

Residential
5104766
Active

Single Family

113 Lakeview Drive
Nottingham
Unit/Lot #

NH 03290

Listed: 8/12/2026
Closed:
DOM: 1

\$649,000



County NH-Rockingham
VillDstLoc
Year Built 1978
Architectural Style Saltbox
Color
Total Stories 2
Taxes TBD No
Tax Annual Amount \$12,916.20
Tax Year 2026
Tax Year Notes

Rooms Total 11
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,831
Below Grade Finished Area 0
Total Finished Area 2,831
List \$/SqFt Fin Total \$229.25
Total Area 2,831
Lot Size Acres 0.49
Lot Size Square Feet 21,344
Footprint

Activation Date



Virtual Tour URL

Property Panorama

Directions Route 27 to Route 156/Nottingham Rd to Mountain Road to Lakeview Drive

Public Remarks Introducing 113 Lakeview Drive! Welcome to your year-round waterfront retreat, nestled on a quiet cove of beautiful Pawtuckaway Lake. Offering nearly 2,800 square feet of thoughtfully designed living space, this exceptional home features 3 bedrooms, 2 1/2 baths and plenty of room for family and guests to relax and gather. The flexible floor plan includes a full lower-level suite complete with its own kitchen and 1/2 bath, ideal for extended family, visitors, or multi-generational living. Outside, an expansive deck overlooks 166 feet of private waterfront, creating the perfect setting for morning coffee, summer entertaining, or simply taking in the peaceful lake views. Life on the lake is an adventure in every season. Cast a fishing line at sunrise, spend warm afternoons on the water, enjoy breathtaking sunsets, pick wild blueberries, or unwind to the unmistakable call of the loons. When winter arrives, step outside to ice skate, cross-country ski, or ice fish right from your own backyard. Every season brings something special—from vibrant autumn foliage and crisp fall evenings to winter landscapes and unforgettable summer days. Added features include plenty of parking, standby generator and plenty of storage space. Opportunities to own a year-round waterfront home like this are rare. Set on the 784 acre Pawtuckaway Lake in Southern New Hampshire, this peaceful escape offers the perfect balance of privacy and convenience. You'll feel worlds away while remaining just 10 minutes from shopping and dining, with easy access to both the Seacoast and Manchester. Come experience lake living at its finest and start making memories that will last a lifetime. Open Houses Friday and Saturday.

STRUCTURE

Property Condition Existing
Construction Materials Wood Frame
Roof Asphalt Shingle
Foundation Details Poured Concrete

Estimated Completion Date

List \$/SqFt Fin ABV Grade \$229.25
Above Grade Finished Area Source Assessor
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source
Below Grade Finished Area Source
Below Grade Unfinished Area 0
Below Grade Unfinished Area Source
Total Below Grade Area
Total Below Grade Area Source

Basement Yes
Basement Access Type Walkout
Basement Description Concrete Floor, Finished, Full, Insulated, Exterior Stairs, Walkout, Interior Access
Garage Yes
Garage Capacity 1
Parking Features Driveway, Off Street, Parking Spaces 6+

ROOMS	DIMENSIONS / LVL
Kitchen	12x7 1
Living Room	23x14 1
Bedroom	15x9 1
Bathroom Full	9x7 1
Bedroom	20x12 2
Bedroom	15x12 2
Bathroom Full	12x8 2
Laundry Room	10x4 2

ROOMS	DIMENSIONS / LVL
Porch	33x7 B
Living/Dining	13x13 B
Bathroom Half	10x8 B
Kitchen	13x10 B
Family Room	20x12 B
Bonus Room	24x13 B

ROOMS	DIMENSIONS / LVL
-------	------------------

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

School District
Elementary School
Middle/Jr School
High School

Lot Features Country Setting, Recreational, Sloping, View, Wooded, Rural

Waterfront Property Yes
Water View Yes
Water Body Access Yes
Water Body Name Pawtuckaway Lake
Water Body Type Lake
Water Frontage Length
Water Access Details Directly Adjoining,
Dock Access
Waterfront Property Rights Exclusively
Owned
Water Body Restrictions Unknown

Road Frontage Yes
Road Frontage Length 208
Road Frontage Type Paved

UTILITIES

Heating Oil
Cooling None
Water Source Drilled Well, Private
Sewer Septic
Electric 200+ Amp Service
Utilities Cable Available, Propane

Internet High Speed Intrnt Avail
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Central Vacuum, Cedar Closet, 1 Fireplace, In-Law Suite, Natural Woodwork, Walk-in Pantry, Wood Stove Insert, 2nd Floor Laundry, Attic with Pulldown

Flooring Carpet, Tile, Wood

Exterior Features Docks, Balcony, Deck, Outbuilding, Private Dock, Shed, Storage

Driveway Paved

Parking Features Driveway, Off Street, Parking Spaces 6+

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Other Equipment Standby Generator

