

Marble Ridge

North Andover, Massachusetts | \$2,950,000



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INTERNATIONAL REAL ESTATE



STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 11 Marbleridge Road and Great Pond Road, MA that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

EXHIBITS

Information Sheet

Property Photographs

Floor Plans

Orthophotograph

Field Cards

Radon Test Results

Mandatory Home Inspection Disclosure

Lead Paint Form

Agency Disclosure

MARBLE RIDGE

For the first time since the 1600s, one of New England's most remarkable private estates welcomes a new owner.

For more than three centuries, Marble Ridge has remained under the stewardship of the same extended family, quietly evolving through generations while preserving the timeless beauty, character, and heritage that define New England's great country estates. Opportunities of this significance are exceptionally rare. This is far more than the purchase of a home—it is the opportunity to become the next steward of an irreplaceable legacy.

Set amid rolling meadows, mature woodlands, centuries-old stone walls, open fields, and beautifully preserved historic barns, the estate possesses a sense of permanence that simply cannot be recreated. Every element of the landscape reflects generations of thoughtful care, creating an environment that is peaceful, private, and profoundly connected to the land.

Today, Marble Ridge is as remarkable for what it offers as for its extraordinary history. The current generational stewards have thoughtfully transformed the estate into an award-winning boutique winery destination, featuring historic barn tasting rooms and three beautifully restored guesthouses offering a five-star Airbnb retreat that together provide substantial income, while continuing to enjoy the main residence as their family home. Whether continued, changed, or simply enjoyed as a private family compound, the historic estate offers a rare combination of lifestyle and financial opportunity.

One of Marble Ridge's greatest distinctions is the freedom it affords its next owner. Unlike many historic estates, there are no preservation restrictions. The historic barns and outbuildings further enhance the property's versatility, lending themselves naturally to guest accommodations, equestrian and other farm pursuits, studios, workshops, collector garages, event spaces, or recreational uses. Included in the sale is a separately buildable lot with the vineyard and open space that presents the opportunity to build, such as an additional residence or guesthouse, while preserving the integrity of the legacy estate.

Whether envisioned as one of New England's premier private residences, an exceptional equestrian estate, a historic gentleman's farm, or the continuation of its acclaimed winery and hospitality businesses, Marble Ridge offers possibilities that are as extraordinary as its history.

Despite its remarkable privacy and pastoral beauty, the estate is conveniently located near New England's finest schools, charming villages, world-class dining, cultural attractions, and commuter routes, creating an exceptional balance between peaceful country living and modern convenience.

Properties of this caliber rarely change hands. Properties that have remained in the same extended family's care for more than 340 years almost never do.

Disclaimer: Historical information is based on family records, historical documents, and independent research. While believed to be accurate, it has not been independently verified and is provided for informational purposes only.

Marble Ridge is not simply one of New England's finest historic estates—it is one of its enduring legacies, offering the rare opportunity to preserve its past while shaping its future.

Disclaimer: Historical information is based on family records, historical documents, and independent research. While believed to be accurate, it has not been independently verified and is provided for informational purposes only.

Marble Ridge
Information Sheet
North Andover, Massachusetts

The property currently operates as a sustainable farm winery featuring a main home, overnight accommodations (three guesthouses), tasting rooms and private events in historic barns, and wine grape vineyard and winemaking. The business combines wine production, hospitality, agritourism, and direct-to-consumer sales under Massachusetts Farmer-Winery licensing.

The property comprises approximately five acres across two separate lots, with the main house, barns, and guest houses situated on 2.3 acres and a separate 2.66-acre, R-2-zoned lot on Great Pond Road currently used as the wine-grape vineyard.

MAIN HOUSE

- 2004 Colonial with clapboard exterior
- Hardwood flooring, carpet in bedrooms
- 6,426 SF
- 6 Bedrooms
- Primary with two walk-in closets and en suite bath
- 6 Bathrooms
- 3 Fireplaces
- Living Room
- Dining Room
- Family Room
- Second floor laundry room
- Lower-Level game room and sauna

UTILITIES:

- Gas heat; forced air
- Central AC
- Hot water
- Town water
- Town Sewer

Basement Client and Production Area:

- Sales/Service Counter
- 1,125 SF Tasting Room/Small Event Space
- Unisex lavatory W/Sauna & Steam Rooms
- Viewing windows to manufacturing area.
- 324 SF Private Tasting Room

- 750 SF Primary Production Area
- 64 SF Lab
- 400 SF Storage/Utilities

ADDITIONAL BUILDINGS

- Ice House: 1,380 SF, 3 bedrooms, 2 bathrooms
- Bungalow: 650 SF, 1 bedroom, 1 bathroom
- Studio: 560 SF, 1 bedroom, 1 bathroom

Retail

- Tasting Room and Service Room: 1,492 SF, 2 bathrooms
- Small Tasting Room: 440 SF

Office

- Conference Room: 154 SF

Warehouse

- Large Barn: 9,600 SF
- Malt Barn: 1,440 SF
- Rear Barn: 2,500 SF
- Tool Barn: 525 SF
- Chicken Coop: 378 SF

Assessed Value:

