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Real Estate Services Group

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Weare NH



Prudential Verani-Foster Realty

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# Privacy abounds!

- Nearly all updated inside, this contemporary style home breaks the cookie cutter mold with its practical and flexible open floor plan!
- Gleaming hardwood floors through out most of the home
- Many sky lights
- New doors, new appliances, new new new!
- Floor to ceiling fireplace in living room off of the kitchen
- Extensive landscaping
- Indoor lap pool and spa in the family room!
- Private second floor master suite
- 2 bedrooms on first floor

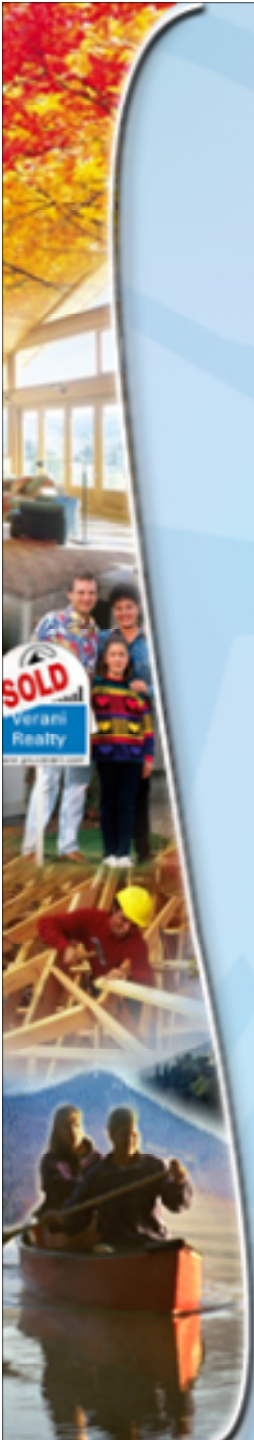
Rock Solid in the Granite State



# Spacious kitchen with lots of cabinets and eat in area



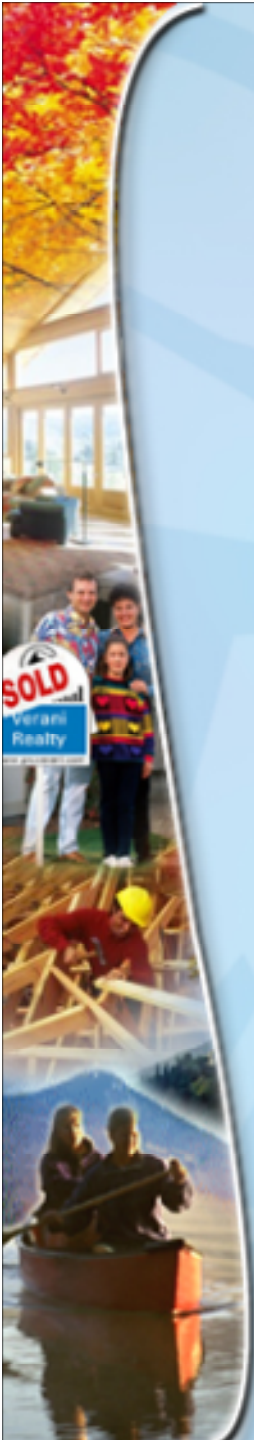
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## Family room with flag stone fireplace



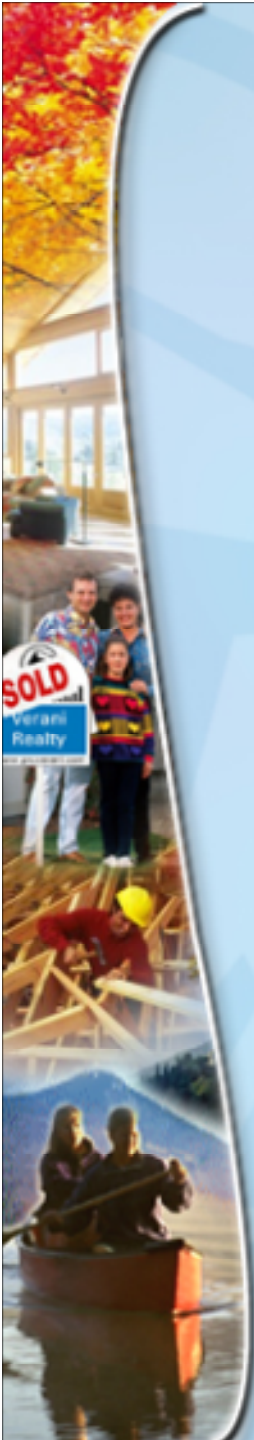
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# Wonderful master suite with bath and lots of closets on the 2<sup>nd</sup> floor



