

Customer w/Gallery

**Residential** **1460 Rt. 123 North**  (2)  (12) **L\$224,876**

**2609020 Active** **Stoddard, New Hampshire 03464**



<b>Style:</b>	Colonial	<b>Rooms:</b>	10
<b>Year Built:</b>	1830	<b>Bedrooms:</b>	4
<b>Color:</b>	Yellow	<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 2,104.00	<b>Full:</b>	2
<b>Tax Year:</b>	2005	<b>3/4 Baths:</b>	0
<b>Assoc. Fee:</b>	\$	<b>1/2 Baths:</b>	1
<b>Zoning:</b>	Res	<b>Garage Capacity:</b>	1
<b>Lot Acre:</b>	.87	<b>Garage Type:</b>	Under
<b>Lot SqFt:</b>	37,897	<b>Total Fin SqFt:</b>	2,459
<b>Road Frontage:</b>		<b>Apx Fin Above Grd:</b>	2,459
<b>Water Frontage:</b>		<b>Apx Fin Below Grd:</b>	0
<b>Water Acc Type:</b>		<b>Foot Print:</b>	irreg

**Water Body Type:** **Surveyed:** No **Seasonal:** No  
**Water Body Name:** **Current Use:** **Flood Zone:** No

**Public Rems:** Older Charm & New Updates! 2 fireplaces, wide beaded Pine walls in dining room, newer kitchen, home was raised and new full poured concrete foundation installed. Great family room addition with cathedral ceilings. Master bedroom has angle shower & separate clawfoot tub. Large yard. PVRM#28 Seller will entertain offers between \$194,900 - \$224,876

**Directions:** Rt. 9 to 123 North past Island Pond & Highland Lake-on right after Town Hall.

APPROXIMATE ROOM DIMENSIONS												
ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	
Full Bath				2		1/2 Bath			1			
3/4 Bath						Den						
Dining Rm	13x17		1			Family Rm	15x16		1			
Kitchen	12x15		1			Living Rm	15x16		1			
Master BR	13x13			1		2nd BR	13x18			1		
3rd BR	13x17			1		4th BR	13x27				1	
Other Rm 1	9x7		1			Other Rm 2						
Other Rm 3												

**FEATURES**

**Amenities:** 1st Floor Laundry , Ceiling Fan , Dining Area , Fireplace-Wood , Laundry Hook-ups , Master BR with BA , Out Building , Skylight  
**Basement:** Full , Unfinished , Walk Out  
**Construction:** Wood Frame  
**Driveway:** Gravel **Electric:** 150 Amp  
**Appliances:** Dishwasher , Range-Electric , Kitchen Island , Microwave , Refrigerator , Smoke Detector **Exterior:** Clapboard  
**Financing:** **Foundation:** Concrete  
**Garage/Park:** 5 Parking Space **Heating/Cool:** Baseboard , Hot Water , Multi Zone  
**Heat Fuel:** Oil **Lot Desc:** Level  
**Negotiable:** **Restrictions:**  
**Roads:** Public **Roof:** Shingle-Asphalt  
**Sewer:** Leach Field **Water:** Drilled Well  
**Fee Includes:** **Water Heater:** Off Boiler

<b>Book/Pg:</b> 1781/ 0726	<b>Tax Rate:</b> \$	<b>Tax Class:</b>	<b>Tax Reduct:</b> No
<b>Elderly:</b> No	<b>Veteran:</b>	<b>Other:</b> No	<b>Map/Blck/Lot:</b> 128/ / 09
<b>Covenant:</b> Unknown	<b>Assmt:</b> \$	<b>Assmt Yr:</b>	<b>Deed:</b> Warranty
<b>Elem Sch:</b>	<b>Jr./Mid Sch:</b>	<b>High Sch:</b>	<b>District:</b>
<b>County:</b> Cheshire	<b>New Const:</b> No	<b>Source SqFt:</b> Msrd	<b>Closed Date:</b>
<b>Excl Sale:</b>		<b>Village/Proj:</b>	

**PREPARED BY**

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**Photo Gallery MLS# R2609020A**



**Front View**



**Family room**



**Dining room**



**Kitchen**



**Kitchen**



**Loft over Family room**

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**Photo Gallery MLS# R2609020A**



**Master Bath**



**Large 3rd floor bedroom**



**Large 3rd floor bedroom**



**rear view**



**Satellite Photo of area**



**back yard**

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