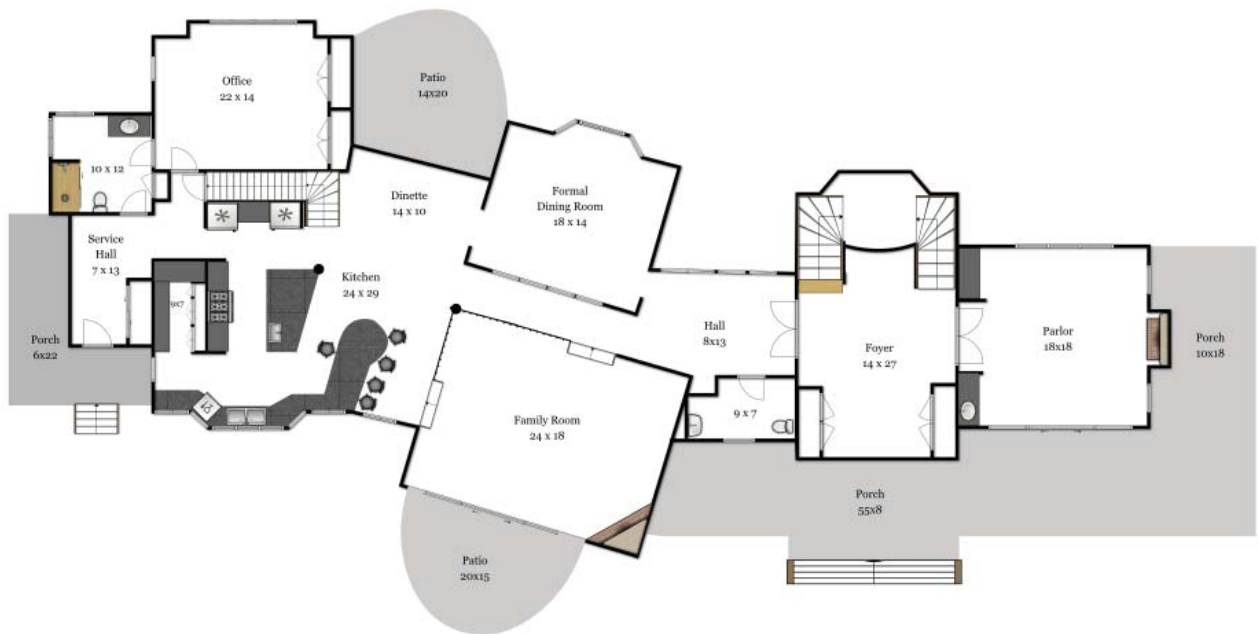
Main House: \$2,023,400

Lot: \$323,600

Taxes:

