

Residential  
4054771 Closed

13 Acadia Lane  
Alton, New Hampshire 03810



L \$385,000  
C \$425,000



<b>Zoning:</b>	RWF	<b>Rooms:</b>	4
<b>Year Built:</b>	1950	<b>Bedrooms:</b>	2
<b>Color:</b>		<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 6,071.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.36	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	15,682	<b>Total Fin SqFt:</b>	728
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	728
<b>Road Frontage:</b>	Yes/ 100	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	100	<b>Foot Print:</b>	
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	1	<b>Style:</b>	Cottage/Camp

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Unknown	<b>Seasonal:</b>	Yes
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
<b>Public Rems:</b> Winnepesaukee Waterfront! Cozy 2 Bedroom cottage with an old time feel and modern updates. Metal roof, vinyl siding, full basement, dock, private setting and priced to sell. Close by June 30 2011 and request up to 3.5% of the final sales price for closing cost assistance!			

**Directions:** Rte 28 to Trask Side Rd-right onto Acadia.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR			1st	2	1		
Kitchen			2nd BR			2nd				
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										

<b>Assoc Amenities:</b>		<b>Possession:</b>	
<b>Interior Feat.:</b>			
<b>Exterior Feat.:</b>			
<b>Basement:</b>	Unfinished , Walk Out		
<b>Equip./Appl.:</b>			
<b>Driveway:</b>	Gravel	<b>Electric:</b>	100 Amp
<b>Construction:</b>	Wood Frame	<b>Exterior:</b>	Wood
<b>Financing:</b>		<b>Foundation:</b>	Concrete
<b>Floors:</b>		<b>Heating/Cool:</b>	None
<b>Garage/Park:</b>		<b>Lot Desc:</b>	Water View , Waterfront
<b>Heat Fuel:</b>	None	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Gravel	<b>Roof:</b>	Metal
<b>Sewer:</b>	Private	<b>Water:</b>	Other
<b>Suitable Land Use:</b>			
<b>Fee Includes:</b>		<b>Water Heater:</b>	Electric
<b>Disability:</b>		<b>Building Certs:</b>	
<b>Negotiable:</b>		<b>Docs Available:</b>	
<b>Excl Sale:</b>			

<b>Tax Rate:</b>		<b>Assmt:</b>		<b>Assmt Yr:</b>	
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Elderly:</b>		<b>Veteran:</b>		<b>Other:</b>	
<b>Covenant:</b>	No	<b>Source SqFt:</b>		<b>County:</b>	Belknap
<b>Recorded Deed:</b>	Foreclosure	<b>Book/Pg:</b>	2658/ 741	<b>Plan/Survey:</b>	
<b>Map/Blck/Lot:</b>	43/ / 45	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Devel/Subdiv:</b>		<b>Const. Status:</b>	Existing	<b>Home Energy Rating Index:</b>	
<b>District:</b>		<b>High Sch:</b>		<b>Jr./Mid Sch:</b>	
<b>Elem Sch:</b>		<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>	

<b>Auction:</b>		<b>DOM/DUC:</b>	34
<b>Closed Date:</b>	06/30/2011		

**PREPARED BY**

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**Selected Criteria**

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