

Residential
4009995 Closed

30 Laurence Road
Holderness, New Hampshire 03245



L \$3,900,000
C \$3,045,000



Zoning:	G.R.	Rooms:	16
Year Built:	1905	Bedrooms:	6
Color:	Natural	Total Baths:	6
Taxes:	\$ 22,548.00	Full:	0
Taxes TBD:	No	3/4 Baths:	5
Tax Year:	2010	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity	5
Lot Acre:	20.48	Garage Type:	Detached
Lot SqFt:	892,196	Total Fin SqFt:	7,353
Common Land Acres:		Apx Fin Above Grd:	7,353
Road Frontage:	Unknown	Apx Fin Below Grd:	0
Water Frontage:	200	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	No
# of Stories:	2	Style:	Antique , Victorian

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

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: We are pleased to announce that for the first time in over one hundred years we are offering, to only the most discerning buyers, The L.J. Webster Estate. Set in the historical town of Holderness, NH this outstanding shingle style home, architecturally designed by the Boston firm of Wales & Holt, represents the true meaning of historical luxury. Set on over 20 ac of pristine pastures, woodlands & 200' of unspoiled Squam waterfront with views out to the conservation lands of Red Hill this home is a true piece of luxury. Glorious scenes surround this grand & comfortable countryside home. The property is bounded by large parcels of conservation land to offer true peace & serenity. Every room in this home is a true treasure. Starting at the classic columned expansive porches you enter a world of true historical comfort in all of its grand living areas. Every room has lovely views over the sweeping lawns to the "Golden Pond" known as Squam Lake. Sale subject to Conservation Trust agreement.

Directions: No drive-bys.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	22x31'3	1	Master BR	19x21'8	2	1st				
Kitchen	16'6x18	1	2nd BR	16'3x17'4	2	2nd				
Dining Rm	17'3x18'4	1	3rd BR	14'9x21'2	2	3rd				
Family Rm			4th BR	15x21'2	2	4th				
Office/Study	16x27	1	5th BR	16x17'5	2	Bsmt				
Utility Rm			Den							
Other Rm 1	11'1x12	1	Other Rm 3	10'6x17'4	1					
Other Rm 2	7'11x14'5	1								

Assoc Amenities:	Tennis Court	Possession:	
Interior Feat.:	1st Floor Laundry , Fireplace-Wood , Hearth , Library , Master BR with BA , Pantry , Sunroom	Electric:	Circuit Breaker(s)
Exterior Feat.:	Boat/Slip Dock , Porch , Screened Porch , Tennis Court	Exterior:	Shingle
Basement:	Full	Foundation:	Stone
Equip./Appl.:	Cook Top-Gas , Dishwasher , Dryer , Kitchen Island , Refrigerator , Security System , Washer	Heating/Cool:	Hot Air
Driveway:	Gravel	Lot Desc:	Abuts Conservation , Country Setting , Deed Restricted , Fields , Horse Prop , Landscaped , Mountain , View , Water View , Waterfront , Wooded
Construction:	Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Shingle-Asphalt
Floors:		Water:	Private
Garage/Park:	6+ Parking Spaces , Detached	Water Heater:	Off Boiler
Heat Fuel:	Oil	Building Certs:	
Roads:	Public	Docs Available:	
Sewer:	Leach Field , Private , Septic		
Suitable Land Use:			
Fee Includes:			
Disability:			
Negotiable:			
Excl Sale:			

Tax Rate:		Assmt:		Assmt Yr:	
Tax Class:		Unadjusted Taxes:		Tax Reduct:	Yes
Elderly:	Unknown	Veteran:	Unknown	Other:	Unknown
Covenant:	Yes	Source SqFt:		County:	Grafton
Recorded Deed:	Warranty	Book/Pg:	220/ 32	Plan/Survey:	
Map/Blck/Lot:	220 / 17,18,	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:		High Sch:		Jr./Mid Sch:	
Elem Sch:		Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	
Auction:		Closed Date:	02/04/2011	DOM/DUC:	149
Auction \$ Det. By:					

PREPARED BY

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Squam Lake



Side view



Garden - Tennis



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Selected Criteria

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