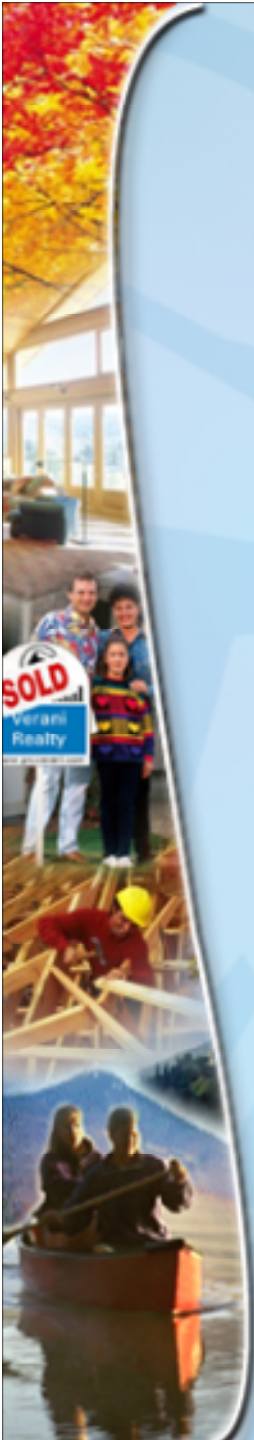
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# Indoor Lap pool/spa in lower level family room!



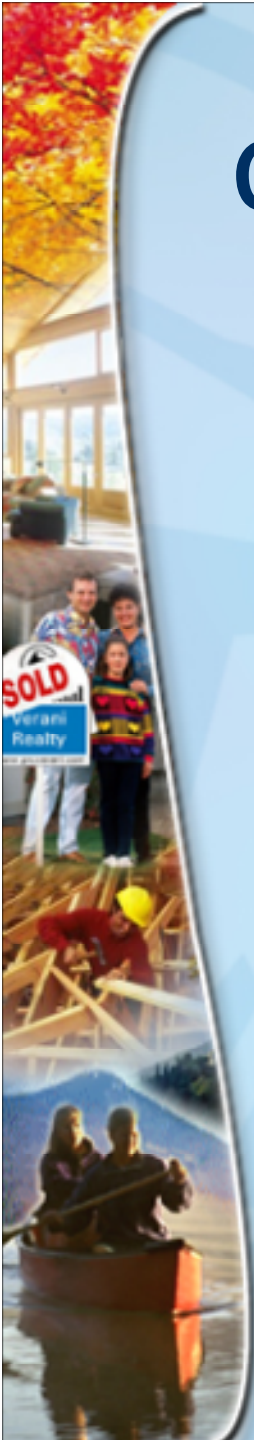
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# Open concept Kitchen/Living room



