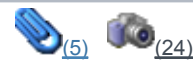


**Residential**  
**4031948 Closed**

**11 Mallard Way**  
**Moultonborough, New Hampshire 03254**



**L \$3,495,000**  
**C \$2,900,000**



|                           |              |                           |                                   |
|---------------------------|--------------|---------------------------|-----------------------------------|
| <b>Zoning:</b>            | SFR          | <b>Rooms:</b>             | 17                                |
| <b>Year Built:</b>        | 2004         | <b>Bedrooms:</b>          | 6                                 |
| <b>Color:</b>             | Natural      | <b>Total Baths:</b>       | 8                                 |
| <b>Taxes:</b>             | \$ 20,021.00 | <b>Full:</b>              | 7                                 |
| <b>Taxes TBD:</b>         | No           | <b>3/4 Baths:</b>         | 0                                 |
| <b>Tax Year:</b>          | 2009         | <b>1/2 Baths:</b>         | 1                                 |
| <b>Monthly Assoc.\$:</b>  | \$           | <b>Garage Capacity</b>    | 3                                 |
| <b>Lot Acre:</b>          | 1.10         | <b>Garage Type:</b>       | Attached                          |
| <b>Lot SqFt:</b>          | 47,916       | <b>Total Fin SqFt:</b>    | 7,500                             |
| <b>Common Land Acres:</b> |              | <b>Apx Fin Above Grd:</b> | 5,700                             |
| <b>Road Frontage:</b>     | Yes/ 160     | <b>Apx Fin Below Grd:</b> | 1,800                             |
| <b>Water Frontage:</b>    | 156          | <b>Foot Print:</b>        |                                   |
| <b>Water Acc Type:</b>    | Owned        | <b>Flood Zone:</b>        | No                                |
| <b># of Stories:</b>      | 2            | <b>Style:</b>             | Multi Level , Walkout Lower Level |

|                         |               |                           |    |                    |     |                    |    |
|-------------------------|---------------|---------------------------|----|--------------------|-----|--------------------|----|
| <b>Water Body Type:</b> | Lake          | <b>Water Body Restr.:</b> | No | <b>Surveyed:</b>   | Yes | <b>Seasonal:</b>   | No |
| <b>Water Body Name:</b> | Winnepesaukee | <b>Current/Land Use:</b>  | No | <b>Land Gains:</b> |     | <b>Owned Land:</b> |    |

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

**Public Rems:** A stunning Skiffington home w/outstanding quality and flair on 3 levels. Picturesque lot w/incredible landscaping, views, sunsets. Perched beach, dock w/canopy, sweeping decks, stone patios and post & beam porch w/fireplace. 6BR, 8BA, 5FP, 3 garages. 3RM suite over garages perfect for au-pair or in-home office. FABULOUS!!

**Directions:** Moultonborough Neck Road to Long Island Road. Right at Wildwood. Right after beach. Right on Mallard.

| ROOM         | DIMS  | LEVEL | ROOM       | DIMS  | LEVEL | FLOOR | BR | FB | 3/4 | 1/2 |
|--------------|-------|-------|------------|-------|-------|-------|----|----|-----|-----|
| Living Rm    | 21x20 | 1     | Master BR  | 16x16 | 1     | 1st   | 1  | 1  | 0   | 1   |
| Kitchen      | 16x15 | 1     | 2nd BR     | 28x16 | 2     | 2nd   | 3  | 4  | 0   | 0   |
| Dining Rm    | 16x16 | 1     | 3rd BR     | 21x15 | 2     | 3rd   | 0  | 0  | 0   | 0   |
| Family Rm    | 21x20 | B     | 4th BR     | 18x16 | 2     | 4th   |    |    |     |     |
| Office/Study |       |       | 5th BR     |       |       | Bsmt  | 0  | 2  | 0   | 0   |
| Utility Rm   |       |       | Den        | 14x12 | 1     |       |    |    |     |     |
| Other Rm 1   | 16x14 | B     | Other Rm 3 | 16x16 | 2     |       |    |    |     |     |
| Other Rm 2   | 16x14 | B     |            |       |       |       |    |    |     |     |