Main House: \$22,783

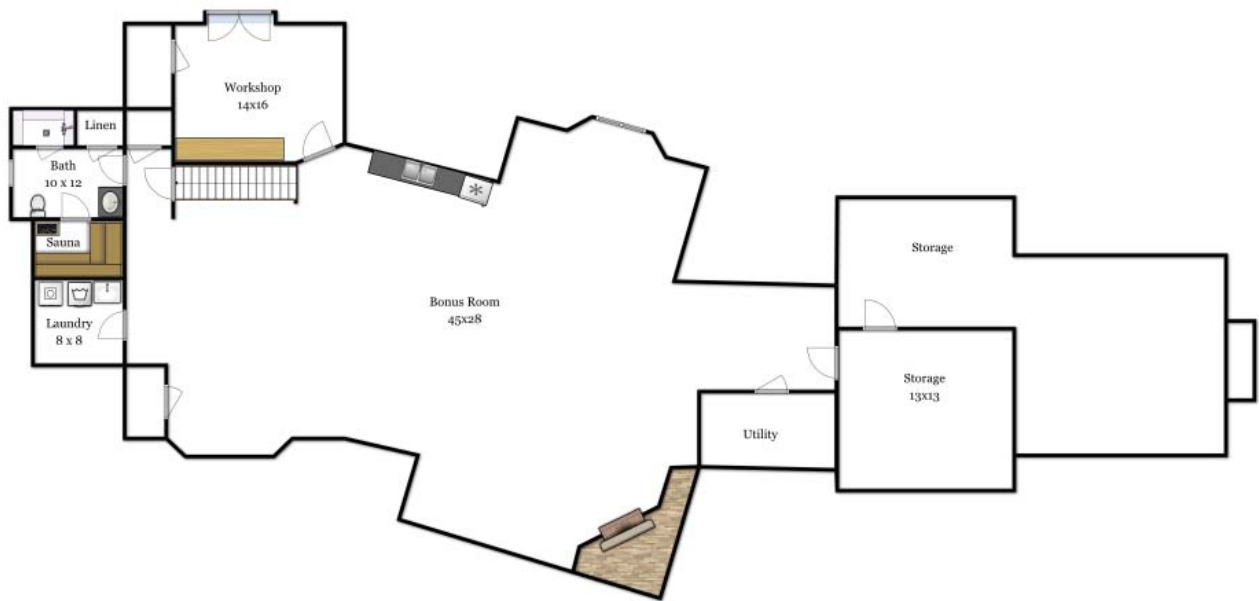
Lot: \$3,637.26



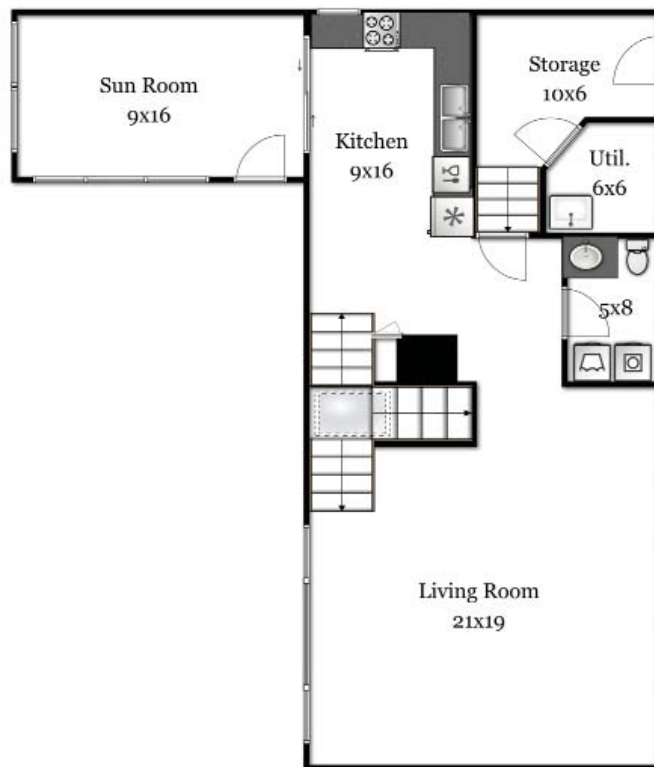
MAIN HOUSE LEVEL 1



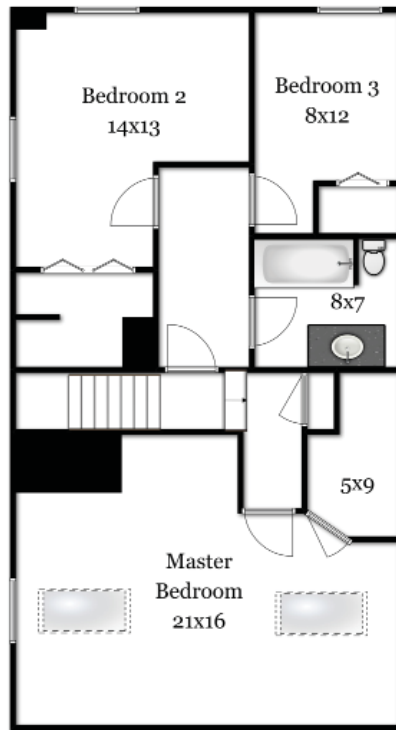
MAIN HOUSE LEVEL 2



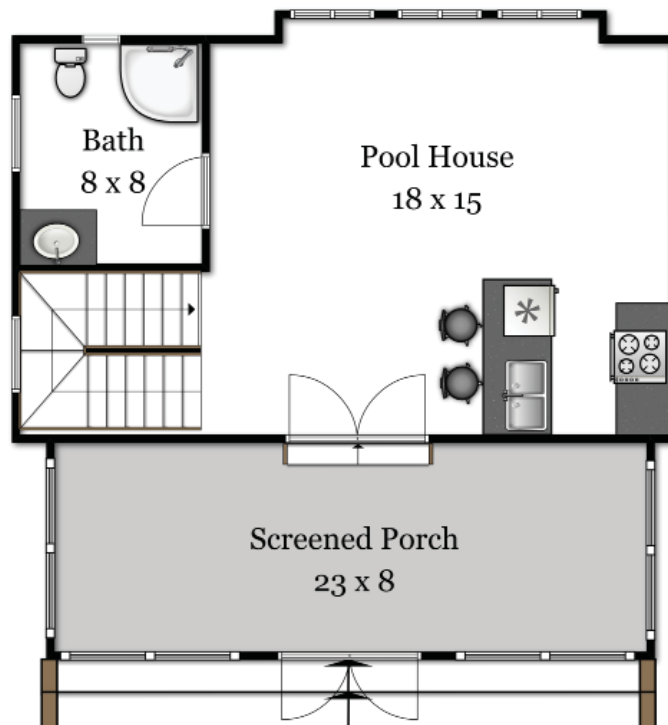
MAIN HOUSE LOWER LEVEL



GUEST HOUSE/SINGLE FAMILY LEVEL 1



GUEST HOUSE/SINGLE FAMILY LEVEL 2



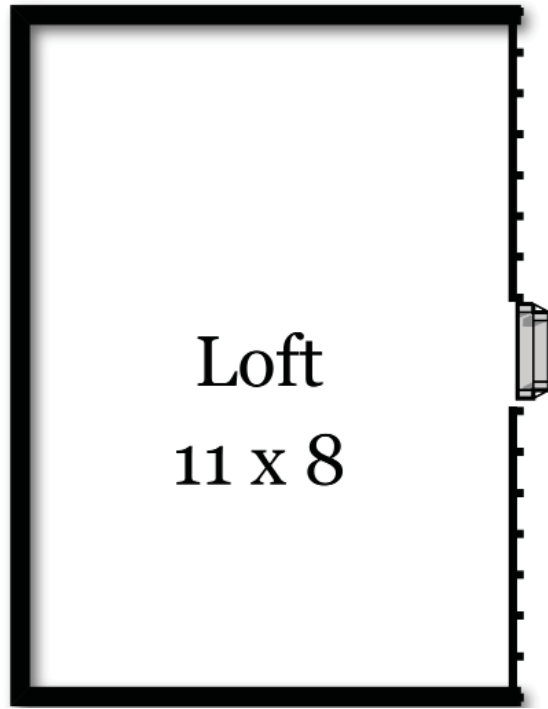
POOL HOUSE



POOL HOUSE LOWER LEVEL



AU PAIR QUARTERS/HOME OFFICE



AU PAIR QUARTESRS/HOME OFFICE LOFT

LandVest®

