

**Residential**  
**4022414 Active**

**7 Royal Oak Drive**  
**Nashua, New Hampshire 03064**

**L \$379,900**



<b>Zoning:</b>	Res	<b>Rooms:</b>	9
<b>Year Built:</b>	1988	<b>Bedrooms:</b>	4
<b>Color:</b>	tan	<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 7,067.81	<b>Full:</b>	2
<b>Taxes TBD:</b>	Yes	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$0	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	.31	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	13,373	<b>Total Fin SqFt:</b>	2,765
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	2,232
<b>Road Frontage:</b>	Yes/ 84	<b>Apx Fin Below Grd:</b>	533
<b>Water Frontage:</b>		<b>Foot Print:</b>	35x46
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Colonial , Garrison

<b>Water Body Type:</b>	<b>Water Body Restr.:</b>	<b>Surveyed:</b> Yes	<b>Seasonal:</b> No
<b>Water Body Name:</b>	<b>Current/Land Use:</b> No	<b>Land Gains:</b> No	<b>Owned Land:</b>

**Parcel Access ROW:** No      **ROW for other Parcel:** No      **ROW Width:**      **ROW Length:**

**Public Rems:** Nashua North end in a sought after neighborhood and close to everything and all the upgrades you desire. Central air, updated kitchen with granite, hardwood floors. The family room is open to the kitchen area and is spacious with vaulted ceilings, fireplace, recessed lighting and windows overlooking a great back yard. You'll love all the closet space! The roof is 2 years old, heating is 10, this home shows like a model. Take a look. You won't be disappointed.

**Directions:** Manchester St to Royal Oak

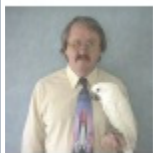
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	18.5x13.5	1	Master BR	15.5x12	2	1st				1
Kitchen	20.5x11.5	1	2nd BR	16x13	2	2nd	4	2		
Dining Rm	13x12	1	3rd BR	13.5x13	2	3rd				
Family Rm	22.5x12	1	4th BR	11.5x11	2	4th				
Office/Study		1	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1	32x12	0	Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>	<b>Possession:</b> At Closing
<b>Interior Feat.:</b> 1st Floor Laundry , Cable , Cable Internet , Cathedral Ceilings , Den/Office , Dining Area , Eat-in Kitchen , Family Room , Fireplace-Wood , Kitchen/Family , Laundry Hook-ups , Living Room , Master BR with BA , Playroom , Sec Sys/Alarms , Smoke Det-Battery Powered , 1 Fireplace	
<b>Exterior Feat.:</b> Deck , Partial Fence , Window Screens	
<b>Basement:</b> Finished , Full , Interior Stairs , Storage Space	
<b>Equip./Appl.:</b> Dishwasher , Kitchen Island , Microwave , Range-Gas , Refrigerator	
<b>Driveway:</b> Paved	<b>Electric:</b> 200 Amp , Circuit Breaker(s)
<b>Construction:</b> Wood Frame	<b>Exterior:</b> Clapboard
<b>Financing:</b>	<b>Foundation:</b> Concrete
<b>Floors:</b> Carpet , Ceramic Tile , Hardwood	<b>Heating/Cool:</b> Central Air , Hot Air
<b>Garage/Park:</b> Attached , Auto Open , Direct Entry	<b>Lot Desc:</b> Fenced , Landscaped , Level , Near Bus/Shuttle
<b>Heat Fuel:</b> Gas-Natural	<b>Occ. Restrictions:</b>
<b>Roads:</b> Public	<b>Roof:</b> Shingle-Asphalt
<b>Sewer:</b> Public	<b>Water:</b> Public
<b>Suitable Land Use:</b>	
<b>Fee Includes:</b>	<b>Water Heater:</b> Gas-Lp/Bottle
<b>Disability:</b>	<b>Building Certs:</b>
<b>Negotiable:</b> Dryer , Washer	<b>Docs Available:</b> Deed , Plot Plan , Property Disclosure
<b>Excl Sale:</b> Washer/dryer negotiable- hot tub not conveying	

