

Residential **Single Family** **87 Overledge Extension** **Listed: 4/1/2026** **\$634,900**
5081560 **Derry** **NH 03038** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County NH-Rockingham
VillDStLoc
Year Built 1990
Architectural Style Detached
Color Yellow
Total Stories 1.75
Taxes TBD No
Tax Annual Amount \$10,643.90
Tax Year 2025
Tax Year Notes

Rooms Total 7
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,946
Below Grade Finished Area 628
Total Finished Area 2,574
List \$/SqFt Fin Total \$246.66
Total Area 2,754
Lot Size Acres 0.39
Lot Size Square Feet 16,988
Footprint

Activation Date



Virtual Tour URL

Property Panorama

Directions Bypass 28 to Hemlock Springs Road to Overledge Drive Ext

Public Remarks Welcome to 87 Overledge Drive Ext! This wonderful home offers four spacious bedrooms, two full baths, a two-car garage and so much more. The first floor features a beautifully remodeled eat-in kitchen with a center island and white cabinetry—perfect for everyday living and entertaining. You'll also find a formal dining room with hardwood flooring, a full bath and two generously sized 1st floor bedrooms, creating a flexible layout. Upstairs, there are two large bedrooms along with an impressive great room above the garage, complete with vaulted ceilings and a fireplace, it's an ideal space to relax or gather with family and friends. The lower level provides additional versatile space, perfect for a teen suite, game room, or home gym. A three-year-young Navien boiler with tankless hot water adds modern efficiency and peace of mind. Enjoy easy access to the two-car garage just off the kitchen and step outside to your deck overlooking a fantastic yard featuring an above-ground pool, storage shed, and beautiful perennial plantings. Conveniently located near schools, shopping, and major highways, this home truly has it all—you're going to love it!

STRUCTURE

Construction Status Existing **Estimated Completion Date**
Construction Materials Vinyl Siding **Rehab Needed**
Roof Asphalt Shingle
Foundation Details Concrete
List \$/SqFt Fin ABV Grade \$326.26
Above Grade Finished Area Source Measured
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source Public Records
Below Grade Finished Area Source Measured
Below Grade Unfinished Area 180
Below Grade Unfinished Area Source Measured
Total Below Grade Area
Total Below Grade Area Source
Basement Yes
Basement Access Type Interior
Basement Description Full, Partially Finished, Interior Stairs, Sump Pump
Garage Yes
Garage Capacity 2
Parking Features Off Street

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Kitchen	14x12				
Dining Room	18x12				
Bedroom	12x12				
Bedroom	12x10				
Great Room	23x23				
Primary Bedroom	16x14				
Bedroom	16x13				
Family Room	31x25				

LOT & LOCATION

Development / Subdivision
Owned Land Yes **School District**
Common Land Acres **Elementary School**
ROW Length **Middle/Jr School**
ROW Width **High School**
ROW Parcel Access **Lot Features** Country Setting, Level, Neighborhood
ROW to other Parcel
Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions
Road Frontage Yes
Road Frontage Length 100
Road Frontage Type Paved, Public

UTILITIES

Heating Natural Gas, Forced Air
Cooling None
Water Source Drilled Well, Purifier/Soft
Sewer Community
Electric 200+ Amp Service
Utilities Cable at Site, Propane

Internet Cable Internet
Fuel Company Dead River
Electric Company NH Coop
Water Company
Cable Company Comcast
Phone Company
Internet Service Provider

FEATURES

Interior Features 1 Fireplace, Kitchen Island
Flooring Carpet, Hardwood, Laminate, Tile
Exterior Features Deck, Garden Space, Above Ground Pool, Shed
Driveway Paved
Parking Features Off Street

Appliances Dishwasher, Dryer, Freezer, Microwave, Gas Range, Washer, Water Heater off Boiler
Other Equipment Air Conditioner, Dehumidifier, Portable Generator

