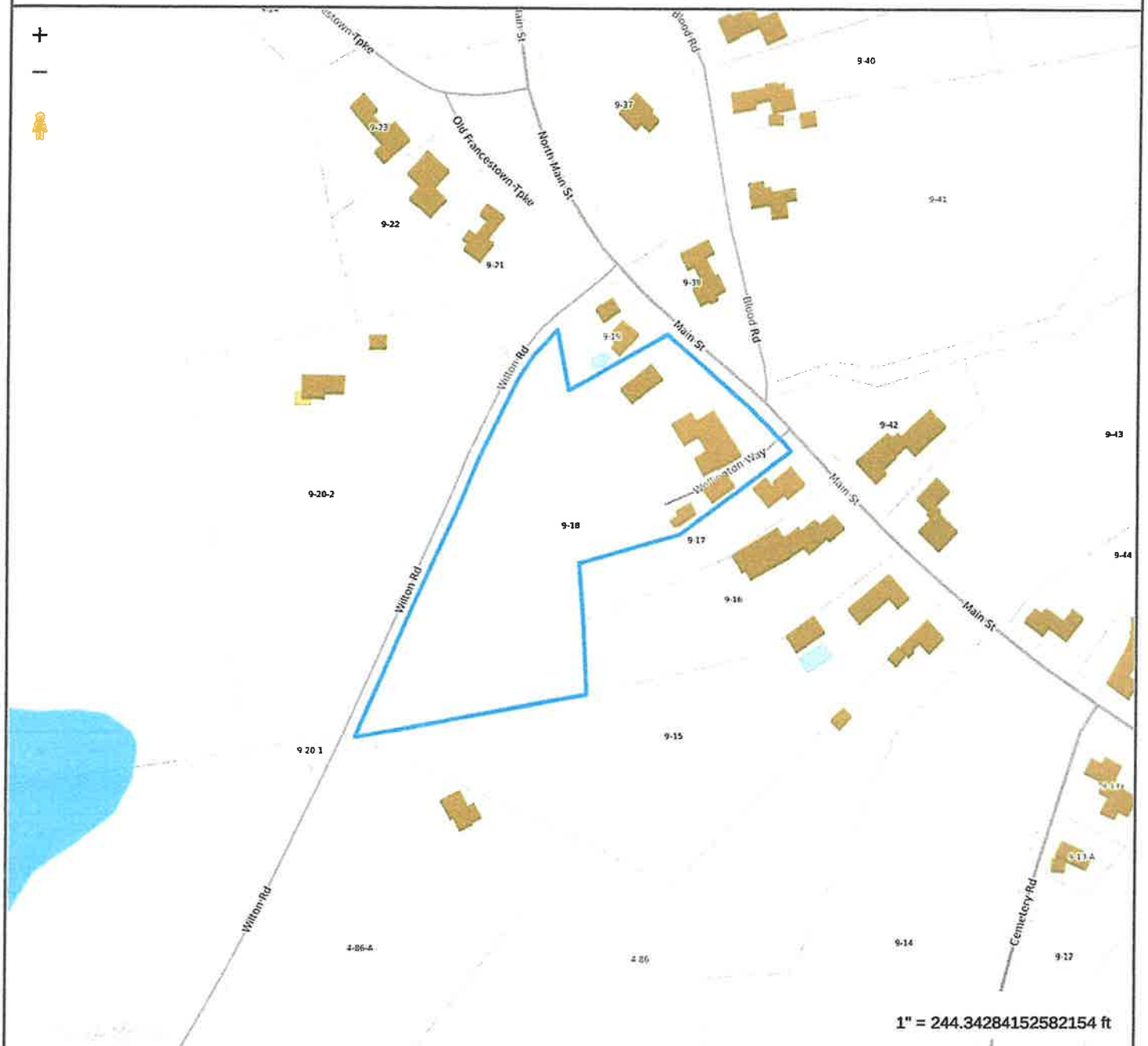


26 North Main



Property Information

Property ID 9-18-7|0009-0018-0007|309
Location 26 NORTH MAIN ST UNIT # 9
Owner FAIRHAVEN CONDOMINIUMS, LLC



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/05/2026
 Data updated 07/17/2026

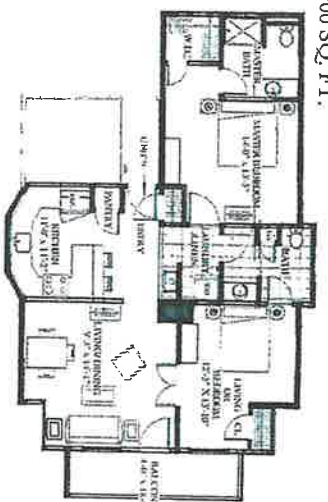
Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

The Mont Vernon

Unit 7
1,114 SQ. FT.



