



Rosewood

1386 Rt. 103, Newbury New Hampshire 03255



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

Wonderful possibilities abound!

OVER 3,800 FINISHED SQUARE FEET

\$565,000

Welcome to "Rosewood" retreat. Previously a retail/gift shop and eatery, is this lovely quality constructed c. 2002 post and beam detached single family condominium. At the entrance to Mt. Sunapee Ski area and just down the way from crystal clear Lake Sunapee...this unique property is a one of a kind opportunity!

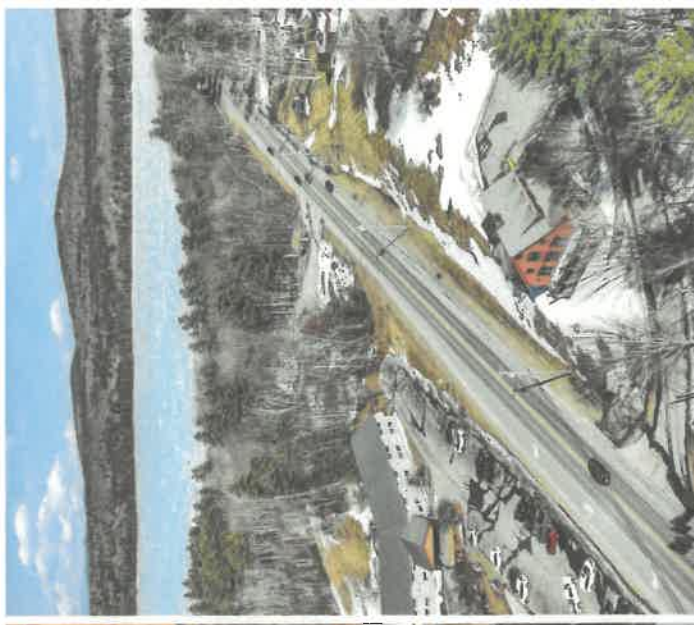
- POTENTIAL LUXURY RETREAT
- HIGH QUALITY CONSTRUCTION
- TAXES \$4,330 IN 2024
- PRICE: \$565,000



Andrew Peterson
Andrew R. Peterson, CCIM
Broker Associate
6034969172
andy.peterson@fourseasonssir.com
9851
andy.peterson@fourseasonssir.com

Four Seasons Sotheby's International Realty
42 Grove Street
Peterborough, NH 03458
603.924.3321

sothebysrealty.com



© 2025 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except where indicated by other text. Sotheby's International Realty is not a franchise, and it should not be relied upon as such. All offerings are subject to change without notice. We are happy to work with them and cooperate fully. Equal Housing Opportunity. Regardless, it is not our intention to solicit the offerings of other real estate brokers.



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

New Hampshire's Beauty

**1386 103 Route
Newbury**

NH 03255



MLS #	5032681	Price	\$565,000
Property Class	Residential	Status	Active
Property Type	Single Family	Rooms - Total	7
Year Built	2002	Bedrooms - Total	0
Architectural Style	Adirondack, Conversion, Freestanding, Rehab Needed, Arts and Crafts, Post and Beam	Baths - Total	2
		SqFtTotFtn	4,879
		Lot Size Acres	8.60
		Lot - Sqft	374,616
		Zoning	BUSINE
		Condo Fees	Yes

Color



**Four Seasons Sotheby's
International Realty**
42 Grove Street.
Peterborough NH 03458
Off: 603-924-3321
Andrew Peterson
andy.peterson@fourseasonsre.com
Cell: 603-496-9172



Opportunity Knocks! Welcome to "Rosewood" retreat. Previously a retail/gift shop and eatery, this lovely quality constructed c. 2002 post and beam detached single family condominium. Set at the entrance to Mt. Sunapee Ski area and just down the way from crystal clear Lake Sunapee...this unique property is a singular opportunity to customize to your taste a personal retreat extraordinaire or convert to another favorable use. Don't delay...a one of a kind opportunity in a spectacular setting!


This information, though deemed reliable, is not guaranteed

Subject to terms, conditions, price, rate, 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. FRANCHISE is not the source of information presented in this listing. Copyright 2015 FRANCHISE.

