

**Residential**  
**4076401 Closed**

**189 Dockham Shore Road**  
**Gilford, New Hampshire 03249**



**L \$899,000**  
**C \$873,000**



<b>Zoning:</b>	SFR	<b>Rooms:</b>	7
<b>Year Built:</b>	2007	<b>Bedrooms:</b>	3
<b>Color:</b>	Beige	<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 13,478.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	0
<b>Lot Acre:</b>	.33	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	14,375	<b>Total Fin SqFt:</b>	2,636
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,780
<b>Road Frontage:</b>	Yes/ 50	<b>Apx Fin Below Grd:</b>	856
		<b>Apx Ttl Below Grd:</b>	
<b>Water Frontage:</b>	50	<b>Foot Print:</b>	36 x 38
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Contemporary
<b>Basement:</b>	Yes /		

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

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

**Public Rems:** This high quality Winnepesaukee waterfront home has an open floor plan designed by the owners for everyday living & entertaining. Enjoy fabulous views of the lake from practically every room in this great home. The main floor has a custom kitchen with granite counter tops, tile floors, & fabulous center island with a gas cook top. The kitchen opens into the great room featuring a wall of glass to view the lake, hardwood floors, beautiful trim work, a gas fireplace with flat screen TV above, a bar, & vaulted ceilings. Also adjacent to the kitchen is a dining area & a heated three season porch. The upstairs is dedicated to the master suite complete with a gas fireplace & private deck & an office that looks down into the great room & out to the lake. The lower level walk out has two bedrooms, a full bath, and a family room. The home features in-floor radiant heat & a Bose sound system. The .33 acre, beautifully landscaped lot has 50' of frontage, sandy entry, & a dock. Don't miss this one

**Directions:** Rt 11A to Dockham Shore

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	19 x 18	1	Master BR	14 x 16	2	1st				1
Kitchen	14 x 14	1	2nd BR	13 x 11.6	B	2nd	1		1	
Dining Rm	11 x 14	1	3rd BR	11 x 11	B	3rd				
Family Rm	18 x 10	B	4th BR			4th				
Office/Study			5th BR			Bsmt	2	1		
Utility Rm			Den							
Office	7 x 11	2								

**Assoc Amenities:**

**Interior Feat.:** Balcony , Bar , Cable , Cable Internet , Ceiling Fan , Den/Office , Family Room , Formal Dining Room , Foyer , Island , Kitchen/Living , Master BR with BA , Smoke Det-Hardwired , Vaulted Ceiling , 2 Fireplaces

**Exterior Feat.:** Boat Mooring , Boat/Slip Dock , Irrigation Meter , Screened Porch , Underground Utilities , Window Screens

**Basement:** Finished , Interior Stairs , Storage Space , Walk Out

**Equip./Appl.:** Central Vacuum , Cook Top-Gas , Disposal , Double Oven , Down-draft Cooktop , Kitchen Island , Microwave , Mini Fridge , Refrigerator , Smoke Detector , Wall Oven

**Driveway:** Paved  
**Construction:** Wood Frame

**Financing:**  
**Floors:** Carpet , Ceramic Tile , Hardwood , Softwood  
**Garage/Park:** 4 Parking Spaces

**Electric:** 200 Amp , Circuit Breaker(s) , Wired for Generator  
**Exterior:** Shingle , Vinyl  
**Foundation:** Below Frostline , Concrete  
**Heating/Cool:** Hot Water , In Floor , Multi Zone , Radiant  
**Lot Desc:** Landscaped , Mountain View , Sloping , View , Water View , Waterfront , Wooded Setting

**Heat Fuel:** Gas-LP/Bottle  
**Roads:** Public , Paved  
**Sewer:** Public

**Occ. Restrictions:**  
**Roof:** Shingle-Architectural  
**Water:** Drilled Well , Private

**Suitable Land Use:**  
**Fee Includes:**  
**Disability:**  
**Negotiable:** Dryer , Hot Tub , Washer  
**Excl Sale:**

**Water Heater:** Gas-Lp/Bottle , Off Boiler , Tank  
**Building Certs:**  
**Docs Available:** Building Permit

**Tax Rate:** \$17.62

**Tax Class:**

**Elderly:**

**Covenant:** No

**Recorded Deed:** Warranty

**Map/Blck/Lot:** 222 / 01

**Devel/Subdiv:**

**District:** Gilford

**Elem Sch:** Gilford Elementary

**Fuel Co:**

**Timeshare/Fract. Ownrshp:**

**Assmt:** \$764,930.00

**Unadjusted Taxes:**

**Veteran:**

**Source SqFt:**

**Book/Pg:** 2261 / 352

**Property ID:**

**Const. Status:** Pre Construct

**High Sch:** Gilford High School

**Cable:**

**Phone Co:**

**# Weeks:**

**Assmt Yr:** 2010

**Tax Reduct:** No

**Other:**

**County:** Belknap

**Plan/Survey:**

**SPAN # (VT):** --

**Home Energy Rating Index:**

**Jr./Mid Sch:** Gilford Middle

**Electric Co:**

**Resort:**

**Timeshare %:**

**Closed Date:** 11/23/2011

**DOM/DUC:** 56

**PREPARED BY**

**Roy Sanborn**

**Email :** rsanborn@rocherealty.com



**Roche Realty Group**  
**97 Daniel Webster Highway**  
**Meredith, NH 03253**

Lister: John Goodhue of Roche Realty Group

**Off. Ph#** : (603) 279-7046  
**Agt. Ph#** : (603) 677-8420 ext.  
**Cell Ph#** : (603) 455-0335  
**Fax Ph#** : (603) 279-7604



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[www.rocherealty.com](http://www.rocherealty.com)

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Photo Gallery MLS# R4076401C



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Half bath



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Photo Gallery MLS# R4076401C



Master Bath

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Family room



Lower level bath



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**Selected Criteria**

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