

Residential
2751552 Closed

178/194 Channel Lane
Laconia, New Hampshire 03246



L \$1,795,000
C \$1,300,000



Zoning:	CR	Rooms:	10
Year Built:	1968	Bedrooms:	5
Color:	tan	Total Baths:	6
Taxes:	\$ 26,317.00	Full:	1
Taxes TBD:	No	3/4 Baths:	5
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity	3
Lot Acre:	.75	Garage Type:	Attached
Lot SqFt:	32,670	Total Fin SqFt:	4,833
Common Land Acres:		Apx Fin Above Grd:	3,966
Road Frontage:	No	Apx Fin Below Grd:	867
Water Frontage:	581	Foot Print:	114x45
Water Acc Type:	Owned	Flood Zone:	No
# of Stories:	1 1/2	Style:	Contemporary

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

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

Public Rems: Seller is very motivated and looking for a reasonable offer! Please WATCH THE VIDEO TOUR of this great property!! This very special waterfront property offers privacy, 581' of beautifully landscaped frontage, a 2 bay boathouse for all the toys & fantastic views of Winnepesaukee. The immaculate main home has 5 bedrooms (4 are suites) & 6 baths. The well appointed, custom kitchen flows nicely into a large living room with a fireplace & mesmerizing views of the lake through a full length wall of windows. There are 2 large master suites on the first level & a den/office. Upstairs over the 44' x 24' garage there are 2 additional bedroom suites, one of which also has wonderful views of the lake. On the lower level you'll find a wonderful family room with bar, fire place, & views of the lake, another bedroom, bath, plus an amazing workshop. There also is a cozy 2 bedroom guest cottage with stunning lake views. This is truly one of the nicest lake homes on the market!

Directions: Rt 3 to Weirs Bridge to Channel Lane next to Thurston's Marina. Property at end of Channel Lane

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	32 x 15	1	Master BR	16.5 x 19	1	1st	2	1	2	0
Kitchen	16 x 12	1	2nd BR	19 x 18	1	2nd	2	0	2	0
Dining Rm	16 x 17	1	3rd BR	42 x 14	2	3rd	0	0	0	0
Family Rm	30 x 14	B	4th BR	15 x 12	2	4th				
Office/Study			5th BR			Bsmt	0	0	1	0
Utility Rm			Den	12 x 13	1					
Other Rm 1	9 x 9	B	Other Rm 3							
Other Rm 2	33 x 25	B								

Assoc Amenities:		Possession:	
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Cable , Cable Internet , Ceiling Fan , Dining Area , Eat-in Kitchen , Elevator , Fireplace-Wood , Master BR with BA , Skylight , Sprinkler System	Electric:	Circuit Breaker(s)
Exterior Feat.:	Boat/Slip Dock , Deck , Underground Utilities	Exterior:	Clapboard , Wood
Basement:	Daylight , Finished , Full , Partially Finished , Storage Space , Unfinished , Walk Out	Foundation:	Concrete
Equip./Appl.:	Air Conditioner , Cook Top-Electric , Dishwasher , Disposal , Dryer , Kitchen Island , Microwave , Mini Fridge , Refrigerator , Security System , Smoke Detector , Wall Oven , Washer , Window Treatment	Heating/Cool:	Baseboard , Central Air , Heat Pump , Hot Air , Multi Zone
Driveway:	Concrete	Lot Desc:	Landscaped , Level , View , Water View , Waterfront
Construction:	Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Shingle-Asphalt
Floors:		Water:	Public
Garage/Park:	Attached , Auto Open , Heated	Water Heater:	Electric
Heat Fuel:	Electric , Gas-LP/Bottle	Building Certs:	
Roads:	Public	Docs Available:	
Sewer:	Public		
Suitable Land Use:			
Fee Includes:			
Disability:			
Negotiable:	Other		
Excl Sale:			

Tax Rate:	\$18.10	Assmt:	\$1,454,400.00	Assmt Yr:	2010
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:		Veteran:		Other:	
Covenant:	No	Source SqFt:	Muni	County:	Belknap
Recorded Deed:	Warranty	Book/Pg:	2513/ 668	Plan/Survey:	
Map/Blck/Lot:	174/ 40/ 4 & 5	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:	Laconia	High Sch:	Laconia High School	Jr./Mid Sch:	Merrimack Middle School
Elem Sch:	Elm Street School	Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	
Auction:					
Auction \$ Det. By:		Closed Date:	04/22/2011	DOM/DUC:	847

PREPARED BY

Roy Sanborn	Email : rsanborn@rocherealty.com
Roche Realty Group	Off. Ph# : (603) 279-7046
97 Daniel Webster Highway	Agt. Ph# : (603) 677-8420 ext.

Meredith, NH 03253

Lister: Roy Sanborn 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 2011 Northern New England Real Estate Network, Inc. 05/10/2011 07:15 PM Printed By: Roy Sanborn



View from water



View from air



View of boathouse from left



View from right side



Cottage



Kitchen

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 2011 Northern New England Real Estate Network, Inc. 05/10/2011 07:15 PM Printed By: Roy Sanborn



Living room



Living room



Great entertaining!!



Lower level den



1st floor bedroom

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 2011 Northern New England Real Estate Network, Inc. 05/10/2011 07:15 PM Printed By: Roy Sanborn



1st floor den



another 1st floor bedroom



workshop



@ bedroom guest cottage



Cottage interior



View from cottage

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 2011 Northern New England Real Estate Network, Inc. 05/10/2011 07:15 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 2011 Northern New England Real Estate Network, Inc. 05/10/2011 07:15 PM Printed By: Roy Sanborn

Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

SellDt:04/01/2011 - 04/30/2011

WtrBody:winnepesaukee

WaterAcc:Own