

Note: Report includes internal fields.

Residential Condo
5077706
Active

265 Edward J Roy Drive
Manchester NH 03104
Unit/Lot # 325

Listed: 2/27/2026 \$350,000
Closed:
DOM: 1



County NH-Hillsborough
VillDstLoc
Year Built 2001
Architectural Style Garden
Color Beige
Total Stories 1
Taxes TBD No
Tax Annual Amount \$4,584.00
Tax Year 2025
Tax Year Notes

Rooms Total 5
Bedrooms Total 2
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,094
Below Grade Finished Area 0
Total Finished Area 1,094
List \$/SqFt Fin Total \$319.93
Total Area 1,094
Lot Size Acres
Lot Size Square Feet
Footprint

Activation Date

Directions From I-93 and Bridge St/Wellington Rd, go east on Wellington Road, left on Edward J. Roy Drive, turn in left after the gas station, second building away from the road.



Public Remarks Beautiful comfort and ease of living await you at this third-floor end-unit condo at Stone Terrace! Drive into the heated garage, take the elevator up to your floor, and step into your own wonderland. The stylish kitchen got new cabinets two years ago, featuring pull-out drawers in the pantry and secret kickplate drawers, as well as lovely granite counters and tile backsplash; and the fridge, stove, and microwave are 5 years old. Your friends can have a glass of Pinot at the bar while you stir the risotto, or gather at the table for a fine sit-down dinner in the spacious dining area. While you digest you can hang out in the living room or retire to the deck, with new composite decking and a peaceful view of the woods and hill out back. Down the hall the primary bedroom features windows on two sides, providing a connection to the natural world that is both bright and private at the same time. It also has two closets, one with laundry hook-ups, and there is an additional linen closet in the primary bath, which was elegantly updated with a glassed-in show and ceramic tile floors. The second bedroom is quite roomy as well, and a shared full bathroom across the hall is convenient for guests. New wall A/C units will ensure your physical comfort, and since the condo fee includes heat, hot water, water, and sewer, your budgetary comfort is assured as well. If you need it there is coin-op laundry just down the hall, and the pool and clubhouse offer social and recreational opportunities; and if you want to stay fit, the stairs are right across the hall from this unit. You're just one mile from the open space of Derryfield Park and the golf links at Derryfield Country Club, and you have easy access to I-93 and Route 101. Stone Ledge is a well-managed and maintained development, so come stake your claim to the good life! Open Houses Sat., 2/28, 10am-Noon, and Sun., 3/1, Noon-2pm.

STRUCTURE

Construction Status Existing
Construction Materials Wood Frame, Vinyl Siding
Roof Asphalt Shingle
Foundation Details Concrete

List \$/SqFt Fin ABV Grade \$319.93
Above Grade Finished Area Source Assessor
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source
Below Grade Finished Area Source
Below Grade Unfinished Area 0
Below Grade Unfinished Area Source
Total Below Grade Area
Total Below Grade Area Source

Basement No
Basement Access Type
Garage Yes
Garage Capacity 1
Parking Features Auto Open, Heated Garage, Assigned, Parking Spaces 1

| ROOMS | DIMENSIONS / LVL | ROOMS | DIMENSIONS / LVL | ROOMS | DIMENSIONS / LVL |
|------------------------|--------------------|-------|------------------|-------|------------------|
| Kitchen | 10' 10" x 8' 4" 1 | | | | |
| Dining Room | 12' 11" x 12' 4" 1 | | | | |
| Living Room | 15' 8" x 12' 11" 1 | | | | |
| Primary BR Suite | 16' 11" x 12' 4" 1 | | | | |
| Bathroom Three Quarter | 9' 10" x 5' 8" 1 | | | | |
| Bedroom | 13' 1" x 11' 7" 1 | | | | |
| Bathroom Full | 8' x 6' 4" 1 | | | | |