Listed By:

Andrew Peterson - Four Seasons Sotheby's International Realty

Residential 5032681	Single Family Active	1386 103 Route Newbury	N 03255	Unit/Lot	Listed: 3/19/2025 Closed:	\$565,000
------------------------	-------------------------	---------------------------	---------	----------	------------------------------	-----------



County	NH-Merrimack	Rooms - Total	7
Village/Dist/Locale		Bedrooms - Total	0
Construction Status	Existing	Baths - Total	2
Year Built	2002	Baths - Full	1
Architectural Style	Adirondack, Conversion	Baths - 3/4	0
	Freestanding, Rehab Needed, Arts and Crafts	Baths - 1/2	1
	Post and Beam	Baths - 1/4	0
Color		SqFt-Apx Fin Above Grade	3,879
Total Stories	2	List \$/SqFt Fin ABV Grade	\$145.66
Zoning	BUSINE	SqFt-Apx Fin AG Source	Public Records
Taxes TBD	No	SqFt-Apx Unfn Above Grade	0
Tax Annual Amount	\$4,330.00	SqFt-Apx Unfn AG Source	Other
Tax Year	2023	SqFt-Apx Fin Below Grade	1,000
Tax Year Notes		SqFt-Apx Fin BG Source	Other
Owned Land		SqFt-Apx Unfn Below Grade	200
Lot Size Acres	8.60	SqFt-Apx Unfn BG Source	Other
Lot - Sqft	374,616	SqFt-Apx Total Finished	4,879
Common Land Acres		Days On Market	0
Basement	Yes	Delayed Showing	N
Basement Access Type	Walkout	Date - Initial Showings Begin	

Remarks - Public Opportunity Knocks! Welcome to "Rosewood" retreat. Previously a retail/gift shop and eatery, this lovely quality constructed c. 2002 post and beam detached single family condominium. Set at the entrance to Mt. Sunapee Ski area and just down the way from crystal clear Lake Sunapee...this unique property is a singular opportunity to customize to your taste a personal retreat extraordinary or convert to another favorable use. Don't delay...a one of a kind opportunity in a spectacular setting!

Directions Take 103 beyond Lake Sunapee to property on right

Waterfront Property Water View WaterAccess WaterRestr WtrFrmLgth	Water Body Name Water Body Type Waterfront Property Rights	ROW - Parcel Access ROW - Length ROW - Width ROW to other Parcel Current Use Flood Zone No Land Gains	Seasonal No Resort Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type Foreclosed/Bank-Owned/REO No Rehab Needed
		Map 7 Block 338 Lot 200 SPAN Number Property ID Deed - Recorded Type Warranty Deed - Book 3767 Deed - Page 1304 Deeds - Total	School - District School - Elementary School - Middle/Jr School - High
Green Verification Progm Green Verification Body Green Verification Status Green Verification Year Green Verification Rating Green Verification Metric Green Verification Source Green Verification NewCon Green Verification URL Green Verificatn Progm 2 Green Verificatn Body 2 Green Verificatn Status 2 Green Verificatn Year 2 Green Verificatn Rating 2 Green Verificatn Metric 2 Green Verification Source 2 Green Verificatn NewCon 2 Green Verificatn URL 2 Green Verificatn Progm 3 Green Verificatn Body 3 Green Verificatn Status 3 Green Verificatn Year 3 Green Verificatn Rating 3 Green Verificatn Metric 3 Green Verification Source 3 Green Verificatn NewCon 3 Green Verificatn URL 3		Power Production Type Power Production Ownership Mount Location Mount Type Power Production Size Power Production Annual Power Production Annual Status Power Production Year Install Power Production Verification Source Power Production Type 2 Power Production Ownership 2 Mount Location 2 Mount Type 2 Power Production Size 2 Power Production Annual 2 Power Production Annual Status 2 Power Production Year Install 2 Power Production Verification Source 2	
		Features - Exterior Balcony, Garden Space, Other - See Remarks, Storage, Windows - Double Pane Features - Interior Cathedral Ceiling, Lighting Contrls -Resprsv, Natural Light, Natural Woodwork, Vaulted Ceiling, Wet Bar	

