

# 7449 School Street - Loudon

# \$399,900

4BR/2 1/2BA Colonial

MLS#: 2766297



## HIGHLIGHTS:

- 9.90 BEAUTIFUL OPEN FIELD ACRES
- GORGEOUS VIEWS OF OAK HILL
- WIDE PINE WOOD FLOORING THROUGHOUT
- 3 CAR GARAGE AND 76x160 BARN
- BRICK HEARTH / GRANITE HEARTH
- 1 WOOD STOVE / 3 FIREPLACES / 1 PROPANE
- INGROUND POOL / DECK / PORCH
- EASY COMMUTE TO CONCORD

ABSOLUTELY GORGEOUS historic 3,360 sq ft 4 bdrm 2.5 bath 2 story Colonial on 9.90 acres w/ views of Oak Hill. Brick & Granite hearths, 3 Fireplaces, 1 Propane Stove & 1 Wood Stove. Inground pool. 76x160 Morton Barn. Lg 3 car garage. Wide pine wood floors. Spacious kitchen w/ Cherry cabinets, Corian countertop & Jenn-Air Range. Huge family rm and sooo much more.

## SPECIFICATIONS:

<b>Type:</b>	Colonial
<b>Color:</b>	Red
<b>Rooms:</b>	10
<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	2 1/2
<b>Sq. Footage:</b>	3360+/-
<b>Footprint:</b>	
<b>Garage:</b>	3-car, Detached
<b>Lot Size (acres):</b>	9.90
<b>Taxes/Yr.:</b>	\$6,958/2010
<b>School District:</b>	Merrimack Valley
<b>Heat System:</b>	Forced Hot Air, Direct Vent, In Floor/Oil
<b>Exterior:</b>	Clapboard, Wood
<b>Basement:</b>	Full, Unfinished, Bulkhead
<b>Water:</b>	Private, Drilled Well
<b>Sewer:</b>	Private, Concrete, Leachfield, 1500+gal
<b>Roads:</b>	Public, Paved
<b>Electrical:</b>	Cir. Breaker, 200amp
<b>Equipment:</b>	Refrigerator, Washer, Dryer Disposal, Dishwasher, Elec. Stove, Kitchen Island

## INTERIOR DESCRIPTIONS:

KITCHEN	15X18	1	BAY WINDOW, WOOD STOVE, JENN-AIR ELEC RANGE, ISLAND, CORIAN COUNTERTOPS, STAINLESS STEEL KITCHEN AID DISWASHER AND MORE
DINING ROOM	13.6X15	1	WIDE PINE FLOORING, PAINTED, LIGHT FIXTURE, FIREPLACE, 3 WINDOWS, LIGHT AND AIRY
LIVING ROOM	12.4X22	1	WIDE PINE FLOORING, PAINTED, CLOSET, 3 WINDOWS, LIGHT FIXTURE, FIREPLACE
FAMILY ROOM	16.4X30	1	WOW! BEAUTIFUL PICTURE WINDOW W/ VIEWS, SLIDING GLASS DOOR TO DECK, 2 CEILING FANS, BERBER CARPET, PROPANE STOVE

## DIRECTIONS:

Route 106 towards Loudon, L on S Village Road,  
L on School Street, House on Left. Look for sign.

## ADDITIONAL INFORMATION:

<b>Road Frontage (ft):</b>	346
<b>Book/Page:</b>	3369/1825
<b>Map/Lot:</b>	46/39
<b>Year Built:</b>	1875



Listed By: Steve Jackson

## Countryside Realty

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*While deemed to be accurate, the information above may be subject to errors, and omissions.*