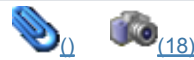


Residential
4067481 Closed

842 Rattlesnake Island
Alton, New Hampshire 03809



L \$499,000
C \$465,000



Zoning:	LR	Rooms:	9
Year Built:	1987	Bedrooms:	3
Color:	Grey	Total Baths:	3
Taxes:	\$ 6,093.00	Full:	0
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2010	1/2 Baths:	2
Monthly Assoc.\$:	\$20	Garage Capacity	0
Lot Acre:	.92	Garage Type:	None
Lot SqFt:	40,075	Total Fin SqFt:	2,350
Common Land Acres:		Apx Fin Above Grd:	2,350
Road Frontage:	No 0	Apx Fin Below Grd:	0
Water Frontage:	150	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	1 1/2	Style:	Cape

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

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

Public Rems: An exceptional waterfront opportunity! Post and beam cottage with adjoining guest cottage connected by a 1176 sq. ft. lakeside deck. Huge lot by Rattlesnake standards, 150' of waterfront, covered boat slip, dock, beach and incredible lake and mountain vistas. Premium mainland dock available separately.

Directions: Island property.

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

Assoc Amenities:		Possession:	
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Eat-in Kitchen , Loft	Electric:	Circuit Breaker(s)
Exterior Feat.:	Boat/Slip Dock , Deck , Guest House	Exterior:	Wood
Basement:	None	Foundation:	Post/Piers , Skirted
Equip./Appl.:	Dishwasher , Dryer , Range-Electric , Refrigerator , Washer	Heating/Cool:	Baseboard
Driveway:	None	Lot Desc:	Island Properties , Mountain View , Waterfront , Lake View
Construction:	Post and Beam , Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Shingle-Asphalt
Floors:	Carpet , Laminate	Water:	Drilled Well
Garage/Park:		Water Heater:	Electric
Heat Fuel:	Electric	Building Certs:	
Roads:	None	Docs Available:	
Sewer:	500 Gallon		
Suitable Land Use:			
Fee Includes:	Other		
Disability:			
Negotiable:			
Excl Sale:			

Tax Rate:	\$12.21	Assmt:	\$485,300.00	Assmt Yr:	2010
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:	No	Veteran:	No	Other:	No
Covenant:	Yes	Source SqFt:	Muni	County:	Belknap
Recorded Deed:	Warranty	Book/Pg:	2696/ 484	Plan/Survey:	
Map/Bick/Lot:	76 / 71	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:		High Sch:		Jr./Mid Sch:	
Elem Sch:		Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	No
Timeshare/Fract. Ownrshp:	No	# Weeks:		Timeshare %:	

Closed Date: 07/20/2011 **DOM/DUC:** 15

PREPARED BY

Roy Sanborn
Roche Realty Group
97 Daniel Webster Highway
Meredith, NH 03253



Lister: Cheryl Hamelin of Meredith Bay Lighthouse Realty, LLC

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



Photo Gallery MLS# R4067481C



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/08/2011 04:53 PM Printed By: Roy Sanborn



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/08/2011 04:53 PM Printed By: Roy Sanborn

Photo Gallery MLS# R4067481C



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/08/2011 04:53 PM Printed By: Roy Sanborn

Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

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

WtrBody:winnepesaukee

WaterAcc:Own

Residential
4067481 Closed

842 Rattlesnake Island
Alton, New Hampshire 03809

(18)

L \$499,000
C \$465,000



Zoning:	LR	Rooms:	9
Year Built:	1987	Bedrooms:	3
Color:	Grey	Total Baths:	3
Taxes:	\$ 6,093.00	Full:	0
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2010	1/2 Baths:	2
Monthly Assoc.\$:	\$20	Garage Capacity:	0
Lot Acre:	.92	Garage Type:	None
Lot SqFt:	40,075	Total Fin SqFt:	2,350
Common Land Acres:		Apx Fin Above Grd:	2,350
Road Frontage:	No 0	Apx Fin Below Grd:	0
Water Frontage:	150	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	1 1/2	Style:	Cape

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

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

Public Rems: An exceptional waterfront opportunity! Post and beam cottage with adjoining guest cottage connected by a 1176 sq. ft. lakeside deck. Huge lot by Rattlesnake standards, 150' of waterfront, covered boat slip, dock, beach and incredible lake and mountain vistas. Premium mainland dock available separately.

Directions: Island property.

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

Assoc Amenities:		Possession:	
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Eat-in Kitchen , Loft	Electric:	Circuit Breaker(s)
Exterior Feat.:	Boat/Slip Dock , Deck , Guest House	Exterior:	Wood
Basement:	None	Foundation:	Post/Piers , Skirted
Equip./Appl.:	Dishwasher , Dryer , Range-Electric , Refrigerator , Washer	Heating/Cool:	Baseboard
Driveway:	None	Lot Desc:	Island Properties , Mountain View , Waterfront , Lake View
Construction:	Post and Beam , Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Shingle-Asphalt
Floors:	Carpet , Laminate	Water:	Drilled Well
Garage/Park:		Water Heater:	Electric
Heat Fuel:	Electric	Building Certs:	
Roads:	None	Docs Available:	
Sewer:	500 Gallon		
Suitable Land Use:			
Fee Includes:	Other		
Disability:			
Negotiable:			
Excl Sale:			

Tax Rate:	\$12.21	Assmt:	\$485,300.00	Assmt Yr:	2010
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:	No	Veteran:	No	Other:	No
Covenant:	Yes	Source SqFt:	Muni	County:	Belknap
Recorded Deed:	Warranty	Book/Pg:	2696/ 484	Plan/Survey:	
Map/Blck/Lot:	76 / 71	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:		High Sch:		Jr./Mid Sch:	
Elem Sch:		Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	No
Timeshare/Fract. Ownrshp:	No	# Weeks:		Timeshare %:	

Closed Date: 07/20/2011 **DOM/DUC:** 15

PREPARED BY

Roy Sanborn
Roche Realty Group
97 Daniel Webster Highway
Meredith, NH 03253



Lister: Cheryl Hamelin of Meredith Bay Lighthouse Realty, LLC

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



Photo Gallery MLS# R4067481C



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/08/2011 04:53 PM Printed By: Roy Sanborn



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/08/2011 04:53 PM Printed By: Roy Sanborn

Photo Gallery MLS# R4067481C



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/08/2011 04:53 PM Printed By: Roy Sanborn

Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

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

WtrBody:winnepesaukee

WaterAcc:Own