CONDO -- MOBILE -- AUCTION INFO

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

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

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee \$60.00 Monthly
Fee 2
Fee 3

Fee Includes Other, Sewer

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Exclusions fridge

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 Warranty
Total Deeds
Deed Book 4036
Deed Page 0223
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning LMDR
Map 14
Block 010
Lot 021
SPAN#
Tax Class
Tax Rate 18.99
Current Use
Land Gains
AssmntYr 2025
AssmntAmt \$560,500
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
VerPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
VerPrgm2
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
VerPrgm3
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 This is a Planned Residential Development. \$60/month HOA fee covers community septic, street lights, master insurance on the common land. Basement is heated by an electric fireplace. Please send offers to nancydowlingre@gmail.com i one PDF not through Dotloop.

Private Office Remarks

Showing Instructions Lockbox, ShowingTime 800-746-9464
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name

Owner Name Casavant

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 4/1/2026

Expiration Date 10/1/2026

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

Short Sale No

Original List Price \$634,900

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

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87 Overledge Extension

Derry NH 03038



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Prep By: Foundation Brokerage Group

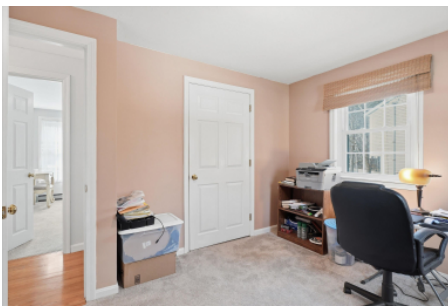
Listed by:

Nancy Dowling / Foundation Brokerage Group

Nancy Dowling

87 Overledge Extension

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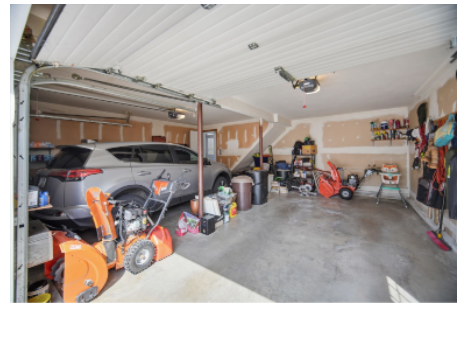
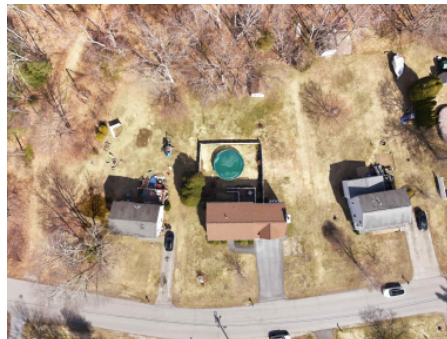
Nancy Dowling / Foundation Brokerage Group

Prep by: Foundation Brokerage

Nancy Dowling

87 Overledge Extension

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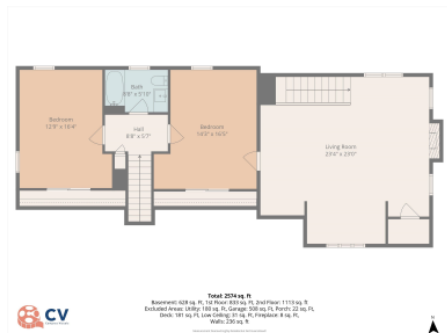
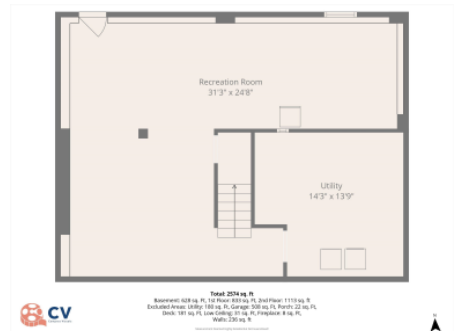
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Prep by: Foundation Brokerage
Nancy Dowling

