

52 Graham Road - Concord

\$224,900

3BR/2BA Cape, 1-1/2 story

MLS#: 2807702



HIGHLIGHTS:

- 3 BDRM 2 BATH CAPE ON 3.26 ACRES
- 2 CAR ATTACHED GARAGE
- WOOD LAMINATE FLOORING
- CERAMIC TILE FLOORING
- RECESSED LIGHTING
- BUILT IN 1992
- PRIVATE SEPTIC AND WELL
- DEN ON 1ST FL OFF LIVING RM

SHORT SALE - SUBJECT TO 3RD PARTY APPROVAL. Spacious 3 bdrm Cape on 3.26 acres. 2nd floor needs some finishing. Wood laminate flooring in living room, den off liv rm with sliding glass door leading to back deck. Roomy kitchen open to formal dining rm, no kitchen appliances. 2 car garage. 3/4 bath on 1st fl, full bath on 2nd.

SPECIFICATIONS:

Type: Cape, 1-1/2 story
Color: Tan
Rooms: 6
Bedrooms: 3
Bathrooms: 2
Sq. Footage: 1814+/-
Footprint:
Garage: 2-car, Attached
Lot Size (acres): 3.26
Taxes/Yr.: \$5,862/2009
School District: Concord
Heat System: Forced Hot Water, Baseboard/Propane
Exterior: Vinyl
Basement: Full, Unfinished
Water: Private, Drilled Well
Sewer: Private, Septic, Concrete, Leachfield
Roads: Public, Paved
Electrical: Cir. Breaker, 200amp
Equipment:

INTERIOR DESCRIPTIONS:

KITCHEN	9.10x11	1	VINYL FLOORING, OAK CABINETS, NO APPLIANCES, STAINLESS STEEL SINK
DINING ROOM	15.4x14.6	1	TILE FLOORING, PAINTED, CHANDELIER
LIVING ROOM	13.11x17.71		WOOD LAMINATE FLOORING, RECESSED LIGHTING, CLOSET, 3 WINDOWS
MASTER BEDROOM	16.4x27.5	2	UNFINISHED FLOOR, 3 WINDOWS, 2 CLOSETS
BEDROOM #2	15.7x13	2	UNFINISHED FLOOR, 2 WINDOWS, CLOSET
BEDROOM #3	10.2x11.5	2	UNFINISHED FLOOR, 1 WINDOW, CLOSET
DEN	9.5x11.2	1	OFF LIVING RM, SLIDING GLASS DOOR TO BACK DECK, CEILING FAN WITH LIGHT, CLOSET

DIRECTIONS:

FROM CONCORD HEAD N ON N STATE STREET, SLIGHT R ONTO SEWALLS FALLS RD., L AT MOUNTAIN RD., R AT HOIT RD., 3RD R ONTO GRAHAM RD.

ADDITIONAL INFORMATION:

Road Frontage (ft):
Book/Page: 2453/200
Map/Lot: 123/34
Year Built: 1992



Listed By: Steve Jackson

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