

Residential
4047012 Closed

157 Mount Major Hwy
Alton, New Hampshire 03810



L \$189,900
C \$155,000



Zoning:	RC	Rooms:	3
Year Built:	1940	Bedrooms:	2
Color:	Brown	Total Baths:	1
Taxes:	\$ 2,641.00	Full:	0
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2011	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	0
Lot Acre:	.17	Garage Type:	None
Lot SqFt:	7,405	Total Fin SqFt:	576
Common Land Acres:		Apx Fin Above Grd:	576
Road Frontage:	Yes/ 60	Apx Fin Below Grd:	0
Apx Ttl Below Grd:		Foot Print:	32x24
Water Frontage:	60	Flood Zone:	Unknown
Water Acc Type:	Owned	Style:	Cottage/Camp
# of Stories:	1 1/2		
Basement:	No		

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

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: Charming 2 bedroom seasonal cottage with sleeping loft and 60' of deeded frontage and dock on Winnepesaukee. Brick fireplace for cool days and enclosed screen porch overlooking Alton Bay for the warm ones. Nice waterfront deck area. Enjoy all the summer activities just a short walk away and get onto the big lake under only \$189900. Best deal around!

Directions: From the tip of Alton Bay go north on Rt 11. (Mt Major Hwy) Property on left before Sandy Point Restaurant.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		1	1st	2	0	1	0
Kitchen		1	2nd BR		1	2nd	0	0	0	0
Dining Rm			3rd BR			3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den							
Other Rm 1		2	Other Rm 3							
Other Rm 2										

Assoc Amenities:		Possession:	
Interior Feat.:	1st Floor Master BR , Dining Area , Fireplace-Wood , Gas Heat Stove	Electric:	60 Amp , Fuses
Exterior Feat.:	Boat/Slip Dock , Out Building , Porch	Exterior:	Clapboard , Wood
Basement:	Crawl Space , Dirt , Unfinished , Walk Out	Foundation:	Post/Piers , Skirted
Equip./Appl.:	Gas Heater , Range-Gas , Refrigerator	Heating/Cool:	Direct Vent , Hot Air , Space Heater
Driveway:	Common/Shared , Paved	Lot Desc:	Sloping , View , Water View , Waterfront , Wooded
Construction:	Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Pitched , Shingle-Asphalt
Floors:		Water:	Public
Garage/Park:	2 Parking Spaces , On Street , Permitted	Water Heater:	Electric
Heat Fuel:	Gas-LP/Bottle , Wood	Building Certs:	
Roads:	Public	Docs Available:	
Sewer:	Private , Septic , Unknown		
Suitable Land Use:			
Fee Includes:			
Disability:			
Negotiable:			
Excl Sale:			

Tax Rate:	\$12.21	Assmt:	\$216,300.00	Assmt Yr:	2011
Tax Class:		Unadjusted Taxes:		Tax Reduct:	Unknown
Elderly:	Unknown	Veteran:	Unknown	Other:	Unknown
Covenant:	No	Source SqFt:	Muni	County:	Belknap
Recorded Deed:	Warranty	Book/Pg:	790/ 386	Plan/Survey:	
Map/Blck/Lot:	36/ / 24/40	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:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	

Closed Date:
09/28/2011 **DOM/DUC:** 175

PREPARED BY

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Photo Gallery MLS# R4047012C



from road



Deck and dock



From deck looking east



New stairs to the water



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Photo Gallery MLS# R4047012C



Back entrance and deck



View from porch



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Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

SellDt:09/01/2011 - 09/30/2011

WtrBody:winnipesaukee

WaterAcc:Own