

# 7301 School Street - Loudon

**\$209,900**

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

MLS#: 2823407



## HIGHLIGHTS:

- NEW CONSTRUCTION
- 1 OR 2 BDRM 1 BATH, 26x36
- EXPANSION CAPE ON 2.80 ACRES
- ENERGY STAR CERTIFIED HOME
- FULL UNFINISHED WALK-OUT BSMT
- LOTS OF UPGRADES AVAILABLE
- NICE RURAL/COUNTRY SETTING
- 4 BEDROOM SEPTIC

ENERGY STAR CERTIFIED 1 OR 2 BDRM 1 BATH 26x36 EXPANSION CAPE ON 2.8 ACRES. 2ND FLOOR LEFT UNFINISHED. LOTS OF DESIGN OPTIONS AVAILABLE, BRING YOUR IMAGINATION. CHOOSE YOUR FLOORING, COUNTERTOPS, CABINETS AND ALL THE FINISHING TOUCHES. FULL UNFINISHED WALK OUT BSMT. TONS OF UPGRADES AVAIL INCLUDING GEOTHERMAL HEATING AND COOLING. DEED PROVIDED AT CLOSING, TAXES TBD.

## SPECIFICATIONS:

<b>Type:</b>	Cape, 1-1/2 story
<b>Color:</b>	TBD
<b>Rooms:</b>	4
<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	1
<b>Sq. Footage:</b>	936+/-
<b>Footprint:</b>	26x36
<b>Garage:</b>	
<b>Lot Size (acres):</b>	2.80
<b>Taxes/Yr.:</b>	\$0/0
<b>School District:</b>	Merrimack Valley
<b>Heat System:</b>	Forced Hot Air/Propane
<b>Exterior:</b>	Vinyl
<b>Basement:</b>	Full, Unfinished, Walkout, Daylight
<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>	Dishwasher, Elec. Stove, Smoke Detectors

## INTERIOR DESCRIPTIONS:

KITCHEN	1 RAISED PANEL OAK FRAME CABINETS, ELECTRIC RANGE, HOOD AND DISHWASHER
DINETTE	1 CHOOSE YOUR FLOORING AND LIGHT FIXTURES, ENERGY STAR VINYL DOUBLE HUNG, TILT OUT ARGON FILLED WINDOWS
LIV RM OR BDRM	1 CHOOSE YOUR FLOORING AND LIGHT FIXTURES, ENERGY STAR VINYL DOUBLE HUNG, TILT OUT ARGON FILLED WINDOWS
BEDROOM #1	1 CHOOSE YOUR FLOORING AND LIGHT FIXTURES, ENERGY STAR VINYL DOUBLE HUNG, TILT OUT ARGON FILLED WINDOWS

## DIRECTIONS:

Route 106 North towards Loudon, take L onto South Village Road (just past Dunkin Donuts), L onto School Street, house on L.

## ADDITIONAL INFORMATION:

<b>Road Frontage (ft):</b>	
<b>Book/Page:</b>	0/0
<b>Map/Lot:</b>	38/7-3-1
<b>Year Built:</b>	2009



Listed By: TEAM COUNTRYSIDE

**RE/MAX Countryside**

563 Route 106N  
Loudon, NH 03307  
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While deemed to be accurate, the information above may be subject to errors, and omissions.