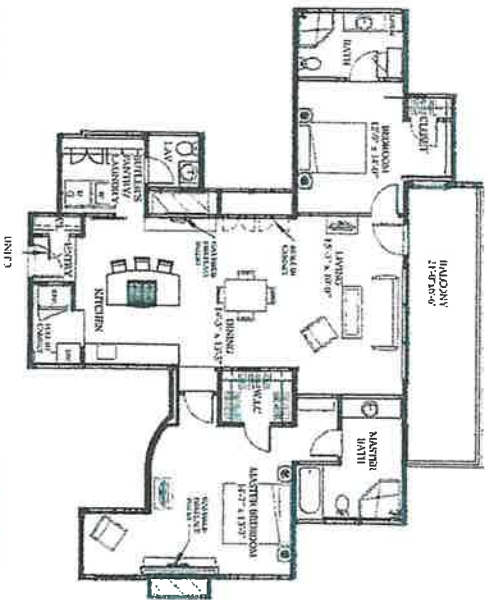
Unit 9
1,000 SQ. FT.



Unit 1
1,372 SQ. FT.



Unit 3
1,379 SQ. FT.



Unit 5
1,347 SQ. FT.



Unit 10
1,223 SQ. FT.

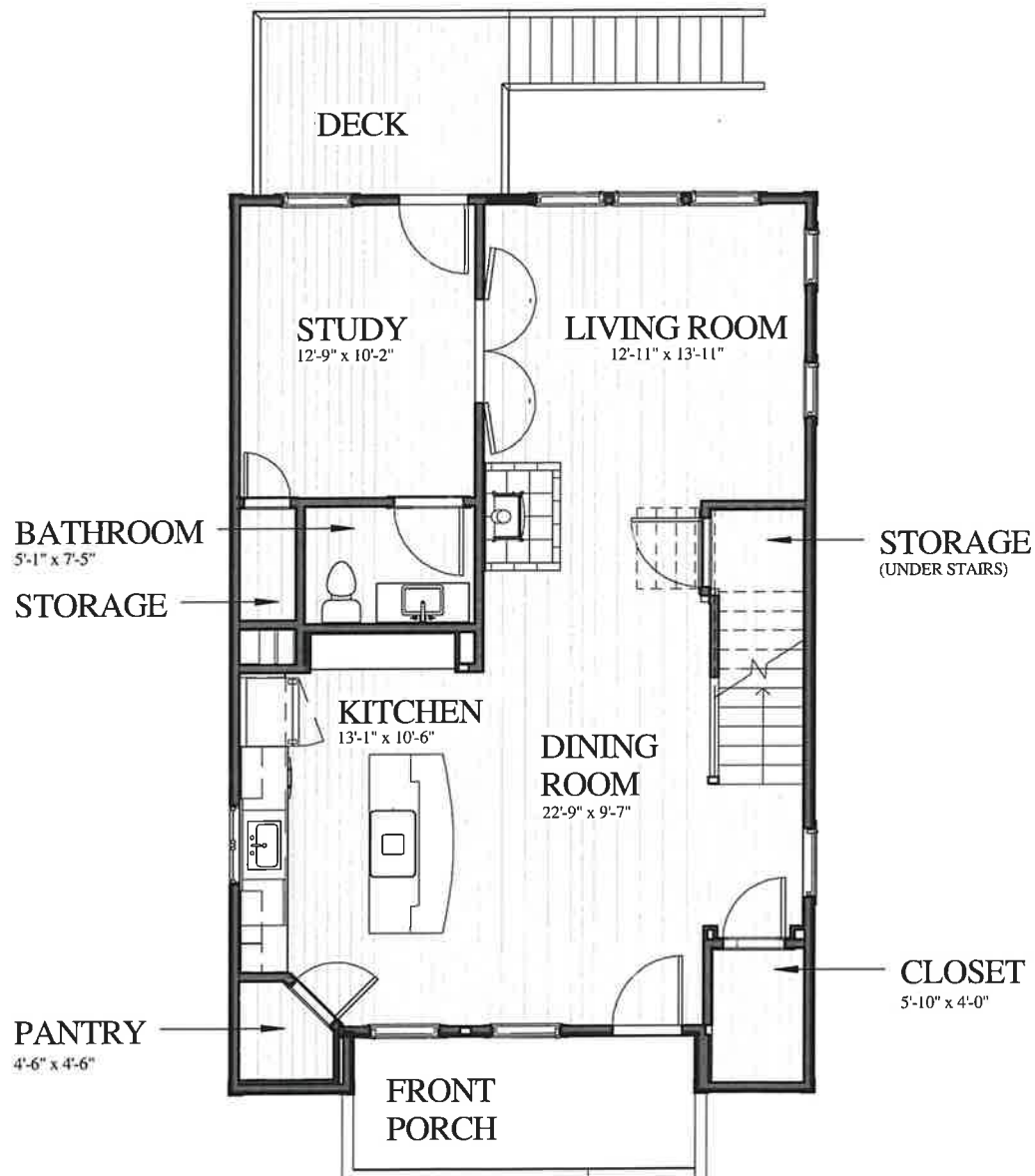


FEATURES:

