

**Residential**  
**4015568 Closed**

**432 Edgewater Drive**  
**Gilford, New Hampshire 03249**



**L \$2,995,000**  
**C \$3,100,000**



<b>Zoning:</b>	SFR	<b>Rooms:</b>	8
<b>Year Built:</b>	2010	<b>Bedrooms:</b>	4
<b>Color:</b>	TBD	<b>Total Baths:</b>	5
<b>Taxes:</b>	\$ 20,221.00	<b>Full:</b>	4
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$75	<b>Garage Capacity</b>	3
<b>Lot Acre:</b>	1.06	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	46,174	<b>Total Fin SqFt:</b>	5,000
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	5,000
<b>Road Frontage:</b>	Yes/ 188	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	185	<b>Foot Print:</b>	
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	2	<b>Style:</b>	Adirondack , Walkout Lower Level , Other

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<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:** The choice is yours....Choose an Adirondack finish with the warmth of wood and rustic appeal. Or, choose a Nantucket finish with crisp white walls and clean, straight lines. Or, choose a Lakehouse finish with classic appeal and timeless design. This fabulous plan with four bedrooms, 4.5 baths, four fireplaces and stunning porch has 5000SF of exemplar quality with expansion possibilities in the walkout lower level and bonus rooms over the three car garage. The location is prime. Views are long and panoramic. The lot is spectacular. Premier builder, Skiffington Homes, does it again!

**Directions:** FROM GOVERNOR'S ISLAND BRIDGE GO STRAIGHT. AT STOP TURN LEFT. HOME IS ON RIGHT.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		1	1st	1	1		
Kitchen		1	2nd BR		2	2nd	3	3		
Dining Rm		1	3rd BR		2	3rd				
Family Rm			4th BR		2	4th				
Office/Study		1	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>	Tennis Court , Trash	<b>Possession:</b>	At Closing
<b>Interior Feat.:</b>	1st Floor Laundry , 1st Floor Master BR , Balcony , Cable Internet , Cathedral Ceilings , Den/Office , Dining Area , Eat-in Kitchen , Fireplace-Gas , Fireplace-Wood , Formal Dining Room , Foyer , Great Room , Island , Laundry Hook-ups , Living/Dining , Master BR with BA , Mudroom , Pantry , Smoke Det-Hardwired , Vaulted Ceiling , Walk-in Closet , Wet Bar , Whirlpool Tub , 3+ Fireplaces		
<b>Exterior Feat.:</b>	Boat/Slip Dock , Deck , Irrigation System , Screened Porch , Underground Utilities , Window Screens		
<b>Basement:</b>	Daylight , Full , Unfinished , Walk Out		
<b>Equip./Appl.:</b>	Cook Top-Gas , Dishwasher , Double Oven , Exhaust Hood , Kitchen Island , Refrigerator , Smoke Detector , Wall Oven		
<b>Driveway:</b>	Crushed/Stone	<b>Electric:</b>	200 Amp , Circuit Breaker(s) , Wired for Generator
<b>Construction:</b>	To Be Built	<b>Exterior:</b>	Wood
<b>Financing:</b>		<b>Foundation:</b>	Below Frostline , Concrete
<b>Floors:</b>	Carpet , Hardwood , Tile	<b>Heating/Cool:</b>	Central Air , Hot Air
<b>Garage/Park:</b>	3 Parking Spaces , Auto Open , Direct Entry , Heated	<b>Lot Desc:</b>	Deed Restricted , Landscaped , Level , Mountain View , View , Waterfront
<b>Heat Fuel:</b>	Gas-LP/Bottle	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Public	<b>Roof:</b>	Shingle-Asphalt
<b>Sewer:</b>	Leach Field , Private , Pump Up , Septic	<b>Water:</b>	Drilled Well , Private
<b>Suitable Land Use:</b>		<b>Water Heater:</b>	Gas-Lp/Bottle
<b>Fee Includes:</b>	Recreational , Trash	<b>Building Certs:</b>	
<b>Disability:</b>	1st Floor 1/2 Bathrm , 1st Floor Full Bathrm , 1st Flr Hard Surface Flr. , 1st Flr Low-Pile Carpet , Access. Laundry No Steps	<b>Docs Available:</b>	Association Docs , Plot Plan

**Negotiable:**      **Excl Sale:**      **Assmt:** \$1,147,630.00      **Assmt Yr:** 2010

<b>Tax Rate:</b>	\$17.62	<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Tax Class:</b>		<b>Veteran:</b>	No	<b>Other:</b>	No
<b>Elderly:</b>	No	<b>Source SqFt:</b>		<b>County:</b>	Belknap
<b>Covenant:</b>	Yes	<b>Book/Pg:</b>	2377/ 29	<b>Plan/Survey:</b>	
<b>Recorded Deed:</b>	Warranty	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Map/Blck/Lot:</b>	218 / 39	<b>Const. Status:</b>	Pre Construct	<b>Home Energy Rating Index:</b>	
<b>Devel/Subdiv:</b>	Governor's Island	<b>High Sch:</b>	Gilford High School	<b>Jr./Mid Sch:</b>	Gilford Middle
<b>District:</b>	Gilford	<b>Cable:</b>		<b>Electric Co:</b>	
<b>Elem Sch:</b>	Gilford Elementary	<b>Phone Co:</b>		<b>Resort:</b>	
<b>Fuel Co:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	

**Closed Date:** 07/28/2011      **DOM/DUC:** 71

**PREPARED BY**

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Facsimile Nantucket finish



Facsimile Nantucket finish



Facsimile Adirondack finish



Facsimile Adirondack finish



Facsimile Lakehouse finish



Facsimile Lakehouse finish

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**Selected Criteria**

State:New H

SubType:Resid

ActSt:Clo

SellDt:07/01/2011 - 07/31/2011

WtrBody:winnipesaukee

WaterAcc:Own