

Residential
2831616 Closed

57 Collins Brook Road
Meredith, New Hampshire 03253



L \$409,900
C \$365,000



Zoning:	Shore Front	Rooms:	6
Year Built:	1920	Bedrooms:	3
Color:		Total Baths:	1
Taxes:	\$ 3,547.00	Full:	0
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	0
Lot Acre:	.49	Garage Type:	None
Lot SqFt:	21,344	Total Fin SqFt:	1,005
Common Land Acres:		Apx Fin Above Grd:	1,005
Road Frontage:	Unknown	Apx Fin Below Grd:	0
Water Frontage:	132	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	No
# of Stories:	1 1/2	Style:	Bungalow , Cottage/Camp

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

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

Public Rems: Comfortable and cozy 4 season house with 132' of waterfront on the northernmost end of Lake Winnisquam. There is a boathouse and an outhouse plus 2 sheds with electricity, one of which contains a beer fridge. There is also an outdoor shower and a spacious dock. The knotty pine interior is furnished with 3 bedrooms, a kitchen, a bathroom with shower, a living room and an enclosed porch. The house contains a washer/dryer, a dishwasher and a gas fireplace. The roof is brand new and all of the windows have been replaced. We have gorgeous sunsets, a state forest on the opposite shore and an echo! A totally lovely spot!!

Directions: Exit 23 off of 93N, right off ramp, drive miles to Meredith Center Road on right. Drive miles to Collins Brook Road on right. Drive miles to property on right.

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

Assoc Amenities:		Possession:	
Interior Feat.:	Cable , Ceiling Fan , Eat-in Kitchen , Fireplace-Gas , Furnished , Laundry Hook-ups	Electric:	Circuit Breaker(s)
Exterior Feat.:	Boat/Slip Dock , Out Building	Exterior:	Shingle , Wood
Basement:	Crawl Space	Foundation:	Below Frostline , Concrete
Equip./Appl.:	Dishwasher , Dryer , Microwave , Range-Electric , Range-Gas , Refrigerator , Washer	Heating/Cool:	Hot Air , Other
Driveway:	Gravel , Paved	Lot Desc:	Landscaped , Sloping , View , Waterfront , Wooded
Construction:	Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Shingle-Asphalt
Floors:		Water:	Private
Garage/Park:	6+ Parking Spaces	Water Heater:	Electric
Heat Fuel:	Gas-LP/Bottle	Building Certs:	
Roads:	Public	Docs Available:	
Sewer:	1000 Gallon , Leach Field , Septic		
Suitable Land Use:			
Fee Includes:			
Disability:			
Negotiable:	Trash Compactor		
Excl Sale:			

Tax Rate:		Assmt:	\$282,900.00	Assmt Yr:	2009
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:		Veteran:		Other:	
Covenant:	No	Source SqFt:		County:	Belknap
Recorded Deed:	Quit Claim	Book/Pg:	1320/ 680	Plan/Survey:	
Map/Bick/Lot:	R07/ / 34	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:	Inter-Lakes Cooperative	High Sch:		Jr./Mid Sch:	
Elem Sch:		Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	
Auction:					
Auction \$ Det. By:		Closed Date:	03/18/2011	DOM/DUC:	147

PREPARED BY

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Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

SellDt:03/01/2011 - 03/31/2011

WtrBody:winnisquam

WaterAcc:Own