- 2 Bedrooms
- 2 Baths
- Laundry
- Open Concept Kitchen, Dining & Living Area
- Tastefully Appointed Kitchens & Baths
- Hardwood Floors Throughout
- Gas Stove for Ambiance & Radiant Heat
- One Floor Living
- Private Entry
- Front Porch and Balcony
- 1 Car Garage
- Geothermal Heating & Cooling



The Mont Vernon The Carriage House





GENERAL NOTES

SYMBOLS LEGEND

LOCATION MAP

DRAWING INDEX

ABBREVIATIONS

1. ALL WORK TO COME WITHIN LOCAL AND STATE CODES, CURRENT EDITION.
2. ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL BE TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL PLUMBING CODE, THE NATIONAL MECHANICAL CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION APPROVAL.
3. ALL REQUIRED PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR TO FURNISH ALL DISBURSING, CONTACT AND/OTHER MATERIALS AND SUPPLIES NECESSARY TO PROTECT WORK AREAS AND SURROUNDING AREAS FROM DAMAGE TO EXISTING UTILITIES AND ALL WORK WITHIN A 10' ZONE TO BE PRESERVE INDICATED BY THE CITY OF CHICAGO.
5. ALL SPECIFIED ITEMS SHALL BE INSTALLED PER WRITTEN INSTRUCTIONS BY THE DESIGN MANUFACTURER.
6. THESE DRAWINGS COMPLY THEREWITH ALL CONSTRUCTION CONTRACTS TO BE COMPLETED ON A NONCONFLICTING BASIS.
7. ALL UTILITIES TO BE EXPOSED BY OWNER REFER TO CONSENT ON ALL PLANS, CROSS SECTION, ELEVATION, PLANVIEW, ANNOTATIONS, CHARACTER, LOCATION AND DEPTH.
8. ALL UTILITIES NOT SHOWN AS EXISTING SHALL BE LOCATED BY THE CONTRACTOR AND DEPT. OF PUBLIC WORKS, CITY OF CHICAGO, BEFORE ANY WORK AND SHALL BE PROTECTED BY THE CONTRACTOR.
9. ALL PLUMBING AND ELECTRICAL UTILITIES TO BE EXPOSED BY THE OWNER.
10. ALL CONDUITING TO MEET ENERGY STAR COMPLIANCE.

- [illegible]

MATERIALS

- | | | |
|---|--|---|
| 
EARTH

GAVEL

7/8\" data-bbox="825 255 845 295"/>
CONCRETE

CONCRETE BLOCK | 
BATT INSULATION

WOOD INSULATION

PLOWWOOD

WOOD FRAME CONT.

WOOD BLOCKING | 
STEEL

SPOON FIBEROOFING

SPRAY FOAM |
|---|--|---|



	ft/cm	sq ft/m
BASE FLOOR	677.50	
FIRST FLOOR	1,986.50	
SECOND FLOOR	1,986.50	
THIRD FLOOR	677.50	
TOTAL TOTAL	3,327.00	

- | | |
|------|--|
| A100 | ARCHITECTURAL |
| A101 | THEATRE ELEVATIONS |
| A104 | INTERIOR DESIGN ELEVATIONS |
| A105 | ARCHITECTURAL |
| A106 | ARCHITECTURAL SITE PLAN |
| A109 | ARCHITECTURAL, DOOR PLANS |
| A110 | ARCHITECTURAL, FLOOR PLANS |
| A111 | HAND DRAWING LETTERS AND PLAN |
| A112 | SYMBOLS FOR ELECTRICAL DRAWING PLAN |
| A120 | EXTENSION ELEVATIONS |
| A201 | BUILDING SECTIONS |
| A202 | BASE BUILDING ARCHITECTURAL PLAN, THREE HOUSES |
| A203 | BASE BUILDING ARCHITECTURAL PLAN, THREE HOUSES |

- [illegible]

THE MONT VERNON

26 NORTH MAIN ST. MONT VERNON, NH

KONFERENZ

27 MAY 2007

FAIRHAVEN CONDOMINIUMS,
12 MIDDLE ST. AMHERST, NH.