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldg#
UntPerBldg

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

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee
Fee 2
Fee 3
Planned Unit Development
Rented
Rental Amount
Special Listing Condition None
Exclusions

Flood Zone No
Seasonal No
Easements
Covenants Unknown
Resort
Right of First Refusal

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

Surveyed Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Quit Claim
Total Deeds
Deed Book 4710
Deed Page 0901
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning R-AG RES
Map 071
Block 0
Lot 06
SPAN#
Tax Class
Tax Rate 13.20
PropTaxRel
Land Gains
AssmntYr
AssmntAmt \$978,500
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc
PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
BldgPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
BldgPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
BldgPrgm3
Green Verificatn Year 3
VerRating3
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

Private Remarks Lake tours available upon request, call Nancy 978-314-4003. Any offers to be sent in one PDF to nancydowlingre@gmail.com. Last buyer could not sell their home. Property will need site work, including a middle retaining wall and future driveway work and some deck work for safety. Property is sold-as is. Seller has taken into consideration work needed in their pricing. Property to be Sold as-is. Buyer/agent to perform their own due diligence. Room sizes/square footage approximate.

Private Office Remarks

Showing Instructions Assisted Showings Reqrd, Call List Agent, Email Listing Agent, Text List Agent

Showing Service None

Input of Owner Name I have written permission to submit name

Owner Name Kebler

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 Nancy Dowling - Cell: 978-314-4003

List Agent - Phone Number Cell: 978-314-4003

List Agent - E-mail nancydowlingre@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

Buyer Office - Office Name

Buyer Office - Phone Number

Buyer Office - E-mail

Buyer Agent - Agent Name

Buyer Agent - Phone Number

Buyer Agent - E-mail

Buyer Team - Team Name

Buyer Team - Phone Number 1

Co Buyer Office - Office Name and Phone

Co Buyer Agent - Agent Name and Phone

MLS List Date 8/12/2026

Expiration Date 2/12/2027

Active Under Contract Date

Pending Date

Withdrawn Date

Terminated Date

Close Date

Anticipated Closing Date

Marketed in other Property Type No

Other MLS#

Comp Only No

Comp Type

Listing Type Exclusive Right

Listing Service Full Service

Designated/ Apptd. Agency Yes

Original List Price \$649,000

Concessions

Concessions Amount

Concessions Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

Buyer Financing

Right of First Refusal

Contingencies

My Info: Nancy Dowling - Cell: 978-314-4003

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

113 Lakeview Drive

Nottingham NH 03290



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Prep By: Foundation Brokerage Group

Listed by:

Nancy Dowling / Foundation Brokerage Group

Nancy Dowling

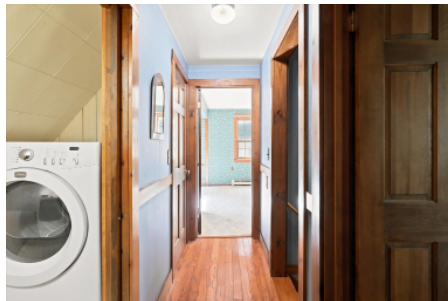
08/13/2026

5104766

Page 2 of 5

113 Lakeview Drive

Nottingham NH 03290



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Listed by:

Nancy Dowling / Foundation Brokerage Group

Prep by: Foundation Brokerage
Nancy Dowling

08/13/2026

5104766

Page 3 of 5

113 Lakeview Drive

Nottingham NH 03290



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Prep by: Foundation Brokerage

Listed by: Nancy Dowling / Foundation Brokerage Group

Nancy Dowling

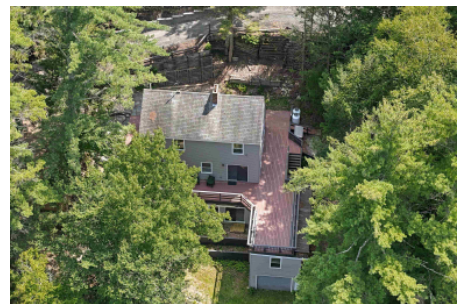
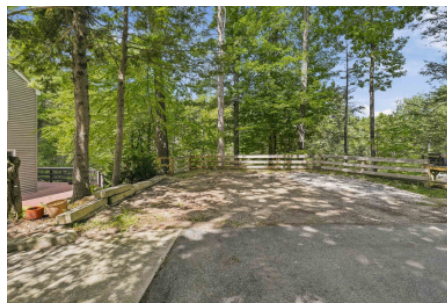
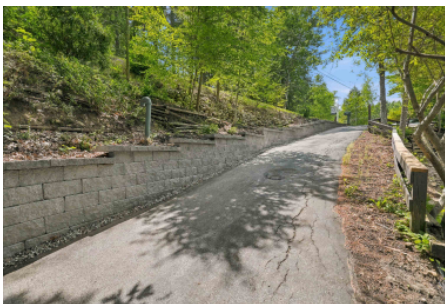
08/13/2026