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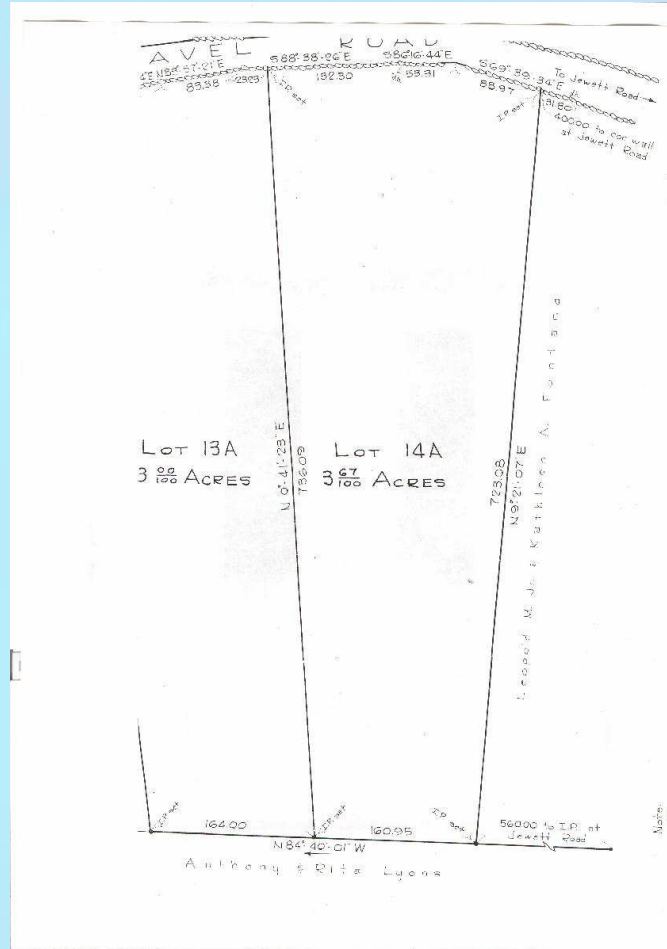
# More features of this home

- Hardwood floors
- Attached 2 car garage with full size 2 car carport!
- Stream on property- you can hear it from the large deck
- Lots of privacy and woods to enjoy
- The exterior clapboards are natural cedar
- See list of recent improvements!

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# Plot plan



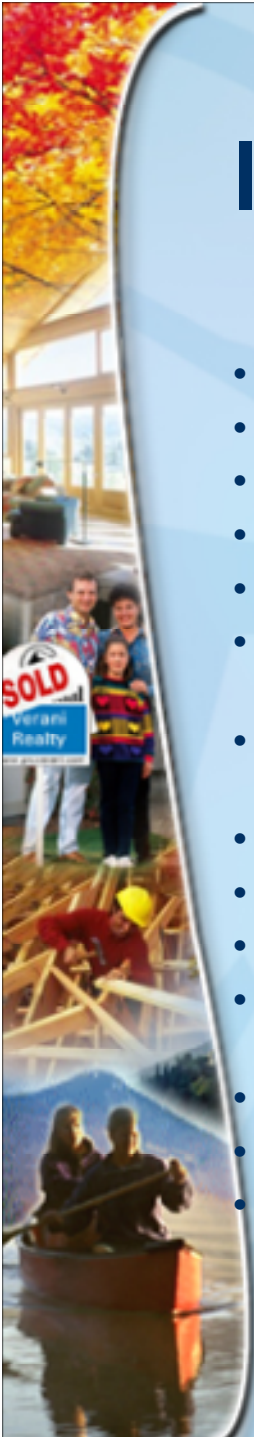
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# Improvements since 1/2004

- All lighting replaced except over kitchen sink and recessed lighting
- Ceiling fans installed
- Electrical outlets and plugs replaced
- 1<sup>st</sup> floor bath updated with new fixture, lighting and flooring
- Bath in lower level had fixtures replaced
- Wood floors installed throughout except den, living room and stairs which have been refinished
- All interior doors on 1<sup>st</sup> and 2<sup>nd</sup> levels have been replaced/repared with solid core doors and new hardware
- Holes in walls repaired
- Door jams and trim have been repaired/replaced
- All new paint on interior
- 5 sky lights on 1<sup>st</sup> lvl replaced along with roof on the front and back of house. Water and ice shield was installed 4 ft under new roofs.
- Garage door openers replaced 3/05
- Old gutters replaced with seamless gutters
- Replaced float switch, electrical system and pump at septic tank pump station

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# Improvements continued!

- Replaced air filters in house filtering system
- Cleaned pool heating system and replaced thermo coupler and generator
- Refrigerator, stove, range hood and dishwasher new 10/04
- Cleaned out top of driveway area and deck area and created perennial gardens. Added shrubs 2004
- Material for filling in holes at bottom of the driveway is on site and holes will be filled in before closing

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# More info!

- Heat is by oil. The furnace can also burn wood though current owners have never used it
- Comcast cable and internet service is available. Cable is wired in most of the rooms.
- Phone lines are in several rooms
- Nature trails are in the area as is a small pond and stream that runs through the property

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