LOT & LOCATION

Development / Subdivision

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

School District Manchester Sch Dst SAU #37
Elementary School Weston Elementary School
Middle/Jr School McLaughlin Middle School
High School Manchester Memorial High Sch
Lot Features Condo Development

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Road Frontage No
Road Frontage Length
Road Frontage Type Association

UTILITIES

Heating Natural Gas, Baseboard, Hot Water
Cooling Wall AC Units
Water Source Public
Sewer Public
Electric Circuit Breaker(s)
Utilities Cable

Internet Cable Internet
Fuel Company
Electric Company Eversource
Water Company
Cable Company
Phone Company
Internet Service Provider Xfinity

FEATURES

Interior Features Blinds, Laundry Hook-ups, Primary BR w/ BA
Flooring Ceramic Tile, Hardwood, Vinyl
Exterior Features Deck
Driveway Circular, Common/Shared, Paved
Parking Features Auto Open, Heated Garage, Assigned, Parking Spaces 1

Appliances Dishwasher, Disposal, Microwave, Double Oven, Electric Range, Refrigerator
Other Equipment Intercom, Hardwired Smoke Detector, Sprinkler System
Accessibility Features Laundry Access w/No Steps, Mailbox Access w/No Steps, Bathroom w/Step-in Shower, Hard Surface Flooring, No Stairs from Parking, Paved Parking

CONDO -- MOBILE -- AUCTION INFO

Condo Name Stone Terrace
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees Yes
Association Amenities Clubhouse, Master Insurance, Indoor Storage,

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 \$360.00 Monthly **Fee Includes** Heat, Hot Water, Landscaping, Plowing, Sewer, Trash, Water

Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt

Possession At Closing
Flood Zone No
Seasonal No
Easements
Covenants Yes
Resort
Right of First Refusal

Rented
Rental Amount

Exclusions
Documents Available Association Docs, Deed, Property Disclosure, Reserves

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

Surveyed Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty **Map** 645
Total Deeds **Block** 0
Deed Book 7465 **Lot** 236
Deed Page 0473 **SPAN#**
Deed 2 Book **Tax Class**
Deed 2 Page **Tax Rate**
PlanSurv# **Current Use**
Property ID **Land Gains**
Zoning Residential R-SM **AssmntYr**
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType **PrdType2**
PrdOwner **PrdOwner2**
MountType **MountType2**
Mount Loc **Mount Loc2**
PrdSize **PrdSize2**
InstallYr **InstallYr2**
PrdAnnual **PrdAnnual2**
AnnStatus **AnnStatus2**
PrdVerSrc **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 All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. Due to owner's work schedule showings won't be available Mondays and Wednesdays; buyers are encouraged to attend one of the open houses but other showings are available. Association financials and meeting minutes are available upon request.

Private Office Remarks

Showing Instructions Combo Lockbox, ShowingTime 800-746-9464, Single Broker Showing
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name

Owner Name Ryan

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company Evergreen Management

Management Company Phone 603-622-7000

LISTING & CLOSING INFORMATION

Listing Office - Office Name Keller Williams Realty-Metropolitan

Listing Office - Phone Number Off: 603-232-8282

Listing Office - Phone Number 2

List Agent - Agent Name and Phone Greg Powers - Cell: 603-716-0254

List Agent - Phone Number Cell: 603-716-0254

List Agent - E-mail gregpowers@kw.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 2/27/2026