MARBLE RIDGE North Andover, MA





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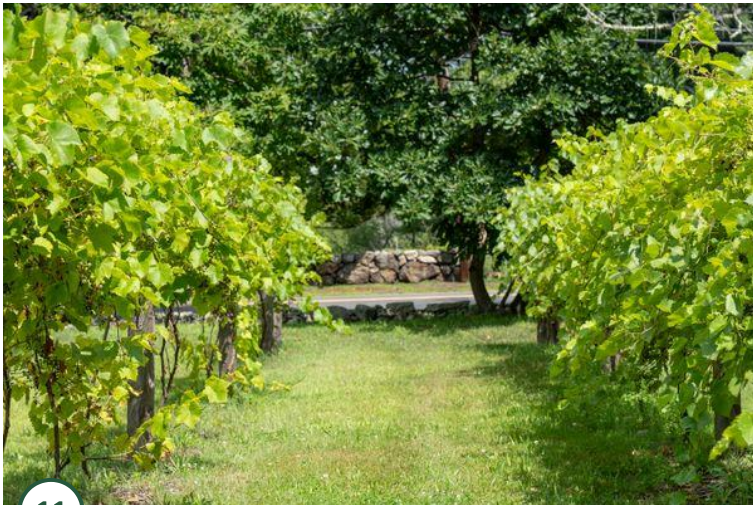
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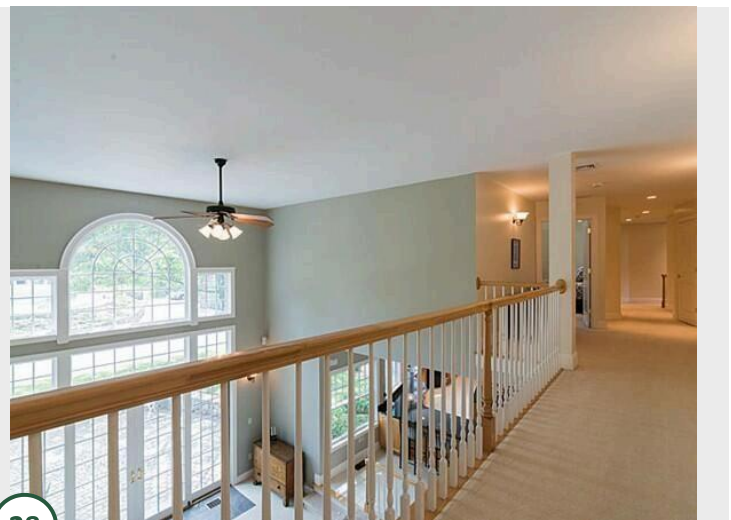
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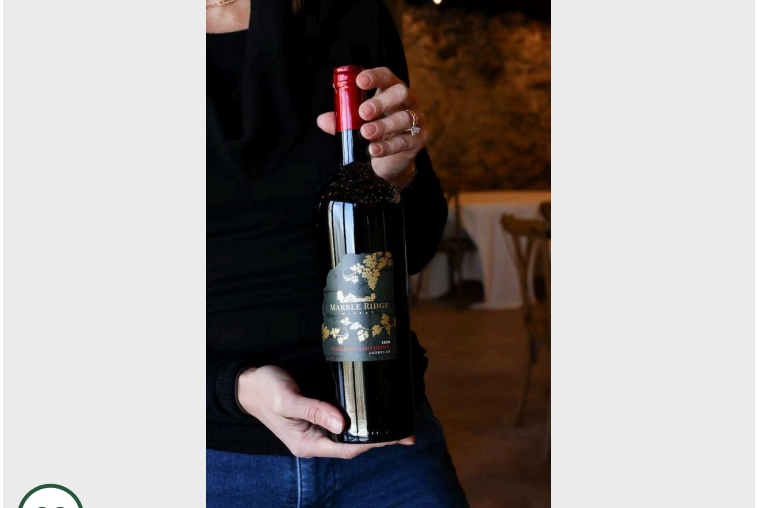
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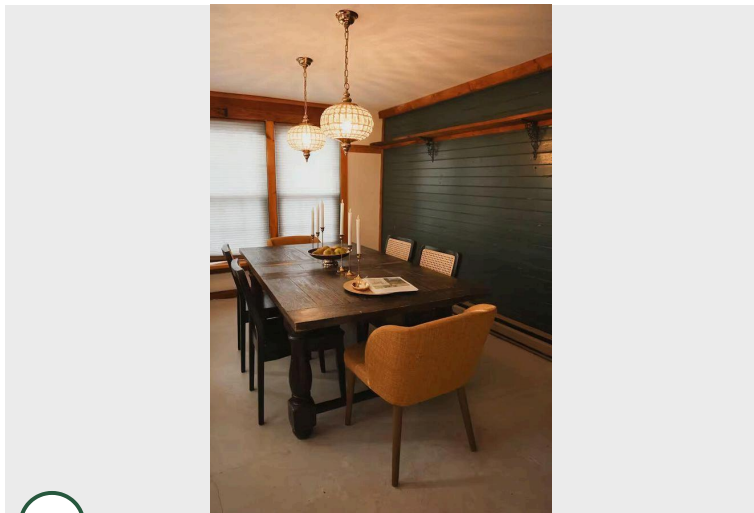
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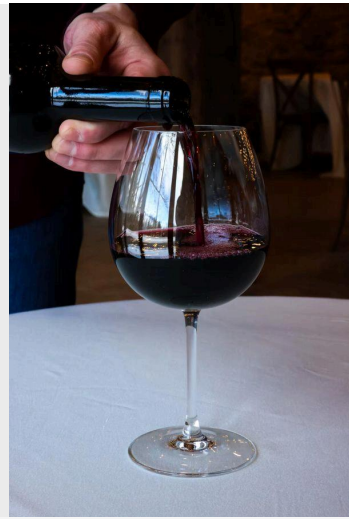