5104766

Page 4 of 5

113 Lakeview Drive

Nottingham NH 03290

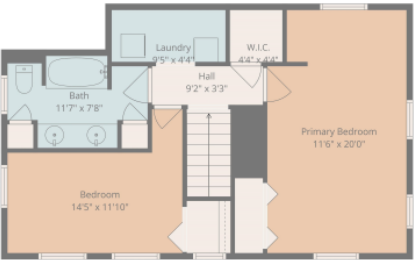
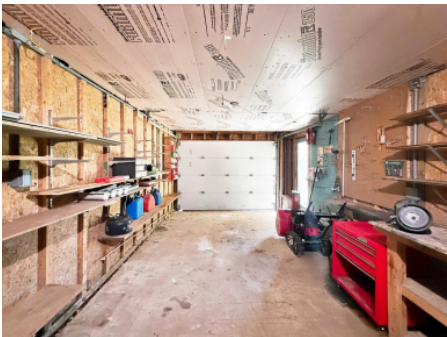


Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Listed by:

Nancy Dowling / Foundation Brokerage Group

Prep by: Foundation Brokerage
Nancy Dowling



CV
Total: 2048 sq. ft.
Garage: 0 sq. ft., Basement: 1000 sq. ft., 1st Floor: 888 sq. ft., 2nd Floor: 620 sq. ft.
Excluded Area: Garage: 0 sq. ft., Porch: 24 sq. ft., Deck: 1078 sq. ft.,
Utility: 34 sq. ft., Low Ceiling: 38 sq. ft.



CV
Total: 2048 sq. ft.
Garage: 0 sq. ft., Basement: 1000 sq. ft., 1st Floor: 888 sq. ft., 2nd Floor: 620 sq. ft.
Excluded Area: Garage: 0 sq. ft., Porch: 24 sq. ft., Deck: 1078 sq. ft.,
Utility: 34 sq. ft., Low Ceiling: 38 sq. ft.



CV
Total: 2048 sq. ft.
Garage: 0 sq. ft., Basement: 1000 sq. ft., 1st Floor: 888 sq. ft., 2nd Floor: 620 sq. ft.
Excluded Area: Garage: 0 sq. ft., Porch: 24 sq. ft., Deck: 1078 sq. ft.,
Utility: 34 sq. ft., Low Ceiling: 38 sq. ft.



CV
Total: 2048 sq. ft.
Garage: 0 sq. ft., Basement: 1000 sq. ft., 1st Floor: 888 sq. ft., 2nd Floor: 620 sq. ft.
Excluded Area: Garage: 0 sq. ft., Porch: 24 sq. ft., Deck: 1078 sq. ft.,
Utility: 34 sq. ft., Low Ceiling: 38 sq. ft.



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

Listed by: Nancy Dowling / Foundation Brokerage Group

Nancy Dowling



Total: 2546 sq. ft

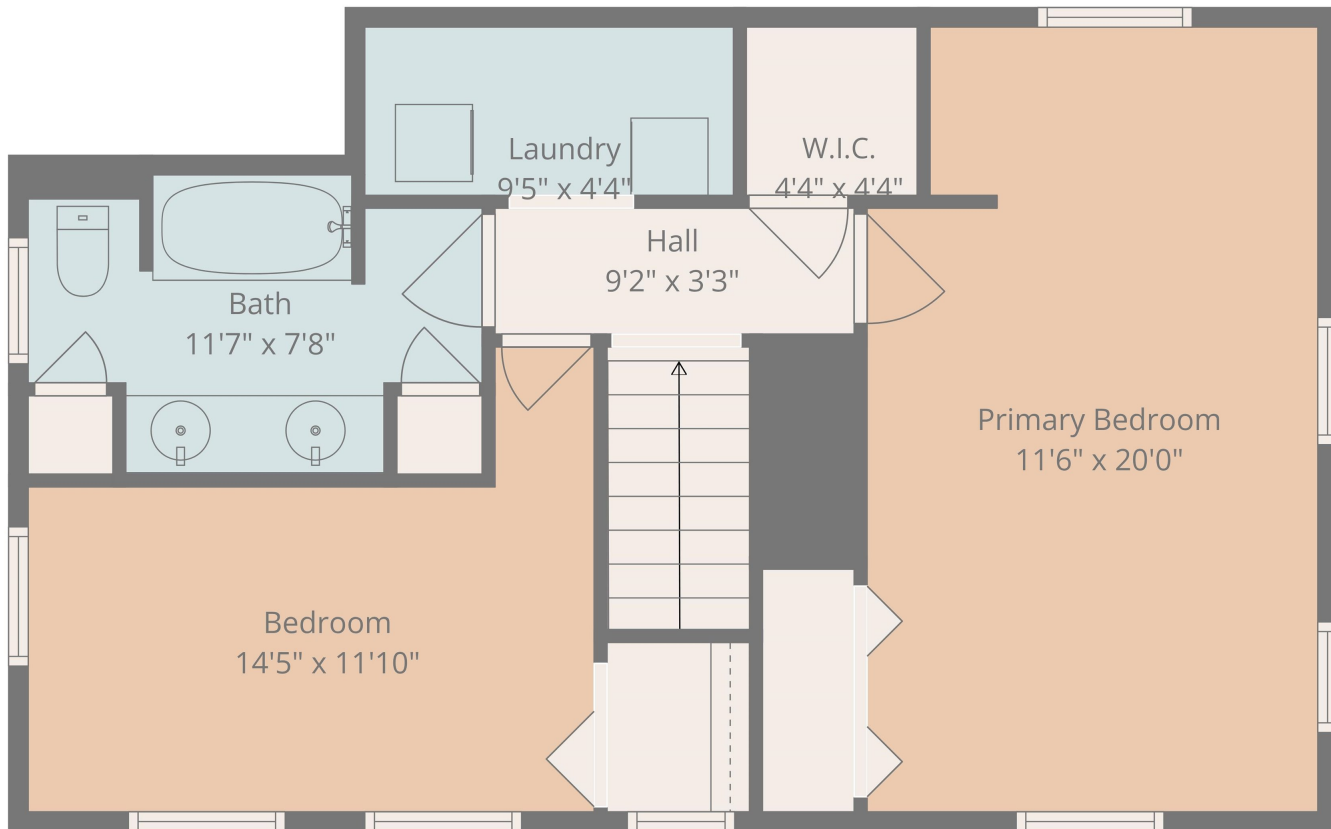
Garage: 0 sq. Ft, Basement: 1099 sq. Ft, 1st Floor: 808 sq. Ft, 2nd Floor: 639 sq. ft