Listed by: Nancy Dowling / Foundation Brokerage Group

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Diane F. Casavant and Richard W. Casavant of Derry, Rockingham County, New Hampshire

for consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS

grant to Frederick Casavant and Diane F. Casavant, husband and wife as tenants by the entirety of 87 Overledge Drive, Derry, Rockingham County, New Hampshire,

WITH WARRANTY COVENANTS,

A certain tract or parcel of land and the buildings thereon on Overledge Extension, in the Town of Derry, County of Rockingham, State of New Hampshire being shown as Lot 10-21, being 87 Overledge Drive Extension, as shown on a Plan entitled "Site Plan: Tax Map 14, Lots 10 & 10-1 Hemlock Springs, a planned residential development, Hemlock Springs Road, Derry, New Hampshire; prepared for William M. Tate, Richard W. Tate, Paul L. Young and L. John DiPalma, scale 1"= 100', dated March 2, 1988 last revised June 21, 1989, prepared by George F. Keller, Inc." recorded in the Rockingham County Registry of Deeds as Plan No. D-19, 779; see also subdivision plan, Tax Map 14, Lot 10, Hemlock Springs Road, Derry, New Hampshire, scale 1" = 100' dated January 17, 1986, last revised May 26, 1986 by George F. Keller, Inc. recorded in the Rockingham County Registry of Deeds as Plan No. D15, 179.

Not Homestead Property.

This deed is subject to all easements and other matters pertaining to the entire planned residential development shown on site plan entitled "Site Plan"; Tax Map 14, Lots 10 & 10-1, Hemlock Springs, Hemlock Springs Road, Derry, New Hampshire prepared for Tate, Tate, Young, DiPalma, dated March 2, 1988, revised June 21, 1989, prepared by George F. Keller, Inc. Land Surveyors, Planners, Civil Engineers, All PRD lots shall be subject to assessment from time to time for maintenance of any common facilities servicing such lot or serving the planned residential development as a whole. Such assessments shall be deemed to be a lien upon each PRD lot to the extent assessed thereto by the Hemlock Springs Neighborhood Association or as provided for in the documents recorded at the Rockingham County Registry of Deeds, which constitute the formation thereof, as amended from time to time.

That the said common land is subject to a certain sanitary sewer covenant dated October 3, 1989 and recorded in the Rockingham County Registry of Deeds as Book 2810, Page 2327.

That said property is subject to a certain ground water monitoring easement as required pursuant to Ground Water Permit No. GWP8603-04D, issued by Ground Water Protection Division, Water Supply and Pollution Control Commission, State of New Hampshire, and recorded in the Rockingham County Registry of Deeds at Book 2820, Page 0167, and re-recorded at Book 2823, Page 2881.

2003 MAY 21 PM 12:05

058510

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Subject to Declaration of Protective Covenants dated October 3, 1989 and recorded in the Rockingham County Registry of Deeds at Book 2810, Page 2316, as amended. Also subject to certain Articles of the Association of the Hemlock Springs Neighborhood Association, and the By-Laws of the Hemlock Springs Neighborhood Association, recorded at the Rockingham County Registry of Deeds at Book 2823, Page 2860; as amended.

By acceptance of this deed the grantees acknowledge that said grantees shall be a member of the Hemlock Springs Neighborhood Association; as referenced by the Protective Covenants and By-Laws.

Meaning and intending to convey the premises to the grantor by the deed of that Panciocco Builders, Inc. dated June 1, 1991 and recorded with Rockingham County Registry of Deeds in Book 2987, Page 0301.

THIS IS A NON-CONTRACTUAL TRANSFER.

This Deed is being recorded to correct and confirm deed dated May 13, 1997 and recorded with Rockingham County Registry of Deeds in Book 3215, Page 1310. The correction being made is to the Lot number in Paragraph 1 of the Deed, which read 0-21. The lot should have been 10-21.