|                           |  |                           |  |
|---------------------------|--|---------------------------|--|
| <b>Assoc Amenities:</b>   |  | <b>Possession:</b>        |  |
| <b>Interior Feat.:</b>    | 1st Floor Laundry , 1st Floor Master BR , Balcony , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Den/Office , Dining Area , Eat-in Kitchen , Fireplace-Gas , Fireplace-Wood , In Law Apartment , Master BR with BA , Mudroom , Multi Phonelines , Pantry , Playroom , Smoke Det-Hardwired , Whirlpool Tub | <b>Electric:</b>          | 200 Amp , Circuit Breaker(s)   |
| <b>Exterior Feat.:</b>    | Boat/Slip Dock , Deck , Patio , Porch , Screened Porch , Underground Utilities   | <b>Exterior:</b>          | Wood   |
| <b>Basement:</b>          | Climate Controlled , Daylight , Finished , Full , Storage Space , Walk Out   | <b>Foundation:</b>        | Concrete   |
| <b>Equip./Appl.:</b>      | Cook Top-Gas , Dishwasher , Dryer , Kitchen Island , Microwave , Refrigerator , Security System , Smoke Detector , Trash Compactor , Wall Oven , Washer , Window Treatment   | <b>Heating/Cool:</b>      | Central Air , Hot Air , Multi Zone                                       |
| <b>Driveway:</b>          | Crushed/Stone , Paved  | <b>Lot Desc:</b>          | Country Setting , Landscaped , Level , Mountain View , View , Waterfront |
| <b>Construction:</b>      | Wood Frame   | <b>Occ. Restrictions:</b> |  |
| <b>Financing:</b>         |  | <b>Roof:</b>              | Shingle-Asphalt  |
| <b>Floors:</b>            |  | <b>Water:</b>             | Drilled Well , Private   |
| <b>Garage/Park:</b>       | 3 Parking Spaces , Attached , Auto Open , Direct Entry , Heated  | <b>Water Heater:</b>      | Gas-Natural  |
| <b>Heat Fuel:</b>         | Gas-LP/Bottle  | <b>Building Certs:</b>    |  |
| <b>Roads:</b>             | Association , Cul-de-Sac   | <b>Docs Available:</b>    |  |
| <b>Sewer:</b>             | Concrete , Leach Field , Mound , Private , Pump Up , Septic  |                           |  |
| <b>Suitable Land Use:</b> |  |                           |  |
| <b>Fee Includes:</b>      |  |                           |  |
| <b>Disability:</b>        | 1st Floor 1/2 Bathrm , 1st Floor Full Bathrm , 1st Flr Hard Surface Flr. , Bathrm w/step-in Shower , Bathrm w/tub  |                           |  |

|                                  |                               |                          |                        |                                  |                        |
|----------------------------------|-------------------------------|--------------------------|------------------------|----------------------------------|------------------------|
| <b>Tax Rate:</b>                 | \$6.99                        | <b>Assmt:</b>            | \$2,864,300.00         | <b>Assmt Yr:</b>                 | 2009                   |
| <b>Tax Class:</b>                |                               | <b>Unadjusted Taxes:</b> |                        | <b>Tax Reduct:</b>               | No                     |
| <b>Elderly:</b>                  | No                            | <b>Veteran:</b>          | No                     | <b>Other:</b>                    | No                     |
| <b>Covenant:</b>                 | Yes                           | <b>Source SqFt:</b>      | Muni                   | <b>County:</b>                   | Carroll                |
| <b>Recorded Deed:</b>            | Warranty                      | <b>Book/Pg:</b>          | 2524/ 583              | <b>Plan/Survey:</b>              |                        |
| <b>Map/Blck/Lot:</b>             | 278/ / 26                     | <b>Property ID:</b>      |                        | <b>SPAN # (VT):</b>              | --                     |
| <b>Devel/Subdiv:</b>             | Wildwood                      | <b>Const. Status:</b>    | Existing               | <b>Home Energy Rating Index:</b> |                        |
| <b>District:</b>                 | Moultonborough                | <b>High Sch:</b>         | Moultonborough Academy | <b>Jr./Mid Sch:</b>              | Moultonborough Academy |
| <b>Elem Sch:</b>                 | Moultonborough Central School | <b>Cable:</b>            |                        | <b>Electric Co:</b>              |                        |
| <b>Fuel Co:</b>                  |                               | <b>Phone Co:</b>         |                        | <b>Resort:</b>                   |                        |
| <b>Timeshare/Fract. Ownrshp:</b> |                               | <b># Weeks:</b>          |                        | <b>Timeshare %:</b>              |                        |

**Auction:**  
**Closed Date:** 06/22/2011                      **DOM/DUC:** 197

**PREPARED BY**

|                                  |   |
|----------------------------------|---|
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**Meredith, NH 03253**

Lister: Susan Bradley of Coldwell Banker RB/Laconia Court St

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**Selected Criteria**

State:New H  
SubType:Resid  
SellDt:06/01/2011 - 06/30/2011  
WtrBody:winnipesaukee  
WaterAcc:Own