Excluded Areas: Garage: 341 sq. Ft, Porch: 243 sq. Ft, Deck: 1575 sq. Ft,

Utility: 34 sq. Ft, Low Ceiling: 39 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed





Total: 2546 sq. ft

Garage: 0 sq. Ft, Basement: 1099 sq. Ft, 1st Floor: 808 sq. Ft, 2nd Floor: 639 sq. ft

Excluded Areas: Garage: 341 sq. Ft, Porch: 243 sq. Ft, Deck: 1575 sq. Ft,

Utility: 34 sq. Ft, Low Ceiling: 39 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed





Total: 2546 sq. ft

Garage: 0 sq. Ft, Basement: 1099 sq. Ft, 1st Floor: 808 sq. Ft, 2nd Floor: 639 sq. ft

Excluded Areas: Garage: 341 sq. Ft, Porch: 243 sq. Ft, Deck: 1575 sq. Ft,

Utility: 34 sq. Ft, Low Ceiling: 39 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed!





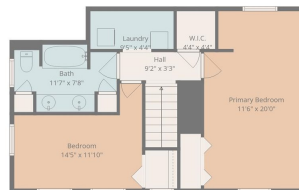
Basement



1st Floor



Garage



2nd Floor

Total: 2546 sq. ft

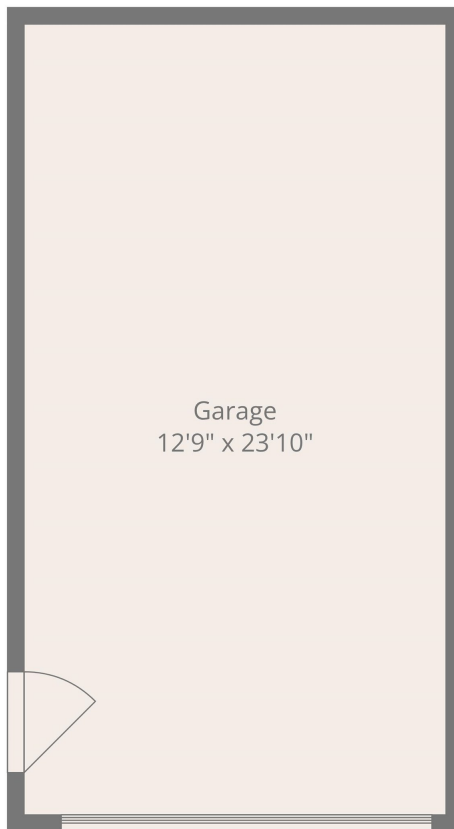
Garage: 0 sq. Ft, Basement: 1099 sq. Ft, 1st Floor: 808 sq. Ft, 2nd Floor: 639 sq. ft

Excluded Areas: Garage: 341 sq. Ft, Porch: 243 sq. Ft, Deck: 1575 sq. Ft,

Utility: 34 sq. Ft, Low Ceiling: 39 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed!