WITNESS OUR HANDS AND SEALS THIS 2nd DAY OF MAY, 2003.

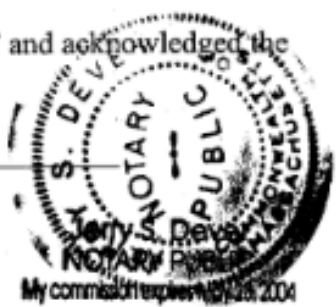
Diane F. Casavant
Diane F. Casavant

Richard W. Casavant
Richard W. Casavant

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NORFOLK
May 2nd, 2003

Then personally appeared the above named RICHARD W. CASAVANT and acknowledged the foregoing instrument to be his free act and deed, before me

Jersey S. Devera
Notary Public
My commission expires:



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this ___ day of May, 2003, by DIANE F. CASAVANT to be her free act and deed



Jason Maille
Notary Public
My commission expires:

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TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: Frederick + Diane Casavant
2. PROPERTY LOCATION: 87 Overlook Dr Ext Derry NH 03038
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 32.5 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: Common Area behind house on community property
 Installed By: Hamm Septic Services Date of Installation: _____
 What is the source of your information? _____

- c. USE: Number of persons currently using the system: _____
 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 _____ Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: _____ Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

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

SELLER(S) INITIALS Fre / DFC BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 87 Overledge Dr. Ext. Derry, NH 03028

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

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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No Comments: _____

If tanks are no longer in use, have the tanks been removed? Yes No Unknown

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: _____

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: _____

SELLER(S) INITIALS FWC / OPC

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 87 Overledge Dr. East Derry, NH 03038

- 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: Association Fee \$60/month
 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 any part of this property in Current Use? Yes No If YES, Explain: _____
- g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown
- h. Has the property been surveyed? Yes No Unknown If YES, By: _____
 If YES, is survey available? Yes No Unknown
- i. How is the property zoned? Residential
- j. Heating System Age: 3 Type: Navien Fuel: Propane Tank/Location: Behind Garage
 Owner of Tank: Dead River
 Annual Fuel Consumption: _____ Price: _____ Gallons: _____
 Comments: _____
- k. Roof Age: 3 Type of Roof Covering: Asphalt Shingles
 Moisture or leakage: NO
 Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
 Moisture or leakage: NO - new sump pump
 Comments: 6 months ago Erikson did a full basement waterproof system.
- m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2023 Problems? _____
- n. Plumbing Type: Copper - Forced Hot Water Age: _____
 Comments: _____
- o. Domestic Hot Water: Age: 3 yrs Type: Navien Gallons: on demand tankless
- p. Electrical System Amps: 200 Circuit Breakers Fuses
 Comments: _____
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
 If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
 Comments: _____
- s. 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: _____
- t. Other (e.g. Alarm System, Irrigation System, etc.) alarm not in use.

SELLER(S) INITIALS FWC, DFC

BUYER(S) INITIALS _____, _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 87 Overlook Dr. Ext. Peas, NH

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.

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

34rs New Heating system + Hot water Navien Tankless
New Sump pump - perimeter drain failed - 6 months
Evelson installed a full basement waterproofing systems.
2 new garage door openers

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).

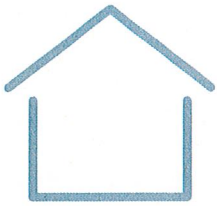
Fredrick & Casavant 2/2/26
SELLER DATE

Oliver F. Casavant 2.2.26
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



Inclusion/Exclusion Information

Property Address: 84 Overledge Drive Ext, Derry, NH

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

Judith Casavant
Seller Date *2/13/26*

Dean Casavant
Seller Date *2/13/26*

Buyer Date

Buyer Date

Utility Information

Property Address: 87 Overledge Drive Ext, Derry, NH

Utility	Supplier	Avg. Monthly Cost
Electricity	<u>NH Coop.</u>	<u>\$¹³⁰⁻200 avg.</u>
Water/Sewer	<u>water private</u>	<u>sewer shared.</u>
Heating Oil: <input type="checkbox"/> Gas: <input type="checkbox"/> Propane: <input checked="" type="checkbox"/> <input type="checkbox"/>	<u>Dead River</u>	<u>1400/yr.</u>
Cable/Internet	<u>comcast</u>	
Security System	<u>not in use.</u>	
Other		