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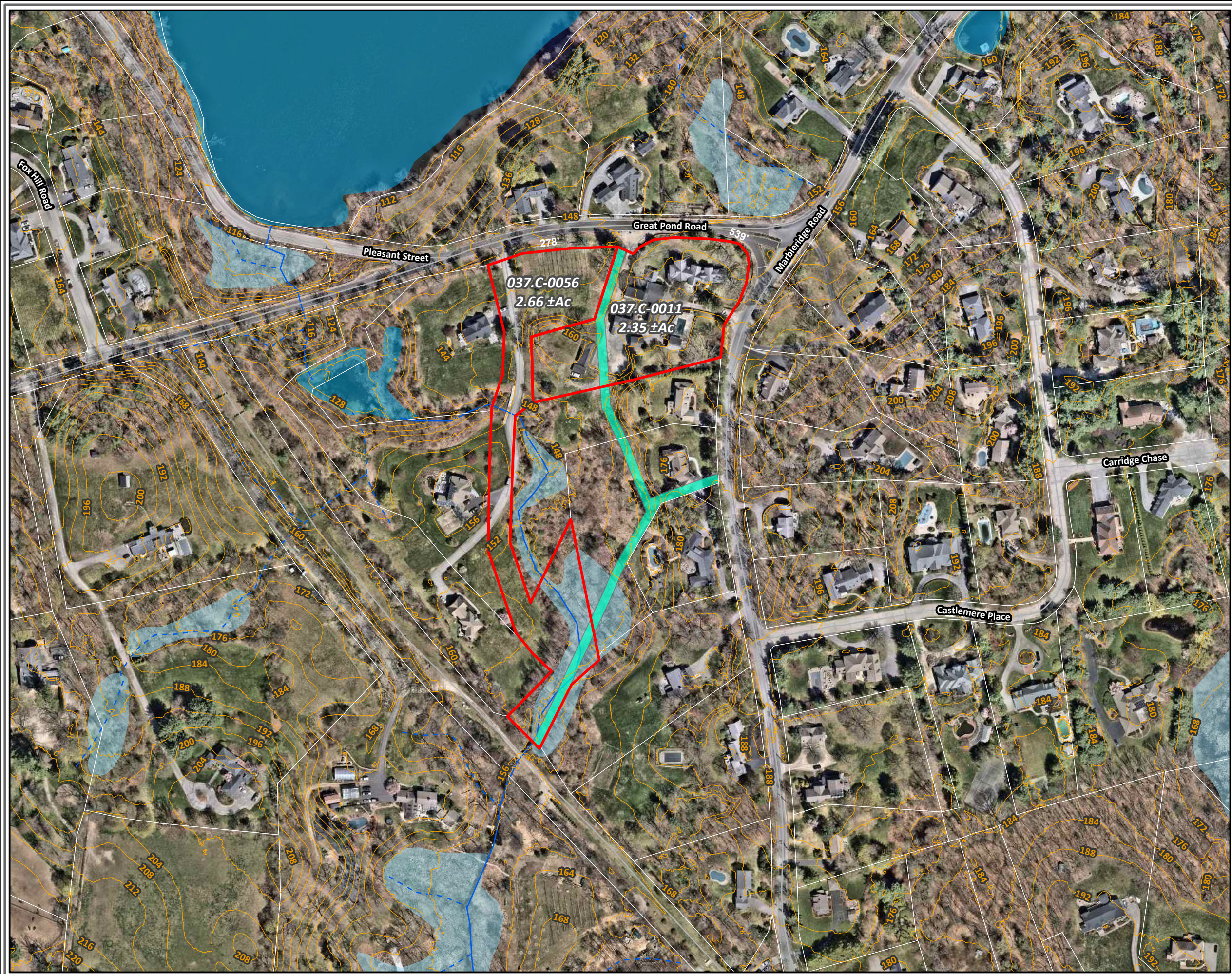


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Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\MA5858-P Marbleridge Farm, North Andover, MA\MA5858-P ortho.aprx



Marbleridge Farm
North Andover, MA

Base Plan Orthophotograph

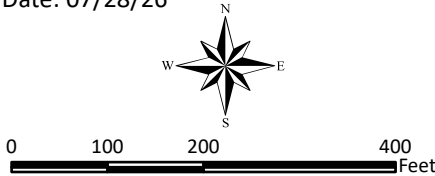
Legend

- Subject Property - 5.01 ±Ac
- 20' Wide Sewer Easement
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (4 ft)



Credits: 2025 Imagery from
Nearmap Imagery map service.

Project Number: MA5858-P
Date: 07/28/26



This plan is conceptual only and is not
represented as an engineered plan.

