

Residential
4012327 Closed

20 Railroad Ave
Alton, New Hampshire 03809



L \$389,000
C \$355,000



Zoning:	LR	Rooms:	5
Year Built:	1940	Bedrooms:	2
Color:	Tan	Total Baths:	1
Taxes:	\$ 4,750.00	Full:	0
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	0
Lot Acre:	.16	Garage Type:	None
Lot SqFt:	6,970	Total Fin SqFt:	744
Common Land Acres:		Apx Fin Above Grd:	744
Road Frontage:	Yes/ 40	Apx Fin Below Grd:	0
Water Frontage:	40	Foot Print:	28x18
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	1 1/2	Style:	Bungalow , Cottage/Camp

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

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** 20 **ROW Length:**

Public Rems: Stunning views! This adorable Bungalow home is sunny and bright and updated throughout. Newer kitchen, gas stove heat, open concept living/dining. Waterside deck overlooks dock and panoramic views. Bunkhouse with 1/4 bath add additional space. This is a GREAT waterfront property.

Directions: Route 11 to Smith Point. Left on Railroad Ave. Home is on right. ROW for parking is on Peters Path.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR			1st			1	
Kitchen			2nd BR			2nd	2			
Dining Rm			3rd BR			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:		Possession:	At Closing
Interior Feat.:	Dining Area , Gas Heat Stove , Kitchen/Family , Living/Dining		
Exterior Feat.:	Boat Mooring , Boat/Slip Dock , Deck		
Basement:	Crawl Space		
Equip./Appl.:	Gas Heat Stove , Microwave , Range-Electric , Refrigerator , Window Treatment		
Driveway:	ROW	Electric:	100 Amp
Construction:	Wood Frame	Exterior:	Wood
Financing:		Foundation:	Post/Piers , Stone
Floors:		Heating/Cool:	Direct Vent , Stove
Garage/Park:	2 Parking Spaces , On Street	Lot Desc:	Mountain View , Sloping , View , Waterfront
Heat Fuel:	Gas-LP/Bottle	Occ. Restrictions:	
Roads:	Dirt , Public , Right of Way	Roof:	Shingle-Asphalt
Sewer:	Private , Septic	Water:	Private
Suitable Land Use:			
Fee Includes:		Water Heater:	Gas-Lp/Bottle
Disability:		Building Certs:	
Negotiable:		Docs Available:	Deed , Property Disclosure
Excl Sale:			

Tax Rate:	\$11.83	Assmt:	\$401,500.00	Assmt Yr:	2009
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:		Veteran:		Other:	
Covenant:	No	Source SqFt:		County:	Belknap
Recorded Deed:	Fiduciary	Book/Pg:	1970/ 8	Plan/Survey:	
Map/Blck/Lot:	63/ / 16	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:	Alton	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:	05/13/2011	DOM/DUC:	266

PREPARED BY

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Selected Criteria

State:New H
SubType:Resid
ActSt:Clo
County:Belkn,Carro
SellDt:05/01/2011 - 05/30/2011
WtrBody:winnepesaukee
WaterAcc:Own