


Residential
4061710 Closed

35 Grapevine Cove Road
Holderness, New Hampshire 03245

L \$849,000
 C\$800,000



Zoning:	Residential	Rooms:	8	Year Built:	1974
Bedrooms:	3	Color:	Sage	Total Baths:	2
Taxes:	\$ 8,795.00	Full:	1	Taxes TBD:	No
3/4 Baths:	1	Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity	0	Lot Acre:	.32
Garage Type:	None	Lot SqFt:	13,939	Total Fin SqFt:	1,536
Common Land Acres:		Apx Fin Above Grd:	1,536	Road Frontage:	Yes/ 76
Apx Fin Below Grd:	0	Water Frontage:	90	Foot Print:	24 x 32
Apx Ttl Below Grd:		Flood Zone:	No	# of Stories:	2
Water Acc Type:	Owned	Water Body Type:	Lake	Water Body Restr.:	
Style:	Contemporary	Seasonal:	No	Water Body Name:	Big Squam
Surveyed:	No	Land Gains:		Owned Land:	
Current/Land Use:		ROW for other Parcel:		ROW Width:	
Parcel Access ROW:		Basement:	Yes /		
ROW Length:					

Public Rems: Holderness, NH. Big Squam Lake! Just the right place! This is the Squam home you have been looking for. Delightful sun filled home on a level landscaped lot, sandy beach, permanent dock & mountain views. All this in a completely (2003) remodeled home that takes your breath away. Tastefully & thoughtfully designed, this house is perfect for entertaining. Open concept, cathedral ceilings & skylights all combine to a warm & inviting home. The house offers a master with full bath, stone gas fireplace in the living room, sliders to a magnificent deck overlooking the lake. The kitchen is all stainless steel appliances. Everything is brand new & sparkling. The large family room with imported ceramic tile floors opens onto a perfect screened porch with granite flooring. The hot tub overlooks the sandy beach next to the fire pit. What more could you want?? Come check out this Squam Lake dream!

Directions: Route 3 to Grapevine Cove Road. Private, dead end road. Home on left. Drive bys are discouraged.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR	23 x 11	1	1st	1	1		
Kitchen	23 x 16	1	2nd BR	10 x 11	L	2nd				
Dining Rm			3rd BR	10 x 11	L	3rd				
Family Rm	23 x 16	L	4th BR			4th				
Office/Study			5th BR			Bsmt	2		1	
Utility Rm			Den							
Screened Porch	10 x 31	1								

Assoc Amenities:

Interior Feat.: 1st Floor Laundry , Alternative Heat Stove , Cathedral Ceilings , Ceiling Fan , Eat-in Kitchen , Family Room , Fireplace-Gas , Hearth , Hot Tub , Master BR with BA , Sec Sys/Alarms , Skylight , Walk-in Closet , 2 Fireplaces

Exterior Feat.: Boat/Slip Dock , Deck , Invisible Pet Fence , Irrigation Meter , Out Building , Porch , Screened Porch

Basement: Daylight , Finished , Full , Walk Out

Equip./Appl.: Air Conditioner , Dishwasher , Dryer , Kitchen Island , Microwave , Range-Gas , Refrigerator , Security System , Smoke Detector , Washer , Window Treatment

Driveway: Paved

Construction: Wood Frame

Financing:

Floors: Ceramic Tile , Hardwood

Garage/Park:

Heat Fuel: Gas-LP/Bottle

Roads: Association , Private , Shared

Sewer: Private , Septic

Suitable Land Use:

Fee Includes:

Disability:

Negotiable:

Excl Sale:

Possession:

Electric: 200 Amp , Wired for Generator

Exterior: Shingle

Foundation: Concrete

Heating/Cool: Direct Vent , Wall AC

Lot Desc: Landscaped , Level , Mountain View , View , Water View , Waterfront , Wooded , Lake View

Occ. Restrictions:

Roof: Shingle-Asphalt

Water: Drilled Well , Private

Water Heater: Gas-Lp/Bottle

Building Certs:

Docs Available: Deed , Plot Plan , Property Disclosure

Tax Rate:		Assmt Yr:	2010	Tax Class:	
Unadjusted Taxes:		Elderly:		Veteran:	
Other:		Covenant:	Yes	County:	Grafton
Recorded Deed: Warranty		Book/Pg:	3339/ 557	Map/Bick/Lot:	241 / 030
Property ID:		SPAN # (VT):	--	Const. Status:	Existing
Home Energy Rating Index:		District:		Jr./Mid Sch:	
Elem Sch:		Cable:		Fuel Co:	
Phone Co:		Resort:		# Weeks:	
Timeshare %:					

Auction:

List Off: Century 21 Lakes Region Realty

Firm/Office: [2331/0](tel:23310) **Agent#:** [12046](tel:12046)

Phone/Fax: (603) 253-7766 / (603) 253-4609

Co-List Agt: Phone: () -

List Agt: Maureen Clifford

Phone: (603) 253-3230 Ext: 130

Email: maureen@lakealot.com

Cell: (603) 455-6161

Fax: (800) 418-7160

Email:

Non-Public Rems: -PIVATE, DEAD END ROAD - DRIVE BYS ARE DISCOURAGED HOUSE HAS A VERY SENSITIVE ALARM SYSTEM!!!

Firm/Off Rems:

Showing: Call List Broker

Management Co.: **Management Co. Phone:**

Rented: **Rental Amount: \$** **Broker/Agent Interest:**

MLS List Date:	05/10/2011	MLS Type:	MLS	List Type:	Exclusive Right	TB Fee:	
Expire Dt:		BA Fee:	2.50%	NA/Facil Fee:	2.50%	Internet:	Yes
Cont Date:	08/20/2011	Contings:		SubA/BrkA:	.00%	Var Comm:	No
Pend Date:		Org LA:	Maureen Clifford	Orig List \$:	\$849,000	DOM/DUC:	102 / 42
With Date:		Org CA:	Maureen Clifford				
Closed Date:	09/30/2011	Cancelled Date:					
Closed \$:	\$800,000	Fin Terms:	Cash			\$/SqFt AG:	\$520.83
Closed Agt:	Maureen Clifford (603) 253-3230 of Century 21 Lakes Region Realty (603) 253-7766					Firm:	2331 Ag: 12046
Title Company:				Appraiser:	n/a (000) 000-0000		
Owner:	On File			Own Phone:	() -		
Tenant:				Tenant Phone:	() -		
Concessions:	No	Details:					

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.
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Selected Criteria

State:New H
 SubType:Resid
 ActSt:Clo
 SellDt:09/01/2011 - 09/30/2011
 WtrBody:quam

WaterAcc:Own
County:Belkn,Carro,Graft
Town:Ashland,Center Harbo,Holderness,Moultonborou,Sandwich