LandVest

Card: 1 of 3	Total Card	Total Parcel
APPR	679,900 /	2,068,400
E + IMP	679,900 /	2,068,400
E LAND	0 /	0
ASSESSED	679,900 /	2,068,400

Building Location11 MARBLERIDGE ROAD

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
109	128,600	77,700	2.35	473,600	679,900
Building Total	128,600	77,700	2.35	473,600	679,900
Parcel Total	1,517,100	77,700	2.35	473,600	2,068,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	492.68	Tot Val SF/Prc	268.51

PREVIOUS ASSESSMENTS

[illegible]

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
LELAND II ELBRIDGE C	17990-326	P	05/16/2024	2,500,000	No	D	U	
THE KINGFISH TRUST	17990-97	P	05/15/2024	100	No	D	A	
LELAND II, ELBRIDGE C.	17656-255	P	12/30/2022	1	No	D	A	PLAN #12481
LELAND II, ELBRIDGE C.	17430-147	P	04/29/2022	100	No	D	A	
KINGFISH TRUST	17430-145	P	04/29/2022	100	No	D	A	PLAN# 12481
LELAND, EDMUND	04145-0312	P	10/14/1994	1	No	D	F	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
07/11/2025	85697		1,000		C	6	Framing of wall on 2nd	
04/10/2025	82853		31,940		C	5	Addition of ADA Bath	
09/15/2022	68532		3,000		C	5	Weatherization, Insul	
08/31/2020	55464		2,174		C	5	Weatherization, Insul	
12/17/2003	2003563			01/06/2004	C	0		
06/26/2002	2002563		900,000	07/11/2002	C	1	6000 SQ FT S/F	
04/10/2001	2001143		53,000		C	9	MOVING BUILDING	
04/10/2001	2001143		53,000	06/22/2001	C	8	MOVE BLDG	
03/29/2001	2001113		2,200		C	6	SIDING	
02/23/2001	2001073			03/29/2001	C	7	LIFT HSE FOR MOV	
02/04/2000	2000044		1,500	02/04/2000	C	6	REROOF BARN	

ACTIVITIES

[illegible]

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
109	MULTI HOUSE		1	43,560		SF	PRIMARY	1		10.5	10.5	8	1								457,400		0	0.00000	1	457,400		
109	MULTI HOUSE		1	1.35		AC	RESIDUAL	1		12,000	12,000	8	1								16,200		0	0.00000	1	16,200		
Total AC/HA				2.35	Total SF/SM		102,366.00		Parcel LUC109 - MULTI HOUSE					P. NBC Desc 8					Tot	473,600	Spl Credit		0.00	Tot	473,600			

Property: 2356 | Bld: 2528 | Seq: 1 | Year: 2026 | Data As Of Date: 01/08/2026 | User: apro | DB: Assess50NorthAndoverMA

Exterior Information

General Information

Interior Information

Special Features / Yard Items

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

BLDG MOVED OF SITE 2 1 1/2 STY BARNS 4 FPL'S NOT
USEABLE 14.25 ACRES see
See Plan's #9458,12481,12482.12505 PL#12505 LOT A1
NC = NEEDS MEAS & LIST

Bath Features

Res Breakdown

Calc Ladder

Depreciation

Comparable Sales

Sub Areas

Alt Areas

Image



Card: 2 of 3	Total Card	Total Parcel
APPR	116,100 /	2,068,400
E + IMP	116,100 /	2,068,400
E LAND	0 /	0
ASSESSED	116,100 /	2,068,400

Building Location11 MARBLERIDGE ROAD

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
109	116,100	0	0.00	0	116,100
Building Total	116,100	0	0.00	0	116,100
Parcel Total	1,517,100	77,700	2.35	473,600	2,068,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	279.09	Tot Val SF/Prcf	268.51

LEGAL DESCRIPTION

Lot Size	
Total Land	2.35
Land Unit Type	AC

Property ID: 2356[illegible]

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
LELAND II ELBRIDGE C	17990-326	P	05/16/2024	2,500,000	No	D	U	
THE KINGFISH TRUST	17990-97	P	05/15/2024	100	No	D	A	
LELAND II, ELBRIDGE C.	17656-255	P	12/30/2022	1	No	D	A	PLAN #12481
LELAND II, ELBRIDGE C.	17430-147	P	04/29/2022	100	No	D	A	
KINGFISH TRUST	17430-145	P	04/29/2022	100	No	D	A	PLAN# 12481
LELAND, EDMUND	04145-0312	P	10/14/1994	1	No	D	F	

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
02/14/2024	6	SKIP CHENEY
10/27/2022	8	MICHELE KEOH
07/23/2003	NC	ASSESSOR
06/10/2003	CO	SKIP CHENEY

User Account
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GIS Coord 1
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GIS Coord 2
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Insp Date
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Last Date / Time
apro
USER DEFINED
PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map

Item	Code	Item	Code	%
Util 1		Dis 1	NORT	.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	R2	100
F. Haz		Zone 2		
Topo		Zone 3		
Street	P - PAVED	HX		
Traffic	M - MEDIUM			
Exempt				

LAND SECTION (109)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
Total AC/HA				2.35	Total SF/SM		102,366.00		Parcel LUC					P. NBC Desc					Tot		Spl Credit			0.00	Tot			

Property: 2356 | Bld: 2529 | Seq: 2 | Year: 2026 | Data As Of Date: 01/08/2026 | User: apro | DB: Assess50NorthAndoverMA

