

**Residential**  
**2801994 Closed**

**3 STONEDAM ISLAND**  
**Meredith, New Hampshire 03253**



**L \$629,900**  
**C \$595,000**



<b>Zoning:</b>	SF,WF	<b>Rooms:</b>	9
<b>Year Built:</b>	1974	<b>Bedrooms:</b>	3
<b>Color:</b>	TAN	<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 11,004.00	<b>Full:</b>	0
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	2
<b>Tax Year:</b>	2008	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	2
<b>Lot Acre:</b>	.17	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	7,405	<b>Total Fin SqFt:</b>	2,842
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	2,842
<b>Road Frontage:</b>	Unknown128	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	145	<b>Foot Print:</b>	49X28
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	Yes
<b># of Stories:</b>	2	<b>Style:</b>	Colonial , Contemporary

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

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

**Public Rems:** HUGE PRICE REDUCTION! \$629900. SHORT RIDE TO MEREDITH BAY OR WEIRS BEACH, BY BOAT OR CAR. ON SALLY'S GUT (CHANNEL/COVE NAME). COVERED DOCKS, ON 2ND LOT. OPEN CONCEPT 4 BDRM, 3 BTH, LARGE BRICK FIREPLACE, HUGE MASTER SUITE W/WALK-IN CLOSET & PRIVATE BATH. STONE PATIO, VERY DESIREABLE SETTING W WATER FRONTAGE ON ALL SIDES & THE "BIG LAKE". FANTASTIC VALUE.

**Directions:** MEREDITH NECK TO OLD HUBBARD RD, AT INTERSECTION GO RIGHT ONTO STONEDAM ISLAND RD. FOLLOW TO END. PREFER NO DRIVE-BYS. SEE SIGN.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	22X18	1	Master BR	27.6X17	2	1st	0	0	0	1
Kitchen	17X13	1	2nd BR	15X11	2	2nd	3	0	2	0
Dining Rm	25X11	1	3rd BR	13X11	2	3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	15X15	1					
Other Rm 1	13X11	2	Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>		<b>Possession:</b>	
<b>Interior Feat.:</b>	1st Floor Laundry , Attic , Cable , Cable Internet , Ceiling Fan , Dining Area , Eat-in Kitchen , Fireplace-Wood , Master BR with BA , Pantry , Other	<b>Electric:</b>	200 Amp , Circuit Breaker(s)
<b>Exterior Feat.:</b>	Boat/Slip Dock , Patio	<b>Exterior:</b>	Vinyl
<b>Basement:</b>	Crawl Space , Unfinished	<b>Foundation:</b>	Concrete
<b>Equip./Appl.:</b>	Dishwasher , Dryer , Kitchen Island , Microwave , Range-Electric , Refrigerator , Smoke Detector , Trash Compactor , Washer , Window Treatment	<b>Heating/Cool:</b>	Baseboard , Hot Water
<b>Driveway:</b>	Paved	<b>Lot Desc:</b>	Abuts Conservation , Country Setting , Easement , Landscaped , Level , Waterfront
<b>Construction:</b>	Wood Frame	<b>Occ. Restrictions:</b>	
<b>Financing:</b>		<b>Roof:</b>	Shingle-Asphalt
<b>Floors:</b>		<b>Water:</b>	Unknown
<b>Garage/Park:</b>	Attached , Auto Open , Direct Entry	<b>Water Heater:</b>	Oil
<b>Heat Fuel:</b>	Oil	<b>Building Certs:</b>	
<b>Roads:</b>	Dead End , Gravel , Public	<b>Docs Available:</b>	
<b>Sewer:</b>	Concrete , Pump Up , Septic , Shared		
<b>Suitable Land Use:</b>			
<b>Fee Includes:</b>			
<b>Disability:</b>			
<b>Negotiable:</b>			
<b>Excl Sale:</b>			

<b>Tax Rate:</b>	\$11.46	<b>Assmt:</b>	\$960,200.00	<b>Assmt Yr:</b>	2008
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Elderly:</b>		<b>Veteran:</b>		<b>Other:</b>	
<b>Covenant:</b>	Yes	<b>Source SqFt:</b>	Muni	<b>County:</b>	Belknap
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	753/ 67	<b>Plan/Survey:</b>	
<b>Map/Bick/Lot:</b>	629/ / 7	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Devel/Subdiv:</b>		<b>Const. Status:</b>	Existing	<b>Home Energy Rating Index:</b>	
<b>District:</b>	Inter-Lakes Cooperative	<b>High Sch:</b>	Inter-Lakes High School	<b>Jr./Mid Sch:</b>	Inter-Lakes Middle School
<b>Elem Sch:</b>	Inter-Lakes Elementary	<b>Cable:</b>		<b>Electric Co:</b>	
<b>Fuel Co:</b>		<b>Phone Co:</b>		<b>Resort:</b>	
<b>Timeshare/Fract. Ownrshp:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	
<b>Auction:</b>					
<b>Auction \$ Det. By:</b>		<b>Closed Date:</b>	02/03/2011	<b>DOM/DUC:</b>	417

**PREPARED BY**

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**front view**



**COVE**



**SALLYS GUT**



**WATER FRONTAGE**



**KITCHEN**



**LIVINGROOM**

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**ENTRY**



**LAUNDRY AREA**



**MASTER BEDROOM**



**MASTER BEDROOM PHOTO 2**



**FAMILY ROOM W FIREPLACE**



**MASTER BATHROOM**

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Photo Gallery MLS# R2801994C



**BEDROOM 1**



**BEDROOM 2**



**OTHER**

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**Selected Criteria**

State:New H

SubType:Resid

ActSt:Clo

SellDt:02/01/2011 - 02/28/2011

WtrBody:winnipesaukee

WaterAcc:Own