

Residential
4064145 Closed

62 Varney Point Left
Gilford, New Hampshire 03249



L \$1,195,000
C \$925,000



Zoning:	Res	Rooms:	9
Year Built:	1930	Bedrooms:	4
Color:	Brn	Total Baths:	2
Taxes:	\$ 16,089.00	Full:	2
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity	2
Lot Acre:	.51	Garage Type:	Detached
Lot SqFt:	22,216	Total Fin SqFt:	2,768
Common Land Acres:		Apx Fin Above Grd:	1,568
Road Frontage:	Yes/ 115	Apx Fin Below Grd:	1,200
Water Frontage:	115	Apx Ttl Below Grd:	
Water Acc Type:	Owned	Foot Print:	56x28
# of Stories:	1	Flood Zone:	No
Basement:	Yes /	Style:	Ranch

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

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

Public Rems: Spectacular Sunsets! This is absolutely one of the best waterfront locations on Lake Winnepesaukee. The lot is level, beautifully landscaped, offers great privacy and faces directly west. The water and mountain views don't get any better. This beautiful vintage lake home was completely re-done for year round living in 1988. Renovations started with a poured concrete foundation which allowed for the addition of two more bedrooms, a bath, a family room, a laundry and utility room on the lower level. The main level was completely renovated from the kitchen, dining/living room, bedrooms, bath and sun room. Retaining the original "old lake" feel of the home was of primary importance to the owners. The favorite of the children will be the bunkhouse with its huge fieldstone fireplace. The property also includes a 24'x32' boathouse with an attached dock/sundeck all protected with a stone breakwater. Property includes add't interior lot across street

Directions: Rte 11 East to Varney Point Rd left, at fork to #62 sign on property

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	15x29	1	Master BR	12.25x16.25	1	1st	2	1		
Kitchen	12.5x13.25		2nd BR	14.25x12.5	1	2nd				
Dining Rm			3rd BR	12.25x12	B	3rd				
Family Rm	10.5x27.5	B	4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							

Assoc Amenities:

Interior Feat.: Bar , Cable , Cable Internet , Natural Woodwork , Sec Sys/Alarms , Smoke Det-Battery Powered , Whirlpool Tub

Exterior Feat.: Boat/Slip Dock , Out Building

Basement: Daylight , Finished , Walk Out

Equip./Appl.: Dishwasher , Disposal , Range-Electric , Refrigerator

Driveway: Paved

Construction: Wood Frame

Financing:

Floors: Carpet , Hardwood , Vinyl

Garage/Park: Detached

Heat Fuel: Oil

Roads: Public

Sewer: Public

Suitable Land Use:

Fee Includes:

Disability:

Negotiable:

Excl Sale:

Possession:

Electric: 200 Amp , Circuit Breaker(s)

Exterior: Clapboard

Foundation: Concrete

Heating/Cool: Baseboard , Central Air , Hot Water , Multi Zone

Lot Desc: Landscaped , Level , Water View , Waterfront

Occ. Restrictions:

Roof: Shingle-Asphalt

Water: Drilled Well

Water Heater: Off Boiler

Building Certs:

Docs Available:

Tax Rate: \$17.62

Tax Class:

Elderly: No

Covenant: No

Recorded Deed: Warranty

Map/Bick/Lot: 223/ / 432 454

Devel/Subdiv:

District: Gilford

Elem Sch: Gilford Elementary

Fuel Co:

Timeshare/Fract. Ownrshp:

Assmt: \$913,120.00

Unadjusted Taxes:

Veteran: No

Source SqFt:

Book/Pg: 1135/ 647

Property ID:

Const. Status: Existing

High Sch: Gilford High School

Cable:

Phone Co:

Weeks:

Assmt Yr:

Tax Reduct: No

Other: No

County: Belknap

Plan/Survey:

SPAN # (VT): --

Home Energy Rating Index:

Jr./Mid Sch: Gilford Middle

Electric Co:

Resort:

Timeshare %:

Closed Date: 12/02/2011

DOM/DUC: 121

PREPARED BY

Roy Sanborn

Roche Realty Group

97 Daniel Webster Highway

Email : rsanborn@rocherealty.com

Off. Ph# : (603) 279-7046

Agt. Ph# : (603) 677-8420 ext.

Meredith, NH 03253

Lister: John Goodhue of Roche Realty Group

Cell Ph# : (603) 455-0335

Fax Ph# : (603) 279-7604



www.lakesregionhome.com

www.rocherealty.com

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2012 Northern New England Real Estate Network, Inc. 01/12/2012 07:39 PM Printed By: Roy Sanborn



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2012 Northern New England Real Estate Network, Inc. 01/12/2012 07:39 PM Printed By: Roy Sanborn



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2012 Northern New England Real Estate Network, Inc. 01/12/2012 07:39 PM Printed By: Roy Sanborn

Photo Gallery MLS# R4064145C



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2012 Northern New England Real Estate Network, Inc. 01/12/2012 07:39 PM Printed By: Roy Sanborn

Photo Gallery MLS# R4064145C



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2012 Northern New England Real Estate Network, Inc. 01/12/2012 07:39 PM Printed By: Roy Sanborn

Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

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

WtrBody:winnepesaukee

WaterAcc:Own