
5. This section of Coolidge Farm Road is a class V Town Road and is fully maintained by the Town.
6. Any construction on this lot within 250 feet of the lake is subject to NHDES shoreland protection rules and permitting, see NH RSA 483–B.

Zoning Information:

District RR– Rural/Residential
SH– Shoreland Overlay
Minimum lot size– 100,000 sq. ft. of unrestricted area
Minimum road frontage– 160 feet

Zoning Setback Requirements:

Principal structure, Accessory Dwelling Unit & Bunkhouse/Sleeping Cabin–
- centerline of any road or street 75 feet
- side or back lot line or edge of right of way 50 feet
- high water mark of a lake, stream or wetland 100 feet

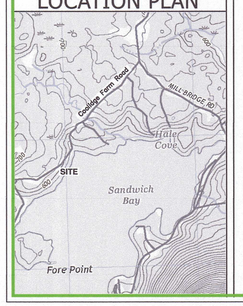
Accessory structures–
- centerline of any road or street 40 feet
- side or back lot line 25 feet
- edge of right of way 15 feet
- high water mark of a lake, stream or wetland 50 feet

Septic systems–
- side or back lot line or edge of right of way 25 feet
- high water mark of a lake, stream or wetland 75 feet
- toe of leachfield slope from lot lines 10 feet

Legend

- utility pole
- overhead utility line
- NHEC — New Hampshire Electric Cooperative
- CCRD — Carroll County Registry of Deeds
- gravel road/drive

LOCATION PLAN



"I certify that this plat (shows the property lines that are the lines of existing ownership) is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown". RSA 676:18(III).

"Further, I certify that I have filed a copy of this plan with the Planning Board of Sandwich, NH in accordance with RSA 676:18(IV)."

10-3-26
Date
James M. Hambrook, LLS NH#840

Hambrook Land Surveying
Land Surveying - Land Planning - Consulting
2 Skinner Street PO Box 392 Center Sandwich, NH 03227
Phone (603) 284-6320

10-3-26
STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 840 JAMES M. HAMBROOK
Signature

I hereby certify that this plan was prepared by me or those under my direct supervision.

Boundary Plan of Land Owned By Asquam Lakes, LLC

(39 Dwinell Drive, Concord, NH 03301)

Tax Map 241 Lot 3 - 126 Coolidge Farm Road

Sandwich, Carroll Co., NH October 2026

By Hambrook Land Surveying

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

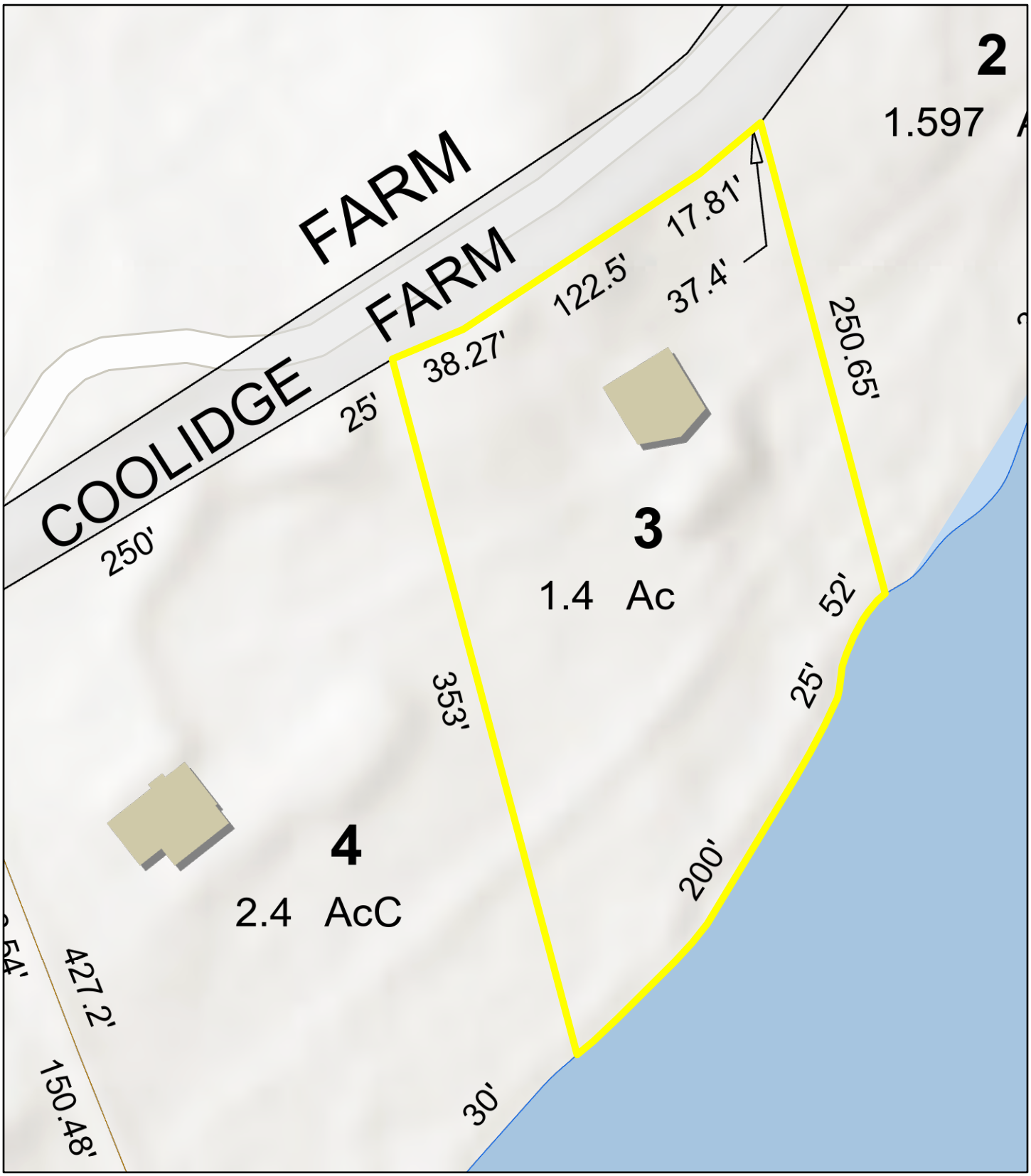
Town of Sandwich, NH

1 inch = 68 Feet

0 68 136 204

August 28, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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