Judith A Casavant 2/13/26
Seller Date

Diane Casavant 2/13/26
Seller Date

Buyer Date

Buyer Date

After recording return to:
Baroff Professional Association
10 Commerce Park North, Suite 13B
Bedford, NH 03110

AMENDED & RESTATED ARTICLES OF ASSOCIATION
HEMLOCK SPRINGS NEIGHBORHOOD ASSOCIATION

ARTICLE I

The name of the association is the "**HEMLOCK SPRINGS NEIGHBORHOOD ASSOCIATION**" ("HSNA" or "Association"). The principal office of the Association shall be located at 70 Overledge Drive in the Town of Derry, Rockingham County, New Hampshire, 03033 whose owner shall also serve as the Association's agent for service of process.

ARTICLE II

HSNA is a nonprofit corporation organized under RSA 292. The purpose of the Association is to preserve the Open Space land owned by the Association, to maintain and operate the community septic system and to exercise such other powers as may be permitted by the Amended & Restated By-Laws of the Association attached as Exhibit A.

ARTICLE II-a

Owners of Lots 10-2 through 10-29 ("Lot Owners") shown on a plan entitled "*Site Plan, Tax Map 14, Lots 10 and 10-1, Hemlock Springs, a Planned Residential Development, Hemlock Springs Road, Derry, N.H.*", prepared for Tate, Tate, Young and DiPalma c/o Tate Brothers, Old Derry Road, Hudson, N.H. 03081" prepared by George F. Keller, Inc. ("Plan") and recorded as Plan D-19779 in the Rockingham County Registry of Deeds shall be mandatory members of the Association.

ARTICLE III

If the corporation is subject to liquidation or dissolution, whether voluntary or involuntary, its assets shall be equally distributed to the Lot Owners and used for purposes consistent with the purposes of Article II after all Association debts and obligations are paid.

ARTICLE IV

The Association's accounting practices shall comply with Section 528 of the Internal Revenue Code or any similar provision granting favorable tax treatment.

ARTICLE V

The Association shall not issue capital stock.

ARTICLE V-a

HSNA shall indemnify and reimburse any person for all costs and reasonable legal fees incurred when acting in their official capacity on behalf of the Association, if that person is named personally in an action, suit or proceeding relating to the Association provided that person has not acted with gross and wanton negligence or intentionally in bad faith. No officer or director shall act in their official capacity for their own personal benefit.

EXHIBIT A

AMENDED AND RESTATED BY-LAWS
HEMLOCK SPRINGS NEIGHBORHOOD ASSOCIATION

ARTICLE I
Membership & Annual Meetings

Membership in the Association shall be mandatory for all Lot owners. The Association members shall meet in June of each year ("Annual Meeting") to elect Association officers and take action on all matters to be decided by the membership. Notice of the Annual Meeting shall comply with Article IV below.

ARTICLE II
Election of Officers

The Association shall elect a President, Treasurer and Secretary at the Annual Meeting who shall also serve as members of the board of directors ("Board") unless the Association votes to establish and populate a separate board of directors.

ARTICLE III
Special Meetings

Special meetings of the Association may be called at any time by a petition signed by at least seven (7) members of the Association who are in good standing and submitted to the Secretary or President. During a special meeting the Association may only transact the business set out in the petition.

