

Residential
4015657 Active

17 Chipmunk Lane
Moultonborough, New Hampshire 03254



L \$425,000



Zoning:	Residential	Rooms:	5
Year Built:	1975	Bedrooms:	3
Color:	Red	Total Baths:	3
Taxes:	\$ 4,953.00	Full:	2
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2010	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity	2
Lot Acre:	.39	Garage Type:	Detached
Lot SqFt:	16,988	Total Fin SqFt:	964
Common Land Acres:		Apx Fin Above Grd:	964
Road Frontage:	Yes/ 37	Apx Fin Below Grd:	0
Water Frontage:	100	Foot Print:	36 x 25
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	1	Style:	Ranch

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

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: An exceptional value - a three fingered dock and sandy beach compliment the sunny, flat lot. A master suite, large living room and very sunny kitchen make up the house. A detached 2 car garage sits off to the side and the second floor is all set for additional living space. It has a separate septic tank & leach field which allows you to add a bedroom. A half bath is already installed along with a woodstove flue. In addition there is a view of the Ossipee Mountain range from the deck. Priced well below new assessed value.

Directions: Shaker Jerry Rd to Ferry Rd to Wyman Trail to Chipmunk Lane on left.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	12' 7 x 18' 4	1	Master BR	9' 6 x 13	1	1st	3	2		1
Kitchen	9 x 10	1	2nd BR	9' 10 x 12	1	2nd				
Dining Rm			3rd BR	9' 6 x 13	1	3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

Assoc Amenities:

Interior Feat.: 1st Floor Master BR , Cable , Fireplace-Gas , Master BR with BA

Exterior Feat.: Boat/Slip Dock

Basement: None

Equip./Appl.:

Driveway: Gravel

Construction: Wood Frame

Financing:

Floors:

Garage/Park: Detached , Storage Above

Heat Fuel: Electric , Gas-LP/Bottle

Roads: Association , Cul-de-Sac , Dead End , Gravel

Sewer: Leach Field , Private , Septic

Suitable Land Use:

Fee Includes:

Disability:

Negotiable:

Excl Sale:

Possession:

Electric: 100 Amp , Circuit Breaker(s)
Exterior: T-111
Foundation: Other

Heating/Cool: Baseboard , Stove
Lot Desc: Level , View , Waterfront

Occ. Restrictions:
Roof: Pitched , Shingle-Asphalt
Water: Drilled Well

Water Heater: Electric

Building Certs:
Docs Available:

Tax Rate: \$7.70

Tax Class:

Elderly:

Covenant: No

Recorded Deed: Warranty

Map/Blck/Lot: 188/ / 14

Devel/Subdiv:

District: Moultonborough

Elem Sch: Moultonborough Central School

Fuel Co:

Timeshare/Fract. Ownrshp:

Assmt: \$643,300.00

Unadjusted Taxes:

Veteran:

Source SqFt:

Book/Pg: 1875/ 763

Property ID:

Const. Status: Existing

High Sch: Moultonborough Academy

Cable:

Phone Co:

Weeks:

Assmt Yr: 2009

Tax Reduct: No

Other:

County: Carroll

Plan/Survey:

SPAN # (VT): --

Home Energy Rating Index:

Jr./Mid Sch: Moultonborough Academy

Electric Co:

Resort: No

Timeshare %:

Auction:

DOM: 326

PREPARED BY

Roy Sanborn

Roche Realty Group

97 Daniel Webster Highway

Meredith, NH 03253

Lister: William Richards of Coldwell Banker RB/Center Harbor

Email : rsanborn@rocherealty.com

Off. Ph# : (603) 279-7046

Agt. Ph# : (603) 677-8420 ext.

Cell Ph# : (603) 455-0335

Fax Ph# : (603) 279-7604



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