

Residential
2781487 Closed

50 Route 113
Holderness, New Hampshire 03245



L \$499,000
C \$450,000



Zoning: RESIDENTIAL
Year Built: 1926
Color: Beige
Taxes: \$ 8,189.95
Taxes TBD:
Tax Year: 2010
Monthly Assoc.\$: \$
Lot Acre: 1.71
Lot SqFt: 74,488
Common Land Acres:
Road Frontage: Yes/ 204
Water Frontage: 114
Water Acc Type: Owned
of Stories: 2
Basement: Yes /
Rooms: 8
Bedrooms: 4
Total Baths: 2
Full: 2
3/4 Baths: 0
1/2 Baths: 0
Garage Capacity: 1
Garage Type: Detached
Total Fin SqFt: 1,600
Apx Fin Above Grd: 1,600
Apx Fin Below Grd: 0
Apx Ttl Below Grd:
Foot Print: 28 x 28
Flood Zone: Unknown
Style: New Englander

Water Body Type: Lake
Water Body Name: Squam
Water Body Restr.:
Current/Land Use: No
Surveyed: Unknown
Land Gains:
Seasonal: No
Owned Land:

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: Nope, this is not a tiny seasonal cottage on a postage stamp lot. Check it out...it is the real thing: A year round home on Big Squam, with 1.7 acres of land, 114 feet of shoreline, a sandy beach and a great yard with spectacular views across the lake...now tell me that this is not amazing at only \$499,000 on Big Squam Lake!

Directions: Route 3 25 to Holderness. Take Route 113 in Holderness 1/4 mile. House on right. Watch for sign.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	13 x 13	1	Master BR	10 x 13	2	1st	1	1	0	0
Kitchen	11 x 12	1	2nd BR	10 x 12	2	2nd	2	1	0	0
Dining Rm	13 x 13	1	3rd BR	10 x 12	1	3rd	0	0	0	0
Family Rm	13 x 13	2	4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den							
Other Rm 1	8 x 12	2	Other Rm 3							
Other Rm 2										

Assoc Amenities:

Interior Feat.: Attic , Cable , Cable Internet , Dining Area , Furnished , Hearth , Laundry Hook-ups , Whirlpool Tub
Exterior Feat.: Boat/Slip Dock , Screened Porch
Basement: Bulkhead , Full , Sump Pump , Unfinished
Equip./Appl.: Dishwasher , Dryer , Microwave , Range-Electric , Refrigerator , Washer , Wood Stove
Driveway: Common/Shared , Dirt
Construction: Wood Frame
Financing:
Floors:
Garage/Park: 1 Parking Space , Detached
Heat Fuel: Oil
Roads: Public , Right of Way
Sewer: 1500+ Gallon , Concrete , Septic

Possession:

Electric: 200 Amp
Exterior: Vinyl
Foundation: Stone
Heating/Cool: Hot Air
Lot Desc: Easement , Landscaped , Waterfront
Occ. Restrictions:
Roof: Shingle-Asphalt
Water: Drilled Well , Private
Water Heater: Electric
Building Certs:
Docs Available:

Suitable Land Use:

Fee Includes:

Disability:

Negotiable:

Excl Sale:

Tax Rate: \$13.11 **Assmt:** \$624,710.00 **Assmt Yr:** 2010
Tax Class: **Unadjusted Taxes:** **Tax Reduct:** No
Elderly: No **Veteran:** No **Other:** No
Covenant: No **Source SqFt:** Other **County:** Grafton
Recorded Deed: Warranty **Book/Pg:** 2496/ 969 **Plan/Survey:**
Map/Blck/Lot: 236/ / 107 **Property ID:** **SPAN # (VT):** --
Devel/Subdiv: **Const. Status:** Existing **Home Energy Rating Index:**
District: Pemi-Baker Regional **High Sch:** Plymouth Regional High School **Jr./Mid Sch:**
Elem Sch: Holderness Central School **Cable:** **Electric Co:**
Fuel Co: **Phone Co:** **Resort:**
Timeshare/Fract. Ownrshp: **# Weeks:** **Timeshare %:**

Closed Date: 12/20/2011 **DOM/DUC:** 879

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Living room



Dining Room



Kitchen



2nd Floor Kitchenette

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Wood stove



View

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Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

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

WtrBody:squam

WaterAcc:Own

County:Graft

Town:Holderness