ARTICLE IV
Notice of Annual Meeting

Written notice of the Annual Meeting or Special Meeting shall be delivered at least ten (10) days prior to the meeting, be delivered to each Association member in person, by mail or electronically to the electronic or physical address of each member as listed in the Association's records. Association members shall be responsible to maintain current contact information on file with the Association. Meeting notices shall include the time and location of the meeting for which notice is being provided and describe the business to be transacted.

ARTICLE V
Quorum & Voting

The presence of nine (9) or more Association members at any meeting shall constitute a quorum. Each Lot shall have one vote and may be cast by a single owner of record unless the Association has received a written objection from other owners of record for that Lot. Votes may be cast in person, by proxy or electronically. A vote by proxy shall be counted toward a quorum.

If a vote is to be cast by proxy, authorization by that Association member signed before a notary shall be presented to the Board at least forty eight (48) hours prior to the meeting.

ARTICLE VI
Terms & Meetings of Officers/Directors

Board members shall serve until they resign, are removed or replaced. In the event of a midterm vacancy, the two (2) remaining Board members shall fill that vacancy with another Association member who shall serve until the next Annual Meeting.

The Board shall meet on an as needed basis, but not less than bi-annually, and shall keep minutes of their meeting in the Association's records. Written notice of Board meetings shall be delivered in hand, electronically or by mail at least five (5) days prior to the meeting. The presence of two (2) Board members shall constitute a quorum. No officer or Board member shall be compensated for their service but shall be reimbursed for all expenses incurred in their official capacity.

ARTICLE VII

Board Duties

The Board shall manage the following business affairs for the Association:

- A. Maintain the open space;
- B. Maintain and operate the community septic system;
- C. Negotiate necessary service contracts to maintain the community septic system with 24-hour service for repairs of the septic tank pumps and its other mechanical components;
- D. Negotiate contracts to replace part or the whole community septic system;

- E. Schedule the septic tank pumping and inspections as may be required;
- F. Pay expenses incurred by the Association;
- G. Propose annual budget for presentation and approval by the Association at the Annual Meeting to establish annual amount due from each Lot Owner;
- H. Levy special assessments as may be required to maintain an adequate reserve to replace the community septic system;
- I. Require all checks issued to pay expenses in excess of \$100.00 be authorized by two (2) officers;
- J. Require a vote of all three (3) officers to withdraw or transfer money from the capital reserve bank account;
- K. Adopt rules and regulations to protect property values; and
- L. Enforce the Declaration of Protective Covenants.

ARTICLE VIII
Specific Duties of Officers

A. The President shall:

- 1) Preside over Board meetings;
- 2) Pump the septic system tanks biannually¹ and maintain the access roads to the pumps and tanks;
- 3) Attend court hearings when required; and
- 4) Attend Board and Association meetings as may be required.

B. The Treasurer shall:

- 1) Maintain and reconcile the Association's capital reserve bank account to replace septic system;

¹ In the event of a prolonged power loss of more than three days, the tanks must be pumped to avoid any chance of sewage backup into Lot Owner homes.

- 2) Maintain and reconcile the Association's operating account in which monthly dues from HSNA members shall be deposited;
- 3) Record dues payments made by HSNA members;
- 4) Issue checks to pay Association expenses for electricity, street lights, real estate taxes, liability insurance and septic system repairs and maintenance;
- 5) Prepare and file the Association's annual tax return;
- 7) Appear at court hearings as may be required; and
- 8) Attend Board and Association Meetings as may be required.

C. The Secretary shall:

- 1) Respond to Lot Owner requests for account status within 48 hours;
- 2) Issue statements relative to account status to prospective purchasers or mortgagees within 48 hours;
- 3) Assist the President and Treasurer as may be requested;
- 4) Appear at court hearings as may be required;
- 5) Prepare and file Notices of Lien in the form attached as Exhibit I to these By-Laws as may be necessary to insure dues are paid; and
- 5) Attend Board and Association Meetings as may be required.

