

# 7 Heritage Lane - Gilmanton

**\$214,900**

3BR/1 3/4BA Cape, 1-1/2 story

MLS#: 2821641



## HIGHLIGHTS:

- 3 BDRM 1.75 BATH CAPE 2.29 ACRES
- SCENIC VIEWS OF MEETINGHOUSE POND
- LOCATED IN HISTORIC DISTRICT
- HUGE WRAP AROUND DECK
- RECESSED LIGHTING
- CROWN MOLDING AND SHADOW BOX TRIM
- NEW MEDIA ROOM IN BASEMENT
- WATER SOFTENER AND FILTRATION SYSTEM

Exceptionally cared for 3 bdrm 1.75 bath Cape on 2.29 acres. Enjoy picturesque views of Meetinghouse Pond from the large wrap-around deck, which is perfect for entertaining. High ceilings w/recessed lighting. Pergo flooring throughout. Spacious kitchen with recently installed bead board backsplash. Huge picture window in dining room with views of pond. Beautiful crown molding and shadow box trim. Liv. Room features new electric fireplace. Newly completed Media Room in basement.

## SPECIFICATIONS:

<b>Type:</b>	Cape, 1-1/2 story
<b>Color:</b>	Green
<b>Rooms:</b>	6
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1 3/4
<b>Sq. Footage:</b>	1759+/-
<b>Footprint:</b>	36x26
<b>Garage:</b>	
<b>Lot Size (acres):</b>	2.29
<b>Taxes/Yr.:</b>	\$4,460/2010
<b>School District:</b>	Gilford / Gilmanton
<b>Heat System:</b>	Forced Hot Water/Oil
<b>Exterior:</b>	Clapboard
<b>Basement:</b>	Full, Finished, Bulkhead
<b>Water:</b>	Private, Drilled Well
<b>Sewer:</b>	Private, Septic, Concrete, Leachfield, 1500+gal
<b>Roads:</b>	Public, Paved
<b>Electrical:</b>	Cir. Breaker, 200amp
<b>Equipment:</b>	Refrigerator, Washer, Dryer, Dishwasher, Elec. Stove, Microwave, Smoke Detectors

## INTERIOR DESCRIPTIONS:

KITCHEN	15X10.9	1	REFRIGERATOR, ELECTRIC RANGE, BEAD BOARD BACK SPLASH, DISHWASHER, ACRYLIC SINK, RECESSED LIGHTING
DINING ROOM	15X12.5	1	HUGE PICTURE WINDOW WITH VIEWS OF MEETING HOUSE POND, RECESSED LIGHTING, CROWN MOLDING, SHADOW BOX TRIM
LIVING ROOM	13.5X12.5	1	WOOD LAMINATE FLOORING, LIGHT AND BRIGHT, RECESSED LIGHTING
MASTER BDRM	15X14	2	HUGE MASTER BDRM, CEILING FAN, STORAGE, WOOD LAMINATE FLOORING
BEDROOM #2	14X10	2	WOOD LAMINATE FLOORING, STORAGE
BEDROOM #3	12X10	1	CARPET, 1ST FLOOR, CLOSET

## DIRECTIONS:

From Gilmanton Four Corners, turn onto Route 140, take a R onto Meetinghouse Road, approx 1 mile to R on Heritage Lane, house on L.

## ADDITIONAL INFORMATION:

<b>Road Frontage (ft):</b>	125
<b>Book/Page:</b>	2044/854
<b>Map/Lot:</b>	414/41
<b>Year Built:</b>	2004



Listed By: TEAM COUNTRYSIDE

**RE/MAX Countryside**

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