Expiration Date 5/28/2026

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 \$350,000

Concessions

Concessions Amount

Concessions Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

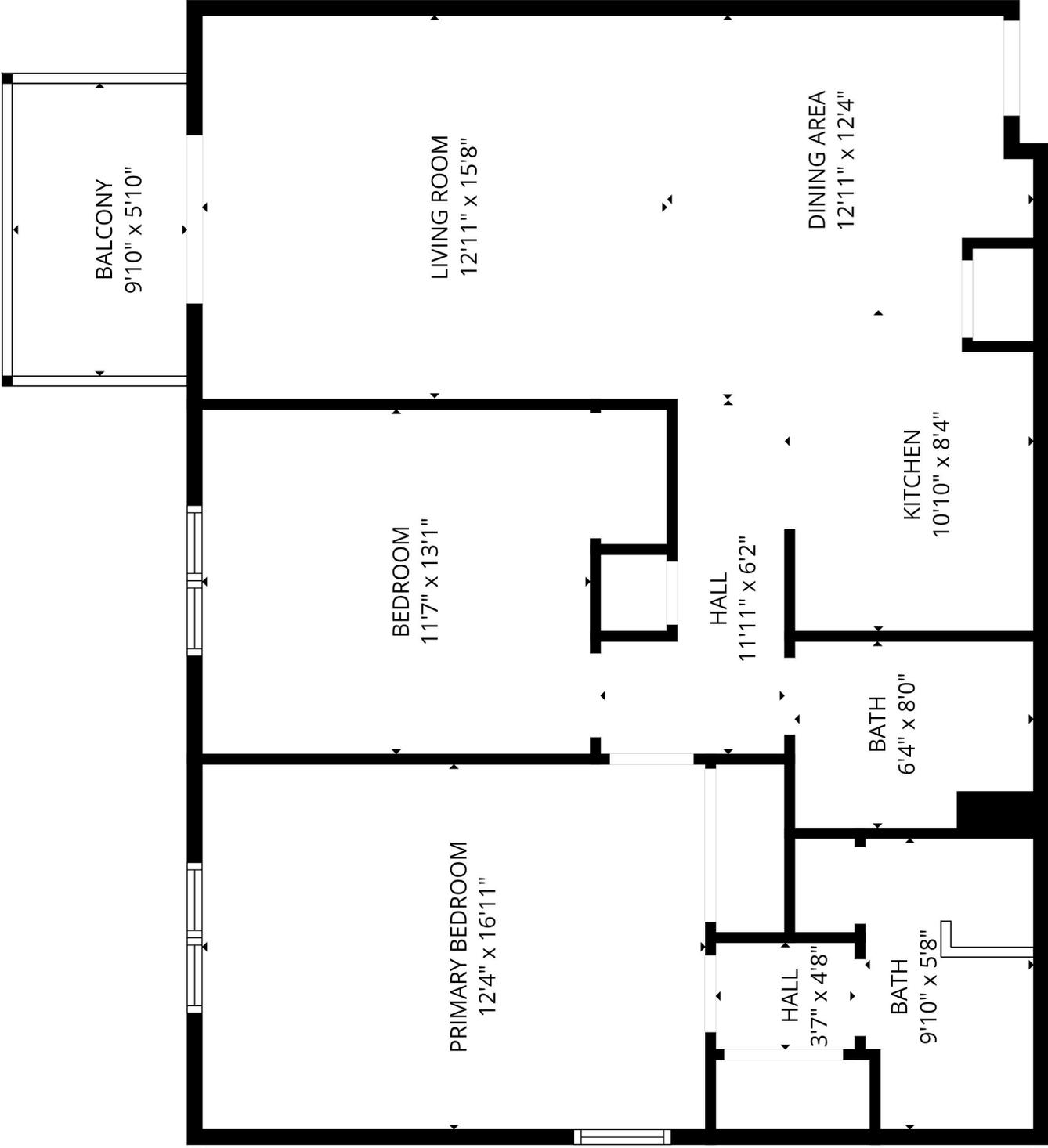
Buyer Financing

Right of First Refusal

Contingencies

My Info: Greg Powers - Cell: 603-716-0254

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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

1. SELLER: Maureen Ryan

2. PROPERTY LOCATION: 265 Edward J. Roy Drive #325, Manchester NH 03104

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

4. SELLER: has has not occupied the property for 20 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown Drilled Dug Other

b. INSTALLATION: Location: Installed By: 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: Quality: 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 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:

