

Residential
2836655 Closed

42 Tranquility Lane
Alton, New Hampshire 03809



L \$1,299,000
C \$1,075,000



Zoning:	Waterfront	Rooms:	14
Year Built:	1997	Bedrooms:	5
Color:	Lt Brown	Total Baths:	4
Taxes:	\$ 17,770.00	Full:	3
Taxes TBD:		3/4 Baths:	0
Tax Year:	2009	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity:	3
Lot Acre:	.69	Garage Type:	Attached
Lot SqFt:	30,056	Total Fin SqFt:	4,400
Common Land Acres:		Apx Fin Above Grd:	2,900
Road Frontage:	Yes/ 89	Apx Fin Below Grd:	1,500
Water Frontage:	147	Foot Print:	32x48
Water Acc Type:	Owned	Flood Zone:	No
# of Stories:	1 3/4	Style:	Contemporary

Water Body Type:	Lake	Water Body Restr.:		Surveyed:	Yes	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: Owner will consider SHORTSALE offers!!! Prestigious Clay Point. Large home re-crafted from an Old Post and Beam Mill & Local summer Camps. 3 car garage and partially finished in-law apt above. Additional Living quarters and kitchen in lower level of house. Views straight down 'The Broads' or into South Western Sunsets. Expansive covered decks, rock walls, manicured landscaping, large lawn, breakwater and dock. Flat rocks leading gradually into Lake Winnepesaukee and a sandy bottom. Agent Interest.

Directions: Roberts Cove Road to Clay Point Road, Right on Tranquility Lane, 4th Driveway on Right, #42

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	20x18	1	Master BR	17x16	1	1st	1	1	0	1
Kitchen	15x16	1	2nd BR	17x16	2	2nd	3	1	0	0
Dining Rm	15x16	1	3rd BR	15x16	2	3rd	0	0	0	0
Family Rm	30x18	B	4th BR	15x16	2	4th				
Office/Study			5th BR			Bsmt	0	1	0	0
Utility Rm			Den	20x14	2					
Other Rm 1	15x16	B	Other Rm 3	16x14	1					
Other Rm 2	15x16	B								

Assoc Amenities:		Possession:	
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Dining Area , Eat-in Kitchen , Fireplace-Gas , Laundry Hook-ups , Loft , Master BR with BA , Mudroom		
Exterior Feat.:	Boat/Slip Dock , Deck , Out Building , Patio , Porch		
Basement:	Daylight , Finished , Full , Walk Out		
Equip./Appl.:	Cook Top-Electric , Dishwasher , Dryer , Range-Electric , Refrigerator , Washer		
Driveway:	Paved	Electric:	200 Amp
Construction:	Post and Beam	Exterior:	Vertical
Financing:		Foundation:	Concrete
Floors:		Heating/Cool:	Direct Vent
Garage/Park:	Attached	Lot Desc:	View , Water View , Waterfront
Heat Fuel:	Gas-LP/Bottle	Occ. Restrictions:	
Roads:	Association	Roof:	Shingle-Asphalt
Sewer:	1250 Gallon , Community	Water:	Drilled Well
Suitable Land Use:		Water Heater:	Electric
Fee Includes:	Plowing	Building Certs:	
Disability:		Docs Available:	
Negotiable:	Air Conditioner		
Excl Sale:	steel mill wheels in Yard (negotiable)		

Tax Rate:	\$11.83	Assmt:		Assmt Yr:	2008
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:	No	Veteran:	No	Other:	No
Covenant:	Yes	Source SqFt:	Other	County:	Belknap
Recorded Deed:	Warranty	Book/Pg:	2371/ 0748	Plan/Survey:	
Map/Blck/Lot:	18/ 39/ 6	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:		High Sch:	Prospect Mountain High School	Jr./Mid Sch:	Alton Central School
Elem Sch:	Alton Central School	Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	
Auction:					
Auction \$ Det. By:		Closed Date:	03/24/2011	DOM/DUC:	76

PREPARED BY

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Open French Doors to Lake



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Selected Criteria

State:New H
SubType:Resid
ActSt:Clo
SellDt:03/01/2011 - 03/31/2011
WtrBody:winnepesaukee
WaterAcc:Own