PROPERTY LOCATION

11 MARBLERIDGE ROAD
NORTH ANDOVER, MA 01845

OWNERSHIP

MARBLE RIDGE LLC			
11 MARBLERIDGE ROAD			
NORTH ANDOVER, MA 01845			
Occ	Y	Type	

PREVIOUS OWNER

LELAND II ELBRIDGE C
LELAND11 LANCING
11 MARBLERIDGE ROAD
NORTH ANDOVER, MA 01845
US

NARRATIVE DESCRIPTION

This parcel contains 2.35 AC of land mainly classified as MULTI HOUSE with a COLONIAL building built about 2002, having primarily CLAPBOARD Exterior and 5,907.33 Square Feet, with 1 Residential Unit, 4 Baths, 1 Half Bath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	NORT	.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	R2	100
F. Haz		Zone 2		
Topo		Zone 3		
Street	P - PAVED	HX		
Traffic	M - MEDIUM			
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
109	1,272,400	0	0.00	0	1,272,400
Building Total	1,272,400	0	0.00	0	1,272,400
Parcel Total	1,517,100	77,700	2.35	473,600	2,068,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	215.39	Tot Val SF/Prcf	268.51

PREVIOUS ASSESSMENTS

[illegible]

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
LELAND II ELBRIDGE C	17990-326	P	05/16/2024	2,500,000	No	D	U	
THE KINGFISH TRUST	17990-97	P	05/15/2024	100	No	D	A	
LELAND II, ELBRIDGE C.	17656-255	P	12/30/2022	1	No	D	A	PLAN #12481
LELAND II, ELBRIDGE C.	17430-147	P	04/29/2022	100	No	D	A	
KINGFISH TRUST	17430-145	P	04/29/2022	100	No	D	A	PLAN# 12481
LELAND, EDMUND	04145-0312	P	10/14/1994	1	No	D	F	

BUILDING PERMITS

[illegible]

ACTIVITIES

[illegible]

LEGAL DESCRIPTION

Lot Size	
Total Land	2.35
Land Unit Type	AC



User Account
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GIS Coord 2
232773.53405
Insp Date

Print Date / Time	
1/8/2026	11:23 pm

Last Date / Time

apro	

USER DEFINED

PriorID1a

PriorID2a

PriorID3aPriorID1b

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THONDZC

PHONDSC

Assessor Map

LAND SECTION (109)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
Total AC/HA				2.35	Total SF/SM		102,366.00	Parcel LUC						P. NBC Desc						Tot	Spl Credit			0.00	Tot			

Card: 1 of 1	Total Card	Total Parcel
APPR	324,800 /	324,800
E + IMP	324,800 /	324,800
E LAND	0 /	0
ASSESSED	324,800 /	324,800

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map

Exterior Information

Type	
Stry Hght	
(Liv) Units	0 Tot 0
Found	
Frame	
P. Wall	
Sec Wall	0
Roof Str	
Roof Cvr	
Color	
View	
Shape	
Bld Name	

General Information

Grade			
Year Blt		Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall			
Sec Int Wall			
Partition			
P. Floor			
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric			
Insulation			
Int Vs Ext			
Heat Fuel			
Heat			
# Heat Sys	0		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

[illegible]

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV - Average	0
Functional		
Economic		
Special		
Override		
Total		0%

Comparable Sales

Rtn	Parcel ID	Type	Sale Date	Price
Avg Rtn			Ind Val	

Comments

0037C 00011 00000
See Plan's #9458,12481,12482.12505 DRIVEWAY EASEMENT
B:4146 P:43
PL:#12505 LOT A2

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total			

Calc Ladder

Base Rate	0.00	Depr	0
Size Adj	1.00000	Depr'd Total	0
Con Adj	1.00000	Juris Ft.	1.0000
Adj Prc	\$0.00	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$0	Final Total	\$0
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$0
Adj Tot (RCN)	0	Total \$/SF	
Depr %	0%	Undepr \$/SF	0.00000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr V
Building Totals							
Parcel Totals							

Sketch

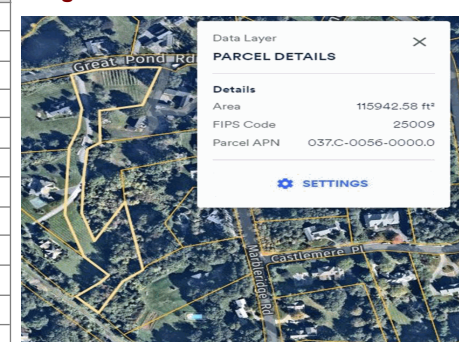
Mobile Home

Make		Model		Serial		Year		Color	
------	--	-------	--	--------	--	------	--	-------	--

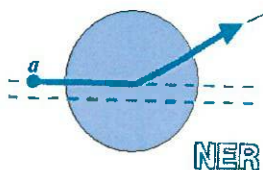
Alt Areas

[illegible]

ed **Image**



Property: 2398 | Bld: 2572 | Seq: 1 | Year: 2026 | Data As Of Date: 01/08/2026 | User: apro | DB: Assess50NorthAndoverMA



NEW ENGLAND RADON, LTD.