SELLER(S) INITIALS [Signature] BUYER(S) INITIALS [Signature]

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PROPERTY LOCATION: 265 Edward J. Roy Drive #325, Manchester NH 03104

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

| 7. INSULATION | <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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | <input type="checkbox"/> |
| | Crawl Space | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ | _____ | <input type="checkbox"/> |
| | Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ | _____ | <input type="checkbox"/> |
| | Floors | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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
 Comments: _____

b. **ASBESTOS - Current or previously existing:**
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. **RADON/AIR - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If app _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS WR / _____

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 265 Edward J. Roy Drive #325, Manchester NH 03104

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: \$360.00 month condo fee

What is your source of information? Condo documents

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? residential

i. Heating System Age: 25 Type: forced hot water Fuel: gas Tank Location: N/A

Owner of Tank: _____

Annual Fuel Consumption: covered by Price: condo fee Gallons: _____

Date system was last serviced and by whom? unknown beyond routine service

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: unknown Type of Roof Covering: _____

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS MR

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 265 Edward J. Roy Drive #325, Manchester NH 03104

k. Foundation/Basement: Full Partial Other: Garage under bldg Type: _____
Moisture or leakage _____
Comments: _____

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: mixed Age: 25 yrs
Comments: _____

n. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____
community

o. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: wall units Age: new Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: 25 yrs Heated: Yes No Type: inground Last Date of Service: _____
By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: xfinity

w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS NR / _____

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 265 Edward J. Roy Drive #325, Manchester NH 03104

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

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).

Maerky 2/17/24
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS MM _____

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Maureen Ryan
265 Edward J. Roy Drive #325, Manchester NH 03104
2. Association Name (if applicable): _____
3. Property Manager/Agent: _____ Phone: _____

4. **GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Are you aware of any rental, use or age restrictions? Yes No Unknown
- e. Number of allocated parking spaces available for this unit: 1 in garage, 1 open in parking lot
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
- h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No
cats allowed no dogs

5. **MASTER INSURANCE POLICY**

- a. Name of Company: Hanover Insurance Group
- b. Name of Agent: Lucas Szuigney Phone: 800 286-0280

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$ 360
- b. What do the monthly fees include?
- | | | |
|--|--|---|
| <input type="checkbox"/> Air Conditioning | <input checked="" type="checkbox"/> Hot Water | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input checked="" type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input checked="" type="checkbox"/> Snow Removal |
| <input checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input checked="" type="checkbox"/> Trash Removal |
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Other: <u>heat</u> | | |
- c. Are there any additional fees? If so, please specify: no
- d. Are you aware of any special assessments or loans in effect at this time? Yes No
 If Yes, explain: _____

Additional Comments: Very well maintained

7. **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.

[Signature] 2/17/26
 SELLER DATE SELLER DATE

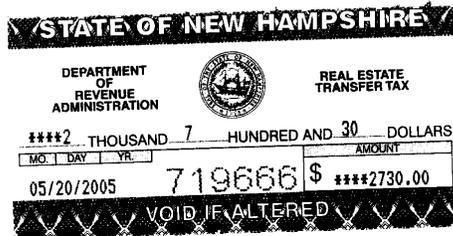
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

 BUYER DATE BUYER DATE

Please return to:
Maureen Ryan
265 Edward J. Roy Drive, Unit 325
Manchester, NH 03104

14.37
2
16.37

2730.00
R



CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **KM TERRACE, LLC**, a New Hampshire limited liability company with a business address of 670 North Commercial Street, Manchester, New Hampshire 03101, for consideration paid, grants to **MAUREEN RYAN**, unmarried, of 86 Revere Beach Parkway, Chelsea, Massachusetts 02150, with **WARRANTY COVENANTS**, the following:

A certain condominium unit in Stone Terrace Condominiums, located at Edward J. Roy Drive, Manchester, County of Hillsborough and State of New Hampshire, said Condominium having been established by KM Terrace, LLC, pursuant to NHRSA 356-B, by Declaration of Condominium dated March 31, 2004, and recorded at the Hillsborough County Registry of Deeds at Book 7206, Page 2109.