LOWMINE

PROJECT TEAM

ARCHITECT:

BMA ARCHITECTURAL GROUP

BMA P.C.
12 MIDDLE STREET

AMHERST, NH 03001
TEL 603/673.1991
FAX 603/672.1385

STRUCTURAL ENGINEER:

SUMMIT ENGINEERING INC
10000 S. 100TH AVE. #200
MIDvale, CO 80049

3 GREENLEAF WOODS DRIVE, PORTSMOUTH, NH 02801
TEL: (603) 319-1917

1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

CIVIL ENGINEER:

MERIDIAN LAND SERVICES INC.

31 OLD PASHUA ROAD
AMHERST, NH 03001
TEL: (603) 673 1441

1. 10/10/10 10/10/10 10/10/10



D1 EXTERIOR - FRONT DECK



D3 EXTERIOR - PERGOLA



D4 EXTERIOR - BACK DECK



C1 INTERIOR - DINING ROOM



C3 INTERIOR - KITCHEN



C4 EXTERIOR - FARM HOUSE SIDE



A3 INTERIOR - MASTER BEDROOM



A5 INTERIOR - LAUNDRY ROOM



Rent Roll

5-May-26

The Mont Vernon
26 North Main Street
Mont Vernon, New Hampshire
BMA Reference: J-2762/Apr/08

INCOME - Rent Roll	SF	Rent / Month <i>most recent</i>	Rent / Year	Occupant	Tenant Since	Lease Expires	Remarks
Unit #11 - Nest Unit	997	\$2,700.00	\$32,400.00	Maria Jones	August 2023	June 2027	
Unit #9 - Sunliner	1108	\$3,000.00	\$36,000.00	Elizabeth Lathrop & son	May 2024	May 2027	
Unit #7 - Thayer Haven	1323	\$3,350.00	\$40,200.00	David & Valerie Barsky	May 2026	April 2027	
Unit #5 - Verncroft	1390	\$3,625.00	\$43,500.00	Dr. Tehseen Naqvi	April 2026	April 2027	
Unit #3 - Wellington	1319	\$3,350.00	\$40,200.00	Tom & Ann Leccese	May 2026	May 2027	
Unit #2 - Carriage House	1608	\$4,300.00	\$51,600.00	Peter & Karen Vallico	May 2026	June 2027	Includes 2nd garage
Unit #1 - Hideaway	1476	\$3,500.00	\$42,000.00	Sue Long	April 2016	perpetual; +3% yr.	Owner Occupied
Extra Garage	288	\$200.00	\$2,400.00	Owner Occupied	N/A	N/A	Owner Occupied
	9509	\$24,025.00	\$288,300.00				

172,300 net

Fairhaven Condos, LLC

Unit Area Percentage Matrix

The Mont Vernon Condominium Mont Vernon, New Hampshire

16-Jun-25

Reference: J-2762/Apr/08

Unit Area Matrix	Gross SF Living for FAR *	Net SF Living for Condo**	Net SF LCA Garage	Net SF LCA Storage	Net SF LCA Patio	Net SF LCA Deck	Net SF LCA Porch	Net SF LCA Balcony	Net SF LCA Stairwell	Net SF TOTAL	% Allocation
Hideaway	Unit 1	1476	1310	580	48	120				2058	15.9%
Carriage House	Unit 2	1600	1510	524		85	80			2726	21.1%
Wellington	Unit 3	1319	1251	306			80	77		1714	13.3%
Verncroft	Unit 5	1390	1330	285			25	195		1835	14.2%
Thayer Haven	Unit 7	1323	1268	288			77	88		1721	13.3%
Sunliner	Unit 9	1108	1056	288				56		1492.5	11.5%
Nest	Unit 11	997	950	288				46		1376.5	10.7%
TOTAL	9213	8675								12923	100%

* Unit FAR = Floor Area Ratio which includes exterior walls as needed for site & building coverage

** Condo = Interior living space only (excluding exterior walls) as needed for condo percentage allocation

Property Address 26 North Main Street
Mont Vernon, NH



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: PRIVATE
Location: REAR OF BLDG
Malfunctions: NONE
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: PRIVATE
Location: REAR OF BLDG
Malfunctions: NONE
Age of system: 10 YRS.
Date most recently serviced: _____
Name of Contractor who services system: _____

Property Address 26 North Main Street
Mont Vernon, NH

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☒ No ☐

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☐

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☐

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 26 North Main Street
Mont Vernon, NH

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒ Unknown ☐

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 26 North Main Street, Mont Vernon, NH

Unit Number (if applicable): _____

Town: _____

Rolf Biggers
dotloop verified
02/16/26 2:24 PM EST
8VHD-E2ZZ-GFGI-TSD8

SELLER

Date

Laurie Biggers
dotloop verified
02/20/26 3:18 PM EST
K4YZ-EPBZ-CLBK-SRPO

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date