5032681

Development / Subdivision Planned Urban Developmt Covenants Yes Easements		Assessment Year 2023 Assessment Amount \$331,800 Tax Class Tax Rate
Condo Name Building Number Floor Number Units Per Building 1 Condo Limited Common Area Assessments - Special	Condo Fees Yes Fee \$350.00 Fee Frequency Monthly Fee Includes Landscaping, Plowing, Sewer, Condo Association Fee Cooling Mini Split Electric 200 Amp, Circuit Breaker(s) Heating Propane, Hot Water, In Floor, Radiant Floor, Mini Split Sewer Private, Septic Shared Water Source Drilled Well	Mobile Park Name Mobile Co-Op Mobile Park Approval Mobile Mast Move Mobile Make Mobile Model Name Mobile Serial Number Mobile Anchor
Deed 2 - Book Deed 2 - Page Deed 3 - Book Deed 3 - Page Deed 4 - Book Deed 4 - Page Deed 5 - Book Deed 5 - Page Surveyed Unknown Surveyed By Plan Survey Number Footprint	Cable Company Electric Company Fuel Company Phone Company Internet Service Provider	Rented Rental Amount Residence
List Features Condo Development, Country Setting, Landscaped, Mountain View, Neighbor Business, Open, Recreational, Rolling, Ski Area, Trail/Near Trail, View, Walking Trails, Near Paths, Near Shopping, Near Sking, Rural Construction Materials Post and Beam, Composition Exterior Foundation Concrete, Other Roof Shingle Appliances None Equipment Air Conditioner, Smoke Detector, Generator - Standby Flooring Carpet, Softwood, Tile Basement Description Concrete Floor, Daylight, Partially Finished, Stairs - Interior, Unfinished, Walkout, Exterior Access, Stairs - Basement Garage No Garage Capacity Driveway Common/Shared, Paved Parking Off Street, On-Site, Parking Spaces 11 - 20, Paved, Visitor Features - Accessibility 1st Floor 1/2 Bathroom, 1st Floor Low-Pile Carpet, Access Parking		Road Frontage No Road Frontage Type Association Road Frontage Length Possession At Closing, Negotiable Items Excluded
		Auction No Date - Auction Auction Time Auction Price Determined By Auctioneer Name Auctioneer License Number
Remarks - Non-Public Condo fees are estimated and subject to final agreements and alteration of condominium documents satisfactory to owner. Travel bus to ski area access from abutting Mountain Edge resort available to future owners. Remarks - Intra-Firm		Showing Instructions Appointment, Call List Agent Showing Service None Management Company Management Company Phone Price - Original \$565,000 Short Sale No Concessions Concession - Amount Concession - Comments Financing-Buyer Title Company
List Ofc - Ofc Nm Ph Four Seasons Sotheby's International Realty - Ofc: 603-924 3321 Agent - Agt Nm Ph Andrew Peterson - Cell: 603-496-9172 Agent - E-mail andy.peterson@fourseasonsre.com ListTeam - TeamNmPh ColstAgt - Agt Nm Ph AltCon - Agt Nm Ph Input of Owner Name I have written permission to submit name Owner Name Cardinal NH 9, LLC Owner Phone Occupant Name Occupant Phone Buyer Name Sell Ofc - Ofc Nm Ph Sell Agt - Agt Nm Ph SellTeam - TeamNmPh CoSelOff - Ofc Nm Ph CoSelAgt - Agt Nm Ph Appraisal Complete Appraiser Appraiser Phone Appraiser Email		Comp Only No Comp Type Listing Type Exclusive Right Listing Service Full Service Designated/Appdl. Agency Yes Variable Commission Listed in other Prop Type No Primary MLS# Date - MLS List 3/19/2025 Date - Expiration 12/18/2025 Date - Active Under Contr Date - Pending Date - Withdrawn Date - Terminated Date - Closed Date - Leased

Prepared By: Andrew Peterson

Printed: 03/19/2025 10:14 AM Page 2 of 2

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 2025 PrimeMLS.