ARTICLE IX
Dues Assessments

During the Annual Meeting, the Lot Owners shall review and approve the annual budget on which amounts due annually from each Lot Owner ("Annual Dues") shall be based. The Annual Dues shall be assessed to Lot Owners in twelve (12) equal monthly installments which shall be payable on or before the first (1st) day of each month without notice from the Association. Monthly dues payments not

timely received shall be assessed a \$20.00 late fee for each month, or portion of a month, that they remain outstanding².

A Lot Owner's acceptance of the delivery of their deed shall constitute their agreement to abide by the Declaration and Bylaws of the Association which shall include, but not be limited to: (a) authorizing the Association to record a "Notice of Lien" in the Rockingham County Registry of Deeds when dues are not timely paid with all costs incurred by the Association; (b) a copy of the recorded Notice of Lien being sent to the mortgagee of record; and (c) the Lot Owner's agreement to pay costs and reasonable attorney fees incurred by the Association to collect those overdue amounts.

ARTICLE X Town of Derry Indemnification

In the event the community septic system fails to operate, is found to not comply with applicable laws and codes or the Board of Directors has failed in its duties to repair or replace the system or its components, the Town of Derry is hereby authorized to seek all legal or equitable remedies available under New Hampshire law to compel the Board to bring the community septic system into compliance. Notwithstanding the above, nothing described in this Article shall be construed as imposing any duty upon the Town of Derry to take any action on behalf of HSNA or the Lot Owners who together expressly indemnify and hold the Town of Derry and its officers harmless against any claim for damage suffered by a Lot Owner due to any failure or malfunction of the community septic system.

ARTICLE XI Amendments

These By-Laws may be amended at an Annual Meeting or a special meeting called for that purpose, by the affirmative vote of not less than nineteen (19) Lot Owners.

² For example, if dues for the first three months of the year are paid on April 15, January shall be assessed an \$80 late fee (Jan., Feb., Mar. and April); February shall be assessed \$60 (Feb., Mar., and April); and March shall be assessed \$40 (Mar. and April).

After recording return to:

NOTICE OF HOMEOWNERS ASSOCIATION LIEN
HEMLOCK SPRINGS NEIGHBORHOOD ASSOCIATION

Pursuant to Article X of the Hemlock Springs Neighborhood Association ("Association") By-Laws recorded at Book _____, Page _____ in the Rockingham County Registry of Deeds, Notice is hereby given of the following delinquency in month installments of dues owed to the Association:

Name of Lot Owner:

Address:

Monthly Dues Assessment:

Late Fees:

Recording Fees:

Legal Fees:

TOTAL

Late fees in accordance with the Association By-Laws continue to accrue until paid in full.

Please contact _____ at _____ for further information.

(Name) , Secretary

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this ____ day of, 2015, by

Before me,

Justice of the Peace/Notary Public
My commission expires:

AMENDED & RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS
HEMLOCK SPRINGS NEIGHBORHOOD ASSOCIATION

A Lot Owner's acceptance of the delivery of a deed to a Lot shown on the Plan shall constitute their agreement to abide by this Declaration of Covenants and Restrictions ("Declaration").

1. **Structures.** Lots may only be used for a single family residential purpose. No commercial professional or business office shall be allowed on a Lot without the express written permission of the Association. Garages and sheds may be located on a Lot provided they comply with the Town of Derry Zoning Ordinance and are architecturally compatible with the single family home.

2. **Driveways & Parking.** No driveway may be more than twenty (20) feet wide where it intersects with the public right of way known as Overledge Drive Extension ("Road")³. Parking within the public right of way shall only be allowed when special circumstances exist which are temporary in nature.

3. **Vehicle & Boat Storage.** All vehicles owned by a Lot Owner, their guests or invitees shall be stored on an impervious surface within the boundaries of the Lot. One trailer, camper, mobile home or commercial vehicle may be stored on a Lot but must be located to the rear of the single family home located on the Lot and on an impervious surface. All vehicles stored on a Lot shall be registered to the Lot Owner.

