

**Residential**  
**4055927 Closed**

**264-3 Black Brook Rd**  
**Sanbornton, New Hampshire 03269**



**L \$629,900**  
**C \$575,000**



<b>Zoning:</b>	RES	<b>Rooms:</b>	9
<b>Year Built:</b>	1975	<b>Bedrooms:</b>	3
<b>Color:</b>	Tan	<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 10,436.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	2
<b>Lot Acre:</b>	.65	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	28,314	<b>Total Fin SqFt:</b>	3,198
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	2,006
<b>Road Frontage:</b>	Yes/ 75	<b>Apx Fin Below Grd:</b>	1,192
<b>Water Frontage:</b>	125	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b># of Stories:</b>	1 3/4	<b>Flood Zone:</b>	No
<b>Basement:</b>	Yes /	<b>Style:</b>	Gambrel

<b>Water Body Type:</b> Lake	<b>Water Body Restr.:</b>	Unknown	<b>Seasonal:</b> No
<b>Water Body Name:</b> Winnisquam	<b>Current/Land Use:</b>	<b>Land Gains:</b>	<b>Owned Land:</b>

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Public Rems:** Beautiful waterfront home on Lake Winnisquam. Open concept w/pickled oak cabinets, granite counters, center FP w/gas brick barbecue pit. Wood beamed ceilings in main living area. 1 Bedroom guest house for guest or income. Over sized detached garage w/ storage above. Breathtaking views with 125' of crystal clear waterfront & dock. Large deck, screened porch & more. Lenox wall mounted air conditioner main level. Siding is Cypress paneling maintenance free.

**Directions:** Rte 3 to Bay Rd, right onto Lower Bay, then right onto Black Brook Rd. Property on right.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		2	1st				1
Kitchen		1	2nd BR		B	2nd	1	1		
Dining Rm		1	3rd BR		B	3rd				
Family Rm		1	4th BR			4th				
Office/Study			5th BR			Bsmt	2		1	
Utility Rm		B	Den							
Other Rm 1		B	Other Rm 3							
Other Rm 2										

**Assoc Amenities:**

**Interior Feat.:** Cable , Cathedral Ceilings , Cedar Closet , Ceiling Fan , Eat-in Kitchen , Family Room , Fireplace-Wood , Laundry Hook-ups , Living Room , Living/Dining , Pantry , Sec Sys/Alarms , Skylight , Smoke Det-Battery Powered , Walk-in Closet

**Exterior Feat.:** Balcony , Boat/Slip Dock , Deck , Guest House , Out Building , Patio , Screened Porch , Shed , Storm Windows , Window Screens

**Basement:** Daylight , Finished , Full , Storage Space , Walk Out

**Equip./Appl.:** Cook Top-Electric , Dishwasher , Dryer , Microwave , Range-Electric , Smoke Detector , Washer

**Driveway:** Common/Shared , Crushed/Stone , Paved

**Construction:** Wood Frame

**Financing:**

**Floors:** Carpet , Hardwood , Vinyl

**Garage/Park:** Detached

**Heat Fuel:** Oil

**Roads:** Public

**Sewer:** 1000 Gallon , Leach Field , Private , Septic

**Suitable Land Use:**

**Fee Includes:**

**Disability:**

**Negotiable:** Air Conditioner , Hot Tub , Pool Table

**Excl Sale:**

**Possession:**

**Electric:** 200 Amp , Circuit Breaker(s)

**Exterior:** Wood

**Foundation:** Concrete

**Heating/Cool:** Baseboard , Hot Water

**Lot Desc:** Country Setting , Landscaped , Rural Setting , Water View , Waterfront

**Occ. Restrictions:**

**Roof:** Shingle-Asphalt

**Water:** Drilled Well , Private

**Water Heater:** Off Boiler

**Building Certs:**

**Docs Available:**

**Tax Rate:**  
**Tax Class:**  
**Elderly:**  
**Covenant:** No  
**Recorded Deed:** Quit Claim  
**Map/Bick/Lot:** 05 / 30  
**Devel/Subdiv:**  
**District:**  
**Elem Sch:**  
**Fuel Co:**  
**Timeshare/Fract. Ownrshp:**

**Assmt:**  
**Unadjusted Taxes:**  
**Veteran:**  
**Source SqFt:**  
**Book/Pg:** 2095/ 363  
**Property ID:**  
**Const. Status:** Existing  
**High Sch:**  
**Cable:**  
**Phone Co:**  
**# Weeks:**

**Assmt Yr:**  
**Tax Reduct:** No  
**Other:**  
**County:** Belknap  
**Plan/Survey:**  
**SPAN # (VT):** --  
**Home Energy Rating Index:**  
**Jr./Mid Sch:**  
**Electric Co:**  
**Resort:** No  
**Timeshare %:**

**Closed Date:** 12/02/2011      **DOM/DUC:** 171

**PREPARED BY**

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**Selected Criteria**

State:New H

SubType:Resid

ActSt:Clo

SellDt:12/01/2011 - 12/31/2011

WtrBody:winnisquam

WaterAcc:Own