Rosewood Barn



Dramatic interior detail

Listing Agent Andrew Peterson

Listing Office Four Seasons Sotheby's International Realty



First Level



Lower level



Lake Sunapee nearby



Landmark location



Beautiful outlook



Large paved parking lot



Stairway detail



1st level Lavatory



Entry way Detail



Potential Kitchen area

Listing Agent Andrew Peterson

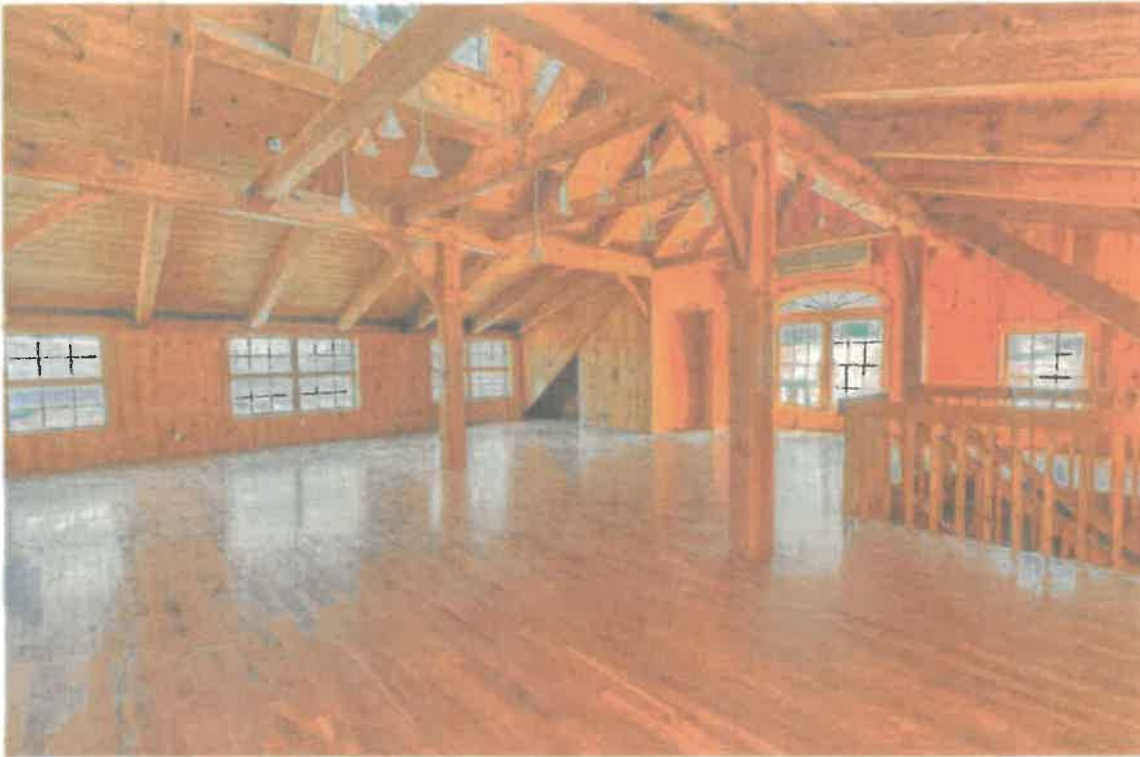
Listing Office Four Seasons Sotheby's



Great Potential



Large Party deck



Skylight Cupola



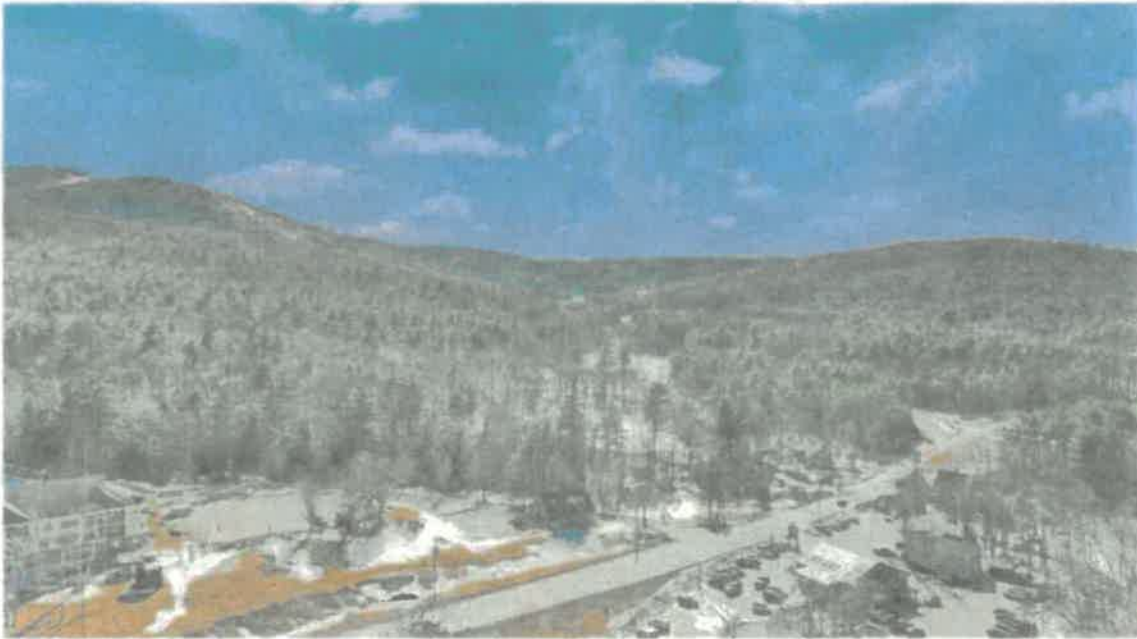
Large automatic generator



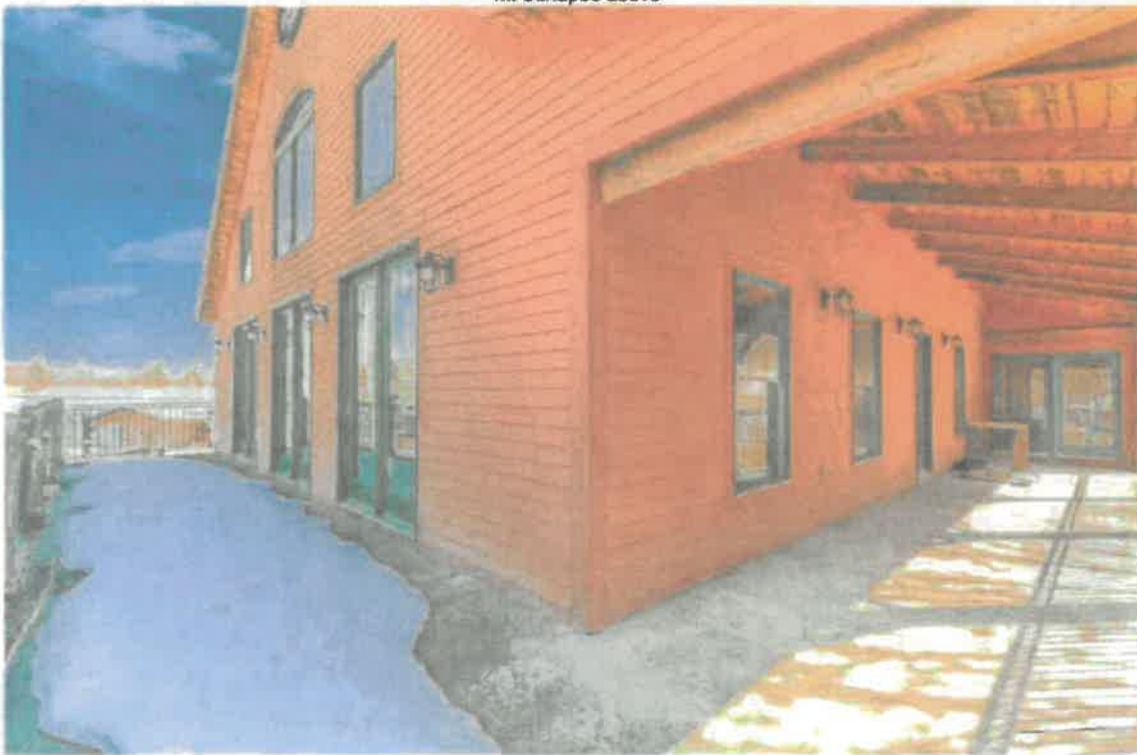
Wine Racks



Utility Room



Mt Sunapee above



Entry Decks



A gem!



Wonderful opportunity

Listing Agent: Andrew Peterson

Listing Office: Four Seasons Sotheby's

PLEASE RETURN
RECORDED
DOCUMENT TO:
Femiger & Uliasz
45 Bay Street
Manchester, NH 03104

8

Space above this line for Recorder's Use Only

WARRANTY DEED
CONDOMINIUM UNITS IN MOUNTAIN EDGE RESORT CONDOMINIUM
Newbury, New Hampshire

1458
25-
25-

4808.00

KNOW ALL PERSONS BY THESE PRESENTS THAT, Thomas A. Behrens, unmarried, having an address of 1380 Route 103 Newbury, NH 03255 ("Grantor") grants to, Cardinal NH 9, LLC a New Hampshire limited liability company with a mailing address of 130 Main Street, Gorham, New Hampshire 03581 ("Grantee"), for good and valuable consideration, receipt of which is hereby acknowledged, with WARRANTY COVENANTS:

A certain condominium unit located in the Mountain Edge Resort Condominium ("Condominium") in the Town of Newbury, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Condominium Unit No. 400 and the corresponding Percentage Interest of 0.10116 assigned to said Unit established under and defined, described and identified by that certain Mountain Edge Resort Condominium Declaration, dated December 20, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2737 Page 1104, as amended on even date and recorded simultaneously herewith, by a certain Amended and Restated First Amendment of said Mountain Edge Resort Condominium Declaration (collectively, "Condominium Declaration").