The unit conveyed hereby is more particularly described as follows:

265 Edward J. Roy Drive, Unit No. 325 as described in the Declaration and as shown on the Site Plan for Stone Terrace Condominiums recorded at the Hillsborough County Registry of Deeds as Plan No. 33092 and on the Floor Plans as recorded in said Registry of Deeds as Plan No. 33093, Sheets 1 through 20, Plan No. 33094, Sheets 1 through 63 and Plan No. 33095, Sheets 1 through 81; and as described in the amended Declaration of Condominium, together with an undivided percentage interest in the common area appurtenant to each unit, as defined and described in said Declaration, as said Declaration may from time to time be amended; and together with one parking space in the underground garage designated as Number 126.

Also conveying with said Unit the following rights and easements:

1. Easements in common with others to use the Common Area as set forth in the Declaration.
2. Non-exclusive easements for structural support and encroachments and for repair and such other rights and easements as set forth in the Declaration and in the By-Laws which are a part of the Declaration (the "By-Laws").
3. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Declaration and on the Plans.

BK 7465 PG 0473

This conveyance is made subject to and is granted together with the following:

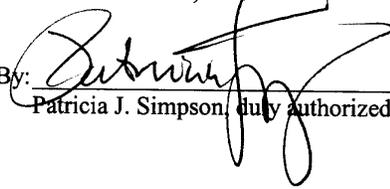
1. The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and By-Laws;
2. The provisions of NHRSA 356-B, the New Hampshire Condominium Act;
3. All rights of way, easements, covenants, conditions and restrictions of record;
4. Non-exclusive easement for structural support, encroachments and for repair in favor of the owners of other Condominium Units in the Condominium as set forth in the Declaration and in the By-Laws;
5. Subject to any and all matters as shown on the recorded Site Plans and Floor Plans;
6. Unpaid real estate taxes for the current year, if any.

Pursuant to NHRSA 356-B:41, II, the Declarant hereby warrants or guarantees against structural defects in the said unit for a period of one year from the date of this conveyance and all of the common areas for a period of one year from the later of (a) the completion of the common areas, or (b) as to any common area within any additional land, convertible land or any other portion of the condominium, at the time the first unit therein is conveyed.

For title reference, see deed from Stone Terrace Apartments Limited Partnership to KM Terrace, LLC, dated March 29, 2004, and recorded at the Hillsborough County Registry of Deeds at Book 7196, Page 454.

EXECUTED this 20 day of May, 2005.

KM TERRACE, LLC

By: 
Patricia J. Simpson, duly authorized

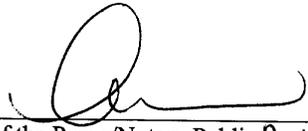
BK 7465PG0474

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS.

On this 20 day of May, 2005, personally appeared the above-named Patricia J. Simpson, on behalf of and as duly authorized agent of KM Terrace, LLC and acknowledged the foregoing instrument to be the voluntary act and deed of said Limited Liability Company by them represented.

Before me, Patricia J. Simpson.

Andrea Kelley Harding
Commissioner of Deeds
State of New Hampshire
My Commission Expires: 12/20/05.


Justice of the Peace/Notary Public Andrea Kelley Harding
12/20/05.