Total: 2546 sq. ft

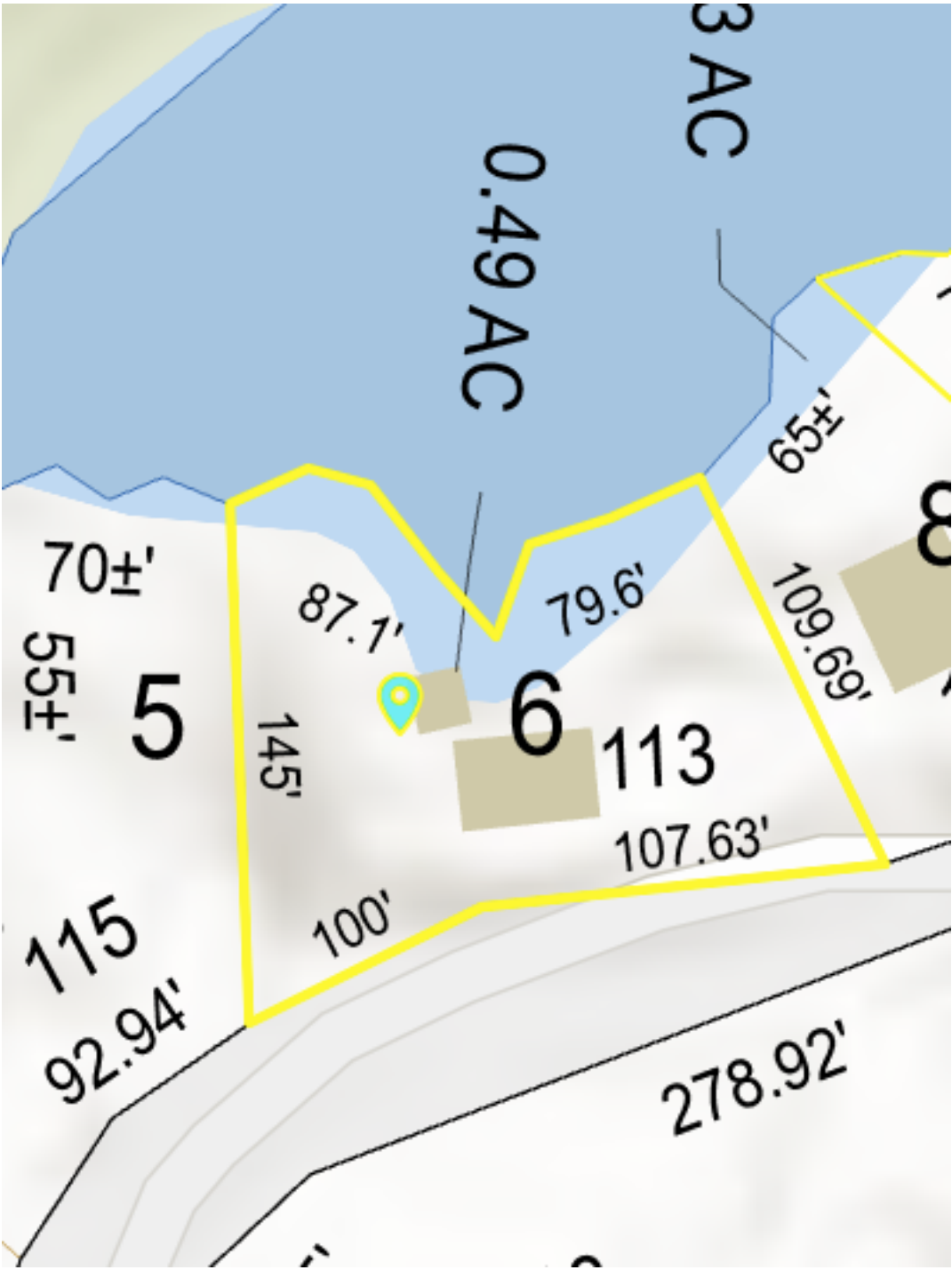
Garage: 0 sq. Ft, Basement: 1099 sq. Ft, 1st Floor: 808 sq. Ft, 2nd Floor: 639 sq. ft

Excluded Areas: Garage: 341 sq. Ft, Porch: 243 sq. Ft, Deck: 1575 sq. Ft,

Utility: 34 sq. Ft, Low Ceiling: 39 sq. ft

Measurement Deemed Highly Reliable But Not Guaranteed!