Said Condominium is established pursuant to NH RSA 356-B and is shown on the site and floor plans, dated December 1, 2004 and recorded as Plan No. 17213 and Plan No. 17214 in the Merrimack County Registry of Deeds. See also Floor Plans entitled Mountain Edge Resort & Spa at Sunapee Route 103, Newbury, New Hampshire amended July 29, 2021 recorded simultaneously herewith. See also Plan No. 202100013696, Map 7 Lot 338/000 1386 Route 103 Newbury, New Hampshire, Unit 400 Rosewood Barn Condominium Plan recorded on May 26, 2021.

Together with all rights, easements and other privileges appurtenant to said Unit as set forth in the Condominium Declaration, but subject to any and all covenants, conditions, restrictions, burdens and other matters set forth therein.

The premises conveyed hereby are not homestead property.

Meaning and intending to convey all of Grantor's right, title and interest in said Unit.

Executed as of this 3rd day of November, 2021.

Thomas A. Behrens
Thomas A. Behrens

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 3rd day of November, 2021, personally appeared, Thomas A. Behrens who acknowledged the foregoing instrument to be his free act and deed before me.

Elizabeth A. LaClair
Notary Public
My Commission Expires: 8/23/22



OWNER INFORMATION

CARDINAL NH 9 LLC

PO BOX 70

EAST KINGSTON, NH 03827

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/03/2021	3767	1304	Q1	320,533	BEHRENS, THOMAS A.

LISTING HISTORY

03/14/22 TFAC DEED-SALE
03/07/22 KMAC

NOTES

CREATED NEW CARD, ROSEWOOD BARN IS ITS OWN UNIT NOW

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FOUNDATION	1		100	25,000.00	75	18,750	18,800

MUNICIPAL SOFTWARE BY AVITAR

TOWN OF NEWBURY, NEW HAMPSHIRE

TOWN OF NEWBURY.NH.ORG/ASSESSING

DEPARTMENT

PARCEL TOTAL TAXABLE VALUE

Year	Buildings	Features	Land
2022	\$ 320,500	\$ 11,300	
Parcel Total: \$ 331,800			
2023	\$ 320,500	\$ 11,300	\$ 0
Parcel Total: \$ 331,800			
2024	\$ 335,900	\$ 18,800	\$ 0
Parcel Total: \$ 354,700			

LAND VALUATION

Zone: BUSINESS Minimum Acreage: 2.00 Minimum Frontage: 250

Land Type COM/IND Neighborhood: 3

Cond Ad Valorem SPI R Tax Value Notes

0 ac

LAST REVALUATION: 2024

Site: AVERAGE Driveway:

Road: PAVED

PICTURE



OWNER

CARDINAL NH 9 LLC

PO BOX 70

EAST KINGSTON, NH 03827

TAXABLE DISTRICTS

District

Percentage

BUILDING DETAILS

Model: 1.75 STORY FRAME CONDOMINIUM

Roof: GABLE OR HIP/ASPHALT

Ext: CLAP BOARD

Int: K PINE/A WD

Floor: HARDWOOD/QUARRY TILE

Heat: GAS/RAD WATER

Bedrooms:

Baths:

A/C: No

Quality: 05 A/D 05 BASE 125

Com. Wall:

Size Adj: 0.9576

Base Rate: CCS 100.00

Bldg. Rate: 1.0210

Sq. Foot Cost: \$ 102.10

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQS	THREE QUARTER	1080	0.75	810
BAS	FIRST FLOOR	2936	1.00	2936
CTH	CATHEDRAL	360	0.10	36
FOP	PORCH, OPEN	264	0.20	53
WDC	DECK, WOOD	352	0.10	35
GLA:		4,992		3,870

2024 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 395,127

Year Built: 2002

Condition For Age: AVERAGE 15 %

Physical:

Functional:

Economic:

Temporary:

Total Depreciation:

Building Value:

\$ 335,900