<b>Tax Rate:</b>	<b>Assmt:</b> \$356,600.00	<b>Assmt Yr:</b> 2010
<b>Tax Class:</b>	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> No
<b>Elderly:</b> No	<b>Veteran:</b> No	<b>Other:</b> No
<b>Covenant:</b> No	<b>Source SqFt:</b> Muni	<b>County:</b> Hillsborough
<b>Recorded Deed:</b> Warranty	<b>Book/Pg:</b> 6493/ 0230	<b>Plan/Survey:</b> 22636
<b>Map/Bkck/Lot:</b> 56/ / 124	<b>Property ID:</b>	<b>SPAN # (VT):</b> --
<b>Devel/Subdiv:</b>	<b>Const. Status:</b> Existing	<b>Home Energy Rating Index:</b>
<b>District:</b> Nashua	<b>High Sch:</b> Nashua High School North	<b>Jr./Mid Sch:</b> Pennichuck Junior High School
<b>Elem Sch:</b> Charlotte Ave Elem School	<b>Cable:</b>	<b>Electric Co:</b>
<b>Fuel Co:</b>	<b>Phone Co:</b>	<b>Resort:</b>
<b>Timeshare/Fract. Ownrshp:</b> No	<b># Weeks:</b>	<b>Timeshare %:</b>
<b>Auction:</b>		
<b>Auction \$ Det. By:</b>		<b>DOM:</b> 14

**PREPARED BY**

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**Nashua, NH 03062**

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**Photo Gallery MLS# R4022414A**



**Outstanding Kitchen**



**Your dream family room**



**Formal dining room**



**Living room- larger than this!**



**Bedroom**

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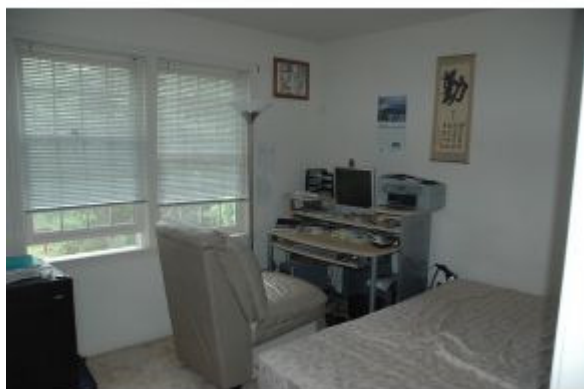
**Photo Gallery MLS# R402241A**



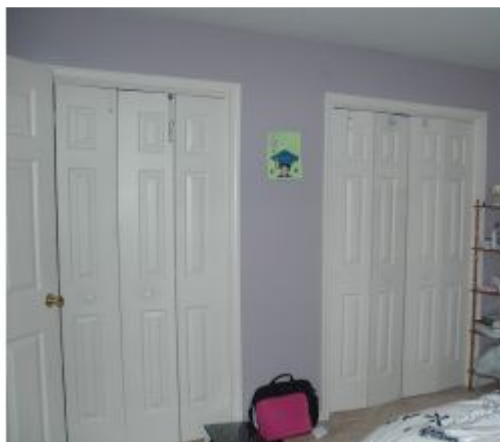
**Bedroom**



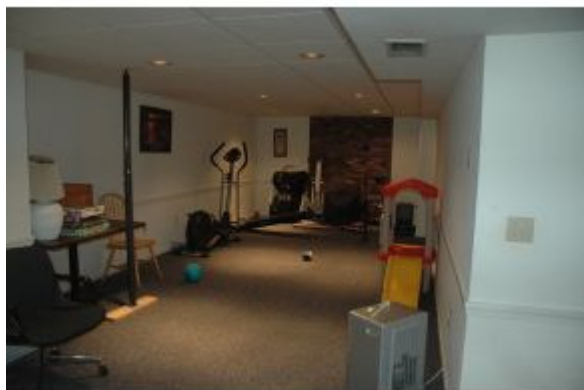
**Bedroom**



**4th bedroom used as office**



**Plenty of closet space!**



**finished room in lower lvl**



**Lower lvl- built in bookshelve**

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**Photo Gallery MLS# R4022414A**



**Deck overlooking backyard**



**Semi private backyard**

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