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:** Deborah Holcomb, Roger L. Kebler & Betty C. Kebler Revocable Trust u/d/t dated August 3, 2025

2. **PROPERTY LOCATION:** 113 Lakeview Drive, Nottingham, NH 03290

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

4. **SELLER:** ☐ has ☒ has not occupied the property for 1 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: unknown Date of Installation: 1978

What is the source of your information? seller files

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: right side of house ☐ Location Unknown. Date of Installation: 1980

Date of Last Servicing: 8/20/2025 Name of Company Servicing Tank: Raymond Septic Service

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: System was evaluated by M.D.Tasker no-issues

SELLER(S) INITIALS

DH /

BUYER(S) INITIALS

/

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Lakeview Drive, Nottingham, NH 03290

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: left side under driveway Size: on plan ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☒ Yes ☐ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: 6/24/26 by Septic Design of New Hampshire
 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	☒	☐	☐	fiberglass	_____	☐
	Crawl Space	☐	☐	☐	N/A	_____	☐
	Exterior Walls	☒	☐	☐	fiberglass & panel	_____	☐
	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: owner has not tested

SELLER(S) INITIALS DH /
08/12/26 4:06 PM EDT

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Lakeview Drive, Nottingham, NH 03290

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: unknown

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

h. How is the property zoned? residential

i. Heating System Age: 22 Type: FHW Fuel: Oil Tank Location: Basement

Owner of Tank: property owner

Annual Fuel Consumption: unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? Annual Service 1/30/26

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 15 Type of Roof Covering: Asphalt shingles

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS

DH /

BUYER(S) INITIALS

/

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Lakeview Drive, Nottingham, NH 03290

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Fully finished
 Moisture or leakage: no
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: unknown Problems? none
 Comments: _____
- m. Plumbing** Type: copper piping Age: 1980
 Comments: _____
- n. Domestic Hot Water** Age: 3 or 4 Type: Super Stor Gallons: 30
- 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: 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: Fidium
- w. Other** (e.g. Alarm System, Irrigation System, etc.) central vac not in use
 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

DH /
08/12/26

BUYER(S) INITIALS

/

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 113 Lakeview Drive, Nottingham, NH 03290

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

Middle retaining wall and driveway will need site work in the future. Small leaks noted on previous inspection from roof on lower level family room.

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).

Deborah Holcomb
dotloop verified
08/12/26 4:06 PM EDT
A0UC-HGJT-F1PJ-KV6E
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

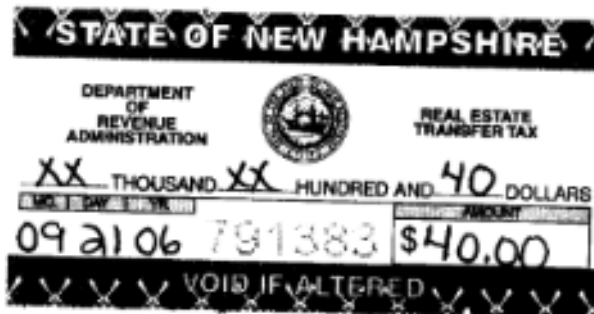
BUYER DATE

SELLER(S) INITIALS *DH* ☐
08/12/26 4:06 PM EDT
dotloop verified

BUYER(S) INITIALS ☐ ☐

Return to:
 Wiggin & Nourie, P.A.
 Box 24

PO Box 808
 Man NH 03105-0808



QUITCLAIM DEED

Roger L. Kebler and Betty C. Kebler, husband and wife, of 113 Lakeview Drive, Nottingham, New Hampshire 03290, for good and valuable consideration, grant to **Roger L. Kebler and Betty C. Kebler, both as Trustees of the Roger L. and Betty C. Kebler Revocable Trust, u/d/t dated August 3, 2005**, with an address of 113 Lakeview Drive, Nottingham, New Hampshire 03290, with Quitclaim Covenants, the real property described as follows:

A certain parcel of land with buildings situated in Nottingham, County of Rockingham, State of New Hampshire, shown as Lots 80 and 81 on plan entitled "Supplementary Plan of Land in Nottingham, N.H. owned and developed by Pawtuckaway Lake Shores, Inc." dated March 1961, prepared by Alden S. Marble & Assoc., Reg. Engrs. & Survs., 24 Columbia Street, Leominster, Massachusetts and recorded with Rockingham County Registry of Deeds on March 31, 1961 in Plat Book 102, Page 4, and as Plan #03091.

The land conveyed herein is conveyed subject to all flowage and riparian rights excepted and reserved in deed from New Hampshire Electric Company to Johan Brustle dated December 7, 1955, recorded with Rockingham County Registry of Deeds in Book 1390, Page 151, all covenants, restrictions and provisions set forth in deed from Pawtuckaway Lake Shores, Inc. to Robert J. and Ruthann N. Yates, recorded with Rockingham County Registry of Deeds, Book 2016, Page 497, all rights of way and other easements, all zoning and other governmental laws and regulations, and all other provisions of records.

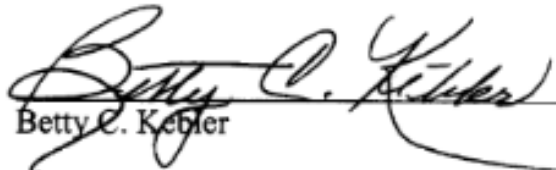
Meaning and intending to convey the same property described in deed of Frances M. Kendall to Roger L. Kebler and Betty C. Kebler dated November 6, 1980 and recorded at Book 2381, Page 562 in the Rockingham County Registry of Deeds.

