

Residential
4000448 Closed

156 Black Point Rd
Alton, New Hampshire 03810



L \$579,900
C \$450,000



Zoning:	LR	Rooms:	5
Year Built:	1960	Bedrooms:	3
Color:	yellow	Total Baths:	1
Taxes:	\$ 7,036.00	Full:	1
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$25	Garage Capacity	0
Lot Acre:	.90	Garage Type:	None
Lot SqFt:	39,204	Total Fin SqFt:	838
Common Land Acres:		Apx Fin Above Grd:	838
Road Frontage:	Yes/ 100	Apx Fin Below Grd:	0
		Apx Ttl Below Grd:	
Water Frontage:	103	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	1	Style:	Cabin , Cottage/Camp
Basement:	Yes /		

Water Body Type:	Lake	Water Body Restr.:		Surveyed:	Yes	Seasonal:	No
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: MOTIVATED Seller! GRANDFATHERED, 2 crib docks & waterfront deck. Great yearround waterfront cottage, 2 bedroom home & heated guest house sleeps 4. Excellent location on Chestnut Cove,in the Blackpoint Association, fees are only \$300.00 per year. Two lots of record & almost an acre of land. Nice sandy Association beach a short walk away. Come & take a look.

Directions:Take 28A to Chestnut Cove Rd. take a left onto Fort Point Rd. Take a right into the Blackpoint Association. Home is down on the right past the beach, see sign.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		1	1st	3	1	0	0
Kitchen		1	2nd BR		1	2nd	0	0	0	0
Dining Rm			3rd BR		1	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			Other Rm 3							
Other Rm 2										

Assoc Amenities:		Possession:	At Closing
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Dining Area , Fireplace-Gas , Furnished , Hearth , Kitchen/Living , Skylight		
Exterior Feat.:	Beach Rights , Boat/Slip Dock , Deck , Guest House , Out Building		
Basement:	Partial , Unfinished		
Equip./Appl.:	Air Conditioner , Range-Electric , Refrigerator , Window Treatment		
Driveway:	Crushed/Stone	Electric:	100 Amp
Construction:	Wood Frame	Exterior:	Wood
Financing:		Foundation:	Concrete
Floors:	Vinyl	Heating/Cool:	Baseboard
Garage/Park:	4 Parking Spaces	Lot Desc:	Landscaped , Mountain View , View , Water View , Waterfront
Heat Fuel:	Electric , Gas-LP/Bottle	Occ. Restrictions:	
Roads:	Association	Roof:	Fiberglass
Sewer:	Septic	Water:	Private
Suitable Land Use:	Not Applicable	Water Heater:	Electric
Fee Includes:		Building Certs:	
Disability:		Docs Available:	Plot Plan
Negotiable:			
Excl Sale:			

Tax Rate:		Assmt:		Assmt Yr:	
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:	No	Veteran:	Unknown	Other:	
Covenant:	Unknown	Source SqFt:		County:	Belknap
Recorded Deed:	Warranty	Book/Pg:	0000/ 00000	Plan/Survey:	
Map/Blck/Lot:	44/ / 45/46	Property ID:		SPAN # (VT):	--
Devel/Subdiv:	Black Point Association	Const. Status:	Existing	Home Energy Rating Index:	
District:		High Sch:	Prospect Mountain High School	Jr./Mid Sch:	Alton Central School
Elem Sch:	Alton Central School	Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	No
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	

Closed Date: 11/29/2011 **DOM/DUC:** 526

PREPARED BY

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front of home on water



2 docks & deck on water



Kitchen



Back of cottage



Gas Woodstove in Living Room



Lady Slippers in garden

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Association Beach



tree lined entrance



Chestnut Cove



shoreline



front of home from water



View from back yard

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Photo Gallery MLS# R4000448C



side gardens.



heated guest house sleeps 4

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Selected Criteria

State:New H
SubType:Resid
ActSt:Clo
SellDt:11/01/2011 - 11/30/2011
WtrBody:winnipesaukee
WaterAcc:Own