

Residential
4065061 Closed

98 Swain Rd., Lake Winnisquam
Meredith, New Hampshire 03253



L \$999,950
C \$935,000



Zoning:	Shoreline	Rooms:	10
Year Built:	2002	Bedrooms:	3
Color:		Total Baths:	4
Taxes:	\$ 10,050.56	Full:	2
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2010	1/2 Baths:	1
Monthly Assoc.\$:	\$98	Garage Capacity	2
Lot Acre:	.88	Garage Type:	Attached
Lot SqFt:	38,333	Total Fin SqFt:	3,549
Common Land Acres:	95.00	Apx Fin Above Grd:	2,373
Road Frontage:	Yes/ 100	Apx Fin Below Grd:	1,176
Water Frontage:	193	Foot Print:	Irregular
Water Acc Type:	Owned	Flood Zone:	No
# of Stories:	1 3/4	Style:	Cape , Contemporary , Walkout Lower Level

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

Parcel Access ROW: Yes **ROW for other Parcel:** Yes **ROW Width:** 40 **ROW Length:** 75

Public Rems: Meredith-Contemporary Lake Winnisquam waterfront 4BR, 4Bath home with an open floor plan in a private, serene setting. Attached two-car garage. Lake views from every room. First floor master suite with gas fireplace and private deck. 193 feet on the lake, sandy entry, good water depth, retractable dock, lakeside patio and firepit. Located in Waldron Bay with access to clubhouse, tennis courts, sandy beach and many acres of forested common land in conservation and extensive shoreline with paths. Easy access to I-93 and all Lakes Region attractions.

Directions: Meredith Center Rd. to Chemung Rd., straight onto Camp Waldron Rd. where Chemung goes R. 2nd L on Swain Rd. into Waldron Bay. Continue straight to end. House barely visible from the road. Please do not enter without an appointment. No sign.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	18x20	1	Master BR	15x16	1	1st	1	1		1
Kitchen	13x14	1	2nd BR	15x22	2	2nd	2	1		
Dining Rm	13x15	1	3rd BR	13x22	2	3rd				
Family Rm	24x32	L	4th BR			4th				
Office/Study	15x16	L	5th BR			Bsmt	1		1	
Utility Rm	12x16	L	Den							
Play Room	14x14	L								
Enclosed Porch	11x15	1								

Assoc Amenities: Club House , Exercise Facility , Snow Removal , Tennis Court **Possession:** At Closing

Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Blinds , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Fireplace-Gas , Great Room , Kitchen/Dining , Laundry Hook-ups , Living/Dining , Pantry , Playroom , Sec Sys/Alarms , Smoke Det-Hardwired , Whirlpool Tub , 2 Fireplaces

Exterior Feat.: Balcony , Beach Rights , Boat/Slip Dock , Deck , Irrigation System , Out Building , Patio , Porch-Covered , Porch-Enclosed , Shed , Underground Utilities , Window Screens

Basement: Climate Controlled , Daylight , Finished , Full , Walk Out

Equip./Appl.: Cook Top-Gas , Dishwasher , Dryer , Exhaust Hood , Kitchen Island , Microwave , Refrigerator , Security System , Smoke Detector , Wall Oven , Window Treatment

Driveway: Common/Shared , Paved

Construction: Wood Frame

Financing:

Floors: Carpet , Ceramic Tile , Hardwood

Garage/Park: 2 Parking Spaces , Attached , Auto Open , Direct Entry , Finished , Heated , Storage Above

Heat Fuel: Gas-LP/Bottle

Roads: Private , Paved

Sewer: 1500+ Gallon , Concrete , Leach Field , Pump Up , Septic

Suitable Land Use:

Fee Includes: Recreational , Other

Disability:

Negotiable: Other

Electric: 200 Amp , Circuit Breaker(s)

Exterior: Clapboard , Wood

Foundation: Concrete

Heating/Cool: Baseboard , Hot Water , In Floor , Multi Zone , Radiant

Lot Desc: Cul-De-Sac , Landscaped , Mountain View , Sloping , Trail/Near Trail , View , Water View , Waterfront , Lake View

Occ. Restrictions:

Roof: Shingle-Architectural

Water: Drilled Well , Private

Water Heater: Gas-Lp/Bottle , Separate , Tank

Building Certs:

Docs Available: Covenant(s) , Deed , Plot Plan , Property Disclosure , Septic Design , Survey

Excl Sale:

Tax Rate: \$12.80

Tax Class:

Elderly: No

Covenant: Yes

Recorded Deed: Quit Claim

Map/Blck/Lot: R27 / / 3.11

Devel/Subdiv: Waldron Bay

District: Inter-Lakes Cooperative

Elem Sch: Inter-Lakes Elementary

Fuel Co:

Timeshare/Fract. Ownrshp: No

Assmt:

Unadjusted Taxes:

Veteran: No

Source SqFt: Muni

Book/Pg: 2332/ 413

Property ID:

Const. Status: Existing

High Sch: Inter-Lakes High School

Cable: Metrocast

Phone Co: Fairpoint

Weeks:

Assmt Yr: 2011

Tax Reduct: No

Other: No

County: Belknap

Plan/Survey: L22-48

SPAN # (VT): --

Home Energy Rating Index:

Jr./Mid Sch: Inter-Lakes Middle School

Electric Co: NHEC

Resort: No

Timeshare %:

PREPARED BY



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193 ft of serene waterfront



Waterfront Contemporary



Entry welcomes guests



Relax in open livingroom



Gas fireplace in livingroom



Open plan living area

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BAM-Emeril would love this



Dining Room is open to kitchen



Dine al fresco at lakeside



Enclosed porch overlooks lake



Master BR has private balcony



Sunrise lake views from MBR

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Photo Gallery MLS# R4065061C



Huge Master Bath en suite



Balcony to upper BRs and bath



Sunlight floods the livingroom



2nd BR has lake view



3rd BR has lake view



Spacious 3rd BR

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Den on Lower level



Family Rm w/ other rm and bath



Spacious Walk Out Family Room



Den also has lake view



View of Belknap Range



Porch deck overlooking lake

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Selected Criteria

SubType:Resid

ActSt:Clo

WtrBody:winnisquam

WaterAcc:Own

SellDt:08/01/2011 - 08/31/2011

State:New H