Reference may also be made to a plan entitled "A Survey and Plat of Property prepared for Roger L. & Betty C. Kebler situated in the Town of Nottingham, N.H.", prepared by R.S.L. Layout & Design, Inc., dated February 1, 1991, and recorded in the Rockingham County Registry of Deeds as Plan #D-20888.

This is a conveyance to a revocable trust for estate planning purposes and the consideration paid was less than fair market value. This conveyance is subject to the minimum transfer stamps of \$40.00 as required under the New Hampshire Code of Administrative Rules, Department of Revenue Administration, August 2002, Part Rev. 802.02.

Dated this 15 day of September, 2006.


Roger L. Kebler


Betty C. Kebler

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

This instrument was acknowledged before me on the 15 day of September, 2006, by Roger L. Kebler.


Notary Public/Justice of the Peace
My Commission Expires:
Seal:

ALICIA MOGE
NOTARY PUBLIC
NEW HAMPSHIRE
MY COMMISSION EXPIRES JUNE 07, 2011



Map: 000071

Lot: 000006

Sub: 000000

Card: 1 of 1

113 LAKEVIEW DRIVE

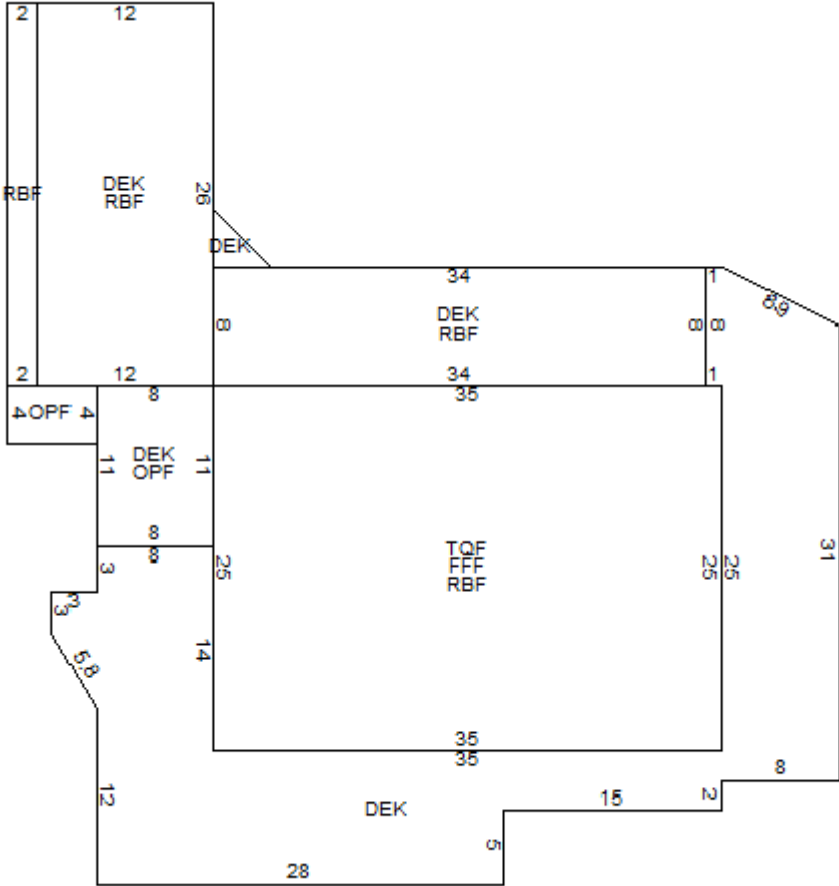
NOTTINGHAM

Printed: 07/24/2026

OWNER INFORMATION				SALES HISTORY							PICTURE																															
KEBLER, ROGER L. & BETTY C. REVOC T KEBLER, ROGER L. & BETTY C. TRUSTEES 1 TURNBERRY WAY NEW HOPE, PA 18938				Date Book Page Type Price Grantor																																						
LISTING HISTORY				NOTES							TOWN OF NOTTINGHAM NEW HAMPSHIRE PARCEL TOTAL TAXABLE VALUE <table><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr><tr><td>2024</td><td>\$ 215,900</td><td>\$ 9,800</td><td>\$ 348,400</td></tr><tr><td colspan="4">Parcel Total: \$ 574,100</td></tr><tr><td>2025</td><td>\$ 392,600</td><td>\$ 11,800</td><td>\$ 574,100</td></tr><tr><td colspan="4">Parcel Total: \$ 978,500</td></tr><tr><td>2026</td><td>\$ 392,600</td><td>\$ 11,800</td><td>\$ 574,100</td></tr><tr><td colspan="4">Parcel Total: \$ 978,500</td></tr></table>				Year	Building	Features	Land	2024	\$ 215,900	\$ 9,800	\$ 348,400	Parcel Total: \$ 574,100				2025	\$ 392,600	\$ 11,800	\$ 574,100	Parcel Total: \$ 978,500				2026	\$ 392,600	\$ 11,800	\$ 574,100	Parcel Total: \$ 978,500			
Year	Building	Features	Land																																							
2024	\$ 215,900	\$ 9,800	\$ 348,400																																							
Parcel Total: \$ 574,100																																										
2025	\$ 392,600	\$ 11,800	\$ 574,100																																							
Parcel Total: \$ 978,500																																										
2026	\$ 392,600	\$ 11,800	\$ 574,100																																							
Parcel Total: \$ 978,500																																										
05/14/19	RWVX			GRAY; INCL LOT 7; KIT IN BMF, FFU=SHOP ATT TO HSE; HEARTH; BEACH; DEK ON TOP OF BOATHSE IN SKETCH; 9/06 TRUSTEES OF ROGER L. & BETTY C. KEBLER REVOCABLE TRUST BK 4710 PG 0901; 7/14 NOH, PU PAT, SIDING, OPF, FIX DEK SHAPE, ROOF & SIDING APPEAR RECENT, LOT TERRACED TO H20 LEVEL, DNPU SLATE PAT, STANDBY GENERATOR, GRASSY WF W/ WALL, DOCK & RAMP INTO H20; 5/19; OPTED OUT EST NC;																																						
02/05/19	INSP	MARKED FOR INSPECTION																																								
07/24/14	JBVM																																									
06/19/06	DSVL																																									
08/02/99	BHHC																																									
06/04/98	AAL																																									