265 EDWARD J ROY DR #325

Location 265 EDWARD J ROY DR #325

Mblu 0645 / / 0236 / /

Owner RYAN, MAUREEN U

Assessment \$234,100

Building Count 1

Current Value

| Assessment | |
|----------------|-----------|
| Valuation Year | Total |
| 2022 | \$234,100 |

Owner of Record

Owner RYAN, MAUREEN U

Sale Price \$182,000

Co-Owner

Certificate

Book & Page 7465/0473

Sale Date 05/20/2005

Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| RYAN, MAUREEN U | \$182,000 | | 7465/0473 | 00 | 05/20/2005 |
| KM TERRACE LLC | \$0 | | 0/0 | | 04/12/2004 |

Building Information

Building 1 : Section 1

Year Built: 2001

Living Area: 1,094

Replacement Cost

Less Depreciation: \$234,100

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style: | Condominium |
| Model | Res Condo |
| Stories: | 1 |
| Grade | Average |

| | |
|--------------------|---------------|
| Occupancy | 1 |
| Interior Wall 1: | Drywall |
| Interior Wall 2: | |
| Interior Floor 1 | Carpet |
| Interior Floor 2 | |
| Heat Fuel: | Gas |
| Heat Type: | Hot Water |
| AC Type: | None |
| Ttl Bedrms: | 2 Bedrooms |
| Ttl Bathrms: | 2 |
| Ttl Half Bths: | 0 |
| Xtra Fixtres | |
| Total Rooms: | 5 |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Grade | Average |
| Stories: | 3 |
| Residential Units: | 132 |
| Exterior Wall 1: | Vinyl Siding |
| Exterior Wall 2: | Stone/Masonry |
| Roof Structure | Gable/Hip |
| Roof Cover | Asphalt |
| CmrcI Units: | 0 |
| Res/Com Units: | 0 |
| Section #: | |
| Parking Spaces | |
| Section Style: | |
| Foundation | |
| Security: | |
| Cmplx Cnd | |
| Bldg Super | |

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\05\02\16.JPG>)

Building Layout



(<https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/434190>)

| Building Sub-Areas (sq ft) | | | |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,094 | 1,094 |
| | | 1,094 | 1,094 |

Extra Features

| Extra Features |
|----------------------------|
| No Data for Extra Features |

Land

Land Use

Use Code 1020

Land Line Valuation

Size (Sqr Feet) 0

Outbuildings

| Outbuildings | |
|--------------------------|--|
| No Data for Outbuildings | |

Valuation History

| Assessment | |
|----------------|-----------|
| Valuation Year | Total |
| 2024 | \$234,100 |



T-T-010-1-1

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM

For property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit www.ManchesterNH.Gov/Taxes for online account access and payments

ACCOUNT NUMBER

208522

*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2025

RYAN, MAUREEN U
265 EDWARD J ROY DR #0325
MANCHESTER NH 03104

Major credit cards are accepted for payments online and in person.

A service fee will apply. Visit www.ManchesterNH.Gov/Taxes for details.

| INFORMATION TO TAXPAYERS | PROPERTY DESCRIPTION | TAXES | | | | | | | | | | |
|--|---|--|------|---------|-----|-----------------|------|------------------|-----|--------|------|--|
| <p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p> | <p>Map-Lot: 0645-0236 265 EDWARD J ROY DR #0325 TOTAL VALUATION: 234,100</p> | <p>Tax: 2,291.84 Tax paid: .00</p> <p>TAX DUE: \$ 2,291.84</p> <p>PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.</p> | | | | | | | | | | |
| | <p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table> <tr><td>MUNICIPAL:</td><td>4.68</td></tr> <tr><td>COUNTY:</td><td>.56</td></tr> <tr><td>CITY EDUCATION:</td><td>3.79</td></tr> <tr><td>STATE EDUCATION:</td><td>.76</td></tr> <tr><td>TOTAL:</td><td>9.79</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p> | MUNICIPAL: | 4.68 | COUNTY: | .56 | CITY EDUCATION: | 3.79 | STATE EDUCATION: | .76 | TOTAL: | 9.79 | <p>This notice was generated on 5/28/2025 and does not reflect account activity after that date.</p> |
| MUNICIPAL: | 4.68 | | | | | | | | | | | |
| COUNTY: | .56 | | | | | | | | | | | |
| CITY EDUCATION: | 3.79 | | | | | | | | | | | |
| STATE EDUCATION: | .76 | | | | | | | | | | | |
| TOTAL: | 9.79 | | | | | | | | | | | |

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Forms of Payment: Cash, Check, Money Order and major Credit Cards. DO NOT MAIL CASH

Make checks payable to: CITY OF MANCHESTER, NH.
Mail your payment with this stub to:
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108



Payments can also be made online at www.ManchesterNH.Gov/Taxes.

PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2025

Account Number: 208522

RYAN, MAUREEN U
265 EDWARD J ROY DR #0325
MANCHESTER NH 03104

Map-Lot: 0645-0236
Location: 265 EDWARD J ROY DR #0325

TAX DUE: \$ 2,291.84

0002085223

0002291847



27317-1-1

City of Manchester, NH - Office of the Tax Collector
 Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598
 Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
 Office hours: Monday-Friday, 8 AM to 5 PM
 For property values, exemptions, names, and addresses, call (603) 624-6520
 For account balance and payment information, call (603) 624-6575 or
 visit [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

| |
|--|
| ACCOUNT NUMBER |
| 208522 |
| <small>*Please write this number on all payments and correspondence.</small> |

FINAL REAL ESTATE TAX BILL FOR 2025

RYAN, MAUREEN U
 265 EDWARD J ROY DR #0325
 MANCHESTER NH 03104

Major credit cards are accepted for payments online and in person.
A service fee will apply. Visit www.ManchesterNH.Gov/Taxes for details.

| INFORMATION TO TAXPAYERS | PROPERTY DESCRIPTION | TAXES | | | | | | | | | | |
|--|--|--|------------|-------|---------|------|-----------------|------|------------------|------|---------------|--------------|
| <p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p> | <p>Map-Lot: 0645-0236 265 EDWARD J ROY DR #0325 TOTAL VALUATION: 234,100</p> | <p>Tax: 4,738.18 Tax paid: 2,291.84</p> <p>TAX DUE: \$ 2,446.34</p> <p>PAY BY TUESDAY, DECEMBER 30, 2025 to avoid interest charges at 8.0 % per annum.</p> | | | | | | | | | | |
| | TAX RATES FOR THIS BILLING: | | | | | | | | | | | |
| | <table> <tr><td>MUNICIPAL:</td><td>10.04</td></tr> <tr><td>COUNTY:</td><td>1.36</td></tr> <tr><td>CITY EDUCATION:</td><td>7.33</td></tr> <tr><td>STATE EDUCATION:</td><td>1.51</td></tr> <tr><td>TOTAL:</td><td>20.24</td></tr> </table> | | MUNICIPAL: | 10.04 | COUNTY: | 1.36 | CITY EDUCATION: | 7.33 | STATE EDUCATION: | 1.51 | TOTAL: | 20.24 |
| MUNICIPAL: | 10.04 | | | | | | | | | | | |
| COUNTY: | 1.36 | | | | | | | | | | | |
| CITY EDUCATION: | 7.33 | | | | | | | | | | | |
| STATE EDUCATION: | 1.51 | | | | | | | | | | | |
| TOTAL: | 20.24 | | | | | | | | | | | |
| | ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE | | | | | | | | | | | |
| | | This notice was generated on 11/18/2025 and does not reflect account activity after that date. | | | | | | | | | | |

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Make checks payable to: CITY OF MANCHESTER, NH.
 Mail your payment with this stub to:
 TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108

Payments can also be made online at
www.ManchesterNH.Gov/Taxes.

PAY BY TUESDAY, DECEMBER 30, 2025 to avoid interest charges at 8.0 % per annum.

FINAL REAL ESTATE TAX BILL FOR 2025

Account Number: 208522

RYAN, MAUREEN U
 265 EDWARD J ROY DR #0325
 MANCHESTER NH 03104

Map-Lot: 0645-0236
 Location: 265 EDWARD J ROY DR #0325
 TAX DUE: \$ 2,446.34

0002085223 0002446342