11A Industrial Way, Unit 3
Salem, New Hampshire 03079

603-893-4260

Fax: 603-893-8163

Email: despinal@newenglandradon.com

Website: www.newenglandradon.com

RADON ANALYSIS

DATE: 03/30/2021

MAIDA SERVICES
P.O. BOX 15
PLAISTOW, NH 03865

TEST SITE: 11 MARBLERIDGE ROAD, NORTH ANDOVER, MA

EXPOSURE START: 20210323 AT 20:48
EXPOSURE STOP: 20210325 AT 21:37

CODE NUMBER	TEST RESULTS (pCi/L)	TEST LOCATION
4507966	3.7	BASEMENT
4507967	3.7	BASEMENT
Average	3.7	

THIS READING IS BELOW THE EPA ACTION GUIDE LEVEL OF 4.0 pCi/L, A READING BELOW 4.0 pCi/L FOR YOUR SCREENING MEASUREMENT, IF MADE WITH THE HOUSE OR BASEMENT CLOSED-UP PRIOR TO AND DURING THE TESTING PERIOD (AS SPECIFIED IN THE INSTRUCTIONS) INDICATES THAT THERE IS RELATIVELY LITTLE CHANCE THAT THE RADON CONCENTRATION, IN THE LIVING AREAS, WILL BE GREATER THAN 4 pCi/L AS AN ANNUAL AVERAGE DUE TO AIRBORNE RADON SEEPING THROUGH THE BASEMENT.

(THIS READING IS VALID ONLY IF HOUSE CONDITIONS ARE MAINTAINED AS SPECIFIED FOR THE DURATION OF THE TEST. NEW ENGLAND RADON, LTD. CANNOT BE HELD LIABLE FOR ERRONEOUS READINGS IF APPROPRIATE HOUSE CONDITIONS ARE NOT MAINTAINED.)

MASSACHUSETTS MANDATORY RESIDENTIAL HOME INSPECTION DISCLOSURE

Pursuant to Massachusetts regulation 760 CMR 74.00 *Residential Home Inspection Waivers*, this form must be signed by the buyer and seller prior to signing the first written contract to purchase a Residential Property in Massachusetts (unless one of the exceptions under 760 CMR 74.00 applies). Residential Property and Home Inspection shall be defined pursuant to 760 CMR 74.02.

Limitations on Home Inspection Waivers:

Every seller of Residential Property is notified that M.G.L. c. 143, § 101 and 760 CMR 74.00 prohibit a seller from accepting an agreement to purchase contingent upon waiver, limitation, or restriction of buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). A buyer of a Residential Property may choose to have the premises inspected by a licensed home inspector of the buyer's choice. If the buyer chooses to have a Home Inspection, the buyer shall have a reasonable period of time after the full execution of the first written contract, as agreed to by the seller and the buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the buyer.

Seller's Disclosure

Pursuant to 760 CMR 74.00, Seller warrants and represents that the agreement to purchase is not, and in no event shall be, contingent upon waiver, limitation, or restriction of Buyer's choice to obtain a Home Inspection, in whole or in part (unless one of the exceptions under 760 CMR 74.00 applies). Seller agrees and acknowledges that Buyer may choose to have the premises inspected by a licensed home inspector of the Buyer's choice. The Seller further agrees, warrants, and represents that, if the Buyer chooses to have a Home Inspection, the Buyer shall have a reasonable period of time after the full execution of the first written contract as agreed to by the Seller and the Buyer, to decide whether to proceed with the transaction if the results of the inspection are not satisfactory to the Buyer.

Buyer's Acknowledgment

Each buyer hereby acknowledges that they may choose to have the premises inspected by a licensed home inspector of the buyer's choice and acknowledges that this disclosure has been provided to the buyer herein.

Agent's Acknowledgment

Seller's agent hereby acknowledges that each seller has been informed of the seller's obligations under 760 CMR 74.00 and further acknowledges that this disclosure has been provided to each seller and buyer herein.

Certification of Accuracy

The following parties have reviewed the information above and certify that the information they have provided is true and accurate.

Property Address:

11 Marbleridge Road, North Andover, MA

Elbridge C. Leland II dotloop verified 07/30/26 6:46 AM EDT 8RUY-99SX-98JP-0ZUC	Elbridge C. Leland II	07/29/2026
Signature of Seller	Print Name of Seller	Date
Signature of Seller	Print Name of Seller	Date
Signature of Buyer	Print Name of Buyer	Date
Signature of Buyer	Print Name of Buyer	Date
	Lanse Robb	07/29/2026
Signature of Seller's Agent*	Print Name of Seller's Agent*	Date

☐ *Seller acknowledges that a Seller Agent was **not** involved in this transaction.

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal 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 (check documents below).
- ☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

- (c) ☐ Purchaser or lessee purchaser has received copies of all documents checked above.
- (d) ☐ Purchaser or lessee purchaser has received no documents.
- (e) ☐ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.
- (f) ☐ Purchaser or lessee 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 Acknowledgment (initial)

- (g) ☐ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.
- (h) ☐ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligations to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

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.

Elbridge C. Leland III dotloop verified
07/30/26 6:46 AM EDT
NN4W-X4VF-TV9U-2AEN

Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date

Address of Property / Unit 11 Marbleridge Road, North Andover, MA outbuildings



Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☒ Seller's agent ☐ Buyer's agent ☐ Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: ☒ Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the ☒ Seller ☐ Buyer

☐ Designated Agency

Only the licensee named herein represents the ☐ Seller ☐ Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Sam P. Roby
Signature of Real Estate Licensee

Lanese L. Roby 9006644
Printed Name of Real Estate Licensee License #

☒ Broker ☐ Salesperson 07/29/2026
Today's Date

LandVest Inc.
Brokerage Firm Real Estate License #

4981
Brokerage Firm Real Estate License #

☐ Buyer ☒ Seller 07/29/2026
Today's Date

Elbridge C. Leland II
Signature of Consumer

Elbridge C. Leland II
Printed Name of Consumer

☐ Buyer ☐ Seller
Today's Date

Signature of Consumer

Printed Name of Consumer

☐ Check here if the consumer declines to sign this notice.