05/15/87	LAM																																									
VISIT BY APPOINTMENT ONLY																																										
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR																															
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes																																			
SHED-WOOD	70	7 x 10	289	17.00	70	2,407	AT H20/SLAB																																			
SHED-WOOD	96	8 x 12	227	17.00	65	2,408	NEAR HSE																																			
BOAT HOUSE	192	16 x 12	143	30.00	80	6,589	UNDER RBF																																			
PATIO	102	6 x 17	217	7.00	25	387	ATT HSE																																			
						11,800																																				
VISIT BY APPOINTMENT ONLY											TOWN OF NOTTINGHAM NEW HAMPSHIRE																															
											PARCEL TOTAL TAXABLE VALUE																															
											Year	Building	Features	Land																												
											2024	\$ 215,900	\$ 9,800	\$ 348,400																												
											Parcel Total: \$ 574,100																															
											2025	\$ 392,600	\$ 11,800	\$ 574,100																												
											Parcel Total: \$ 978,500																															
											2026	\$ 392,600	\$ 11,800	\$ 574,100																												
											Parcel Total: \$ 978,500																															
LAND VALUATION											LAST REVALUATION: 2025																															
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: PAVED Road: PAVED																																				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																												
1F RES WTRFRNT	0.490 ac	198,000	E	100	100	100	100	75 -- STEEP	100	148,500	0	N	148,500																													
PAWTUCKAWAY	166.000 wf	AVERAGE, COVE						100 -- LEVEL	105	425,600	0		425,600	166'/AVG/AVG/CV/Y																												
0.490 ac										574,100	574,100																															

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	KEBLER, ROGER L. & BETTY C. REV KEBLER, ROGER L. & BETTY C. TRUSTEES 1 TURNBERRY WAY NEW HOPE, PA 18938	District	Model: 1.75 STORY SALTBOX
		Percentage	Roof: SALT BOX/ASPHALT
		Ext: VINYL SIDING	
		Int: DRYWALL	
		Floor: CARPET	Heat: OIL/HOT WATER
PERMITS			Bedrooms: 2 Baths: 3.0 Fixtures: 9
	Date	Project Type	Extra Kitchens: Fireplaces:
		Notes	A/C: No Generators: 1
			Quality: A1 AVG+10
			Com. Wall:
			Size Adj: 0.9045 Base Rate: RSA 178.00
			Bldg. Rate: 0.9165
			Sq. Foot Cost: \$ 163.15

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	1393	0.10	139
RBF	RAISED BSMNT	1511	0.75	1133
TQF	3/4 STRY FIN	875	0.75	656
FFF	FST FLR FIN	875	1.00	875
OPF	OPEN PORCH	112	0.25	28
GLA:	2,664	4,766		2,831
2025 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 461,878		
Year Built:		1978		
Condition For Age:		VERY GOOD	15 %	
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		15 %		
Building Value:		\$ 392,600		



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



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: 113 Lakeview Drive, Nottingham, NH 03290

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)

 08/03/26 2:00 PM EDT dotloop verified
--

 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.

Deborah Holcomb dotloop verified
08/04/26 2:11 PM EDT
QRC7-PQJB-EJA4-IULL

Seller Date

Seller Date

Purchaser Date

Purchaser Date

Nancy Dowling dotloop verified
08/03/26 2:00 PM EDT
BULQ-ZHBW-IB3G-DTTG

Agent Date

Agent Date