4. **Garbage, Debris & Junk Cars.** No Lot Owner shall store unregistered or inoperable motor vehicles on a Lot or leave garbage and trash on a Lot which is not in a sanitary container away from the Road except on the day of trash collection.

5. **Animals.** Lot owners may keep domesticated pets on the Lot provided those pets are kept within the boundaries of the Lot when not leashed and accompanied by the Lot Owner. Lot Owners shall clean up after their pets and dispose of all excrement in an appropriate manner. Under no circumstances shall livestock, poultry or other animals used for commercial breeding be kept on a Lot.

³ The public right of way extends into each Lot by approximately thirteen (13) feet.

6. Property Maintenance. Lot Owners shall properly maintain all structures and other improvements including the landscaping on their Lot. Grass and vegetation shall be neatly trimmed and pruned.

7. Sewer Easements. No Lot owner may plant or improve any area of their Lot where improvements relating to the community septic system are located as shown on the Plan.

8. Open Space Land. The Open Space, specifically Lots 14-10 and 14-1 shown on the Plan, shall remain in a natural state. No vehicles may be driven or parked on the Open Space and the Association is hereby authorized to remove vehicles found within the Open Space and assess the vehicle's owner for those costs.

9. Violations. The Association is hereby authorized to enforce this Declaration and to abate all violations and charge all costs and reasonable attorney fees incurred to do so to the offending Lot Owner.

10. Duration. This Declaration shall remain binding on all Lot Owners unless amended or terminated by a two thirds (2/3) vote of the Association.

11. Severability. The invalidation of anyone or more of these covenants by any court shall not affect the validity of its remaining provisions.

12. Easements. The Board of Directors is hereby authorized to grant easements within the Open Space for the purpose of establishing or relocating utility lines or pipes as may be required for the benefit of the Lot owners.

Executed this ____ day of _____, 2015.

Alan Ruff
Witness

Catherine Fries
Witness

Dante H
Witness

Cliff J. Rice
Cliff Rice, President

Pauline Miner
Pauline Miner, Treasurer

Paula Silva
Paula Silva, Secretary

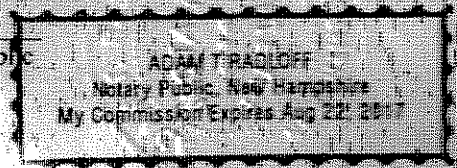
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 13 day of ^{August} 2015, by Cliff Rice as
President of the Hemlock Springs Neighborhood Association.

Before me,

Adam Tradloff

Justice of the Peace/Notary Public
My commission expires:



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

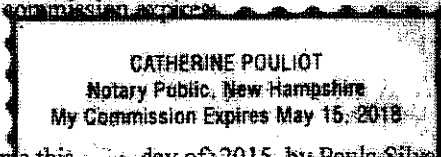
The foregoing instrument was acknowledged before me this 10 day of, 2015, by Pauline Miner
as Treasurer of the Hemlock Springs Neighborhood Association.

Before me,

Catherine Pouliot

Justice of the Peace/Notary Public
My commission expires:

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

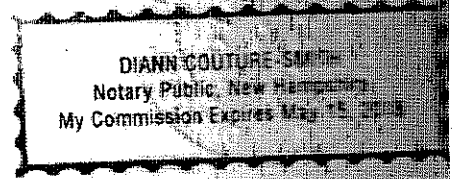


The foregoing instrument was acknowledged before me this 10 day of 2015, by Paula Sibbes as
Secretary of the Hemlock Springs Neighborhood Association.

Before me,

Diann Couture-Smith

Justice of the Peace/Notary Public
My commission expires:



nice to meet you



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Nancy Dowling, REALTOR®



978.314.4003



NancyDowlingRE@gmail.com



www.TheNancyDowlingTeam.com



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