

36 Leatherstocking Lane - Gilmanton

\$173,900

3BR/1BA Raised Ranch, Walkout Lower Level

MLS#: 2824348



HIGHLIGHTS:

- NEW CONSTRUCTION 3 BDRM 1 BATH
- RAISED RANCH WITH DEEDED RIGHTS
- TO SHELLCAMP POND, FISHING, BOATING,
- SWIMMING, THIS IS THE LIFE STYLE
- ON SITE WELL AND SEPTIC
- 30 GALLON HOT WATER STORAGE TANK
- 200 AMP ELECTRICAL SERVICE
- 1000 GALLON PRIVATE SEPTIC

Imagine your brand new 3 bdrm 1 bath 26x42 Raised Ranch on this great lot with beach rights to Shellcamp Pond, swimming, boating, fishing, what a lifestyle! Great location to NH International Speedway and only 15 minutes to Gunstock. On site well and septic already in and the builder is ready to get started. Customized design options available, pick your countertops, cabinets, flooring, fixtures and color. Low E argon filled thermal pan glass windows, 200 amp elec service, 30 gallon hot water storage tank. One yr home warranty. Taxes noted are for the land only, new construction, taxes TBD.

SPECIFICATIONS:

Type:	Raised Ranch, Walkout Lower Level
Color:	TBD
Rooms:	6
Bedrooms:	3
Bathrooms:	1
Sq. Footage:	1080+/-
Footprint:	26x42
Garage:	
Lot Size (acres):	.55
Taxes/Yr.:	\$1,070/2010
School District:	
Heat System:	Forced Hot Water/Propane
Exterior:	Vinyl
Basement:	Full, Unfinished, Walkout
Water:	Private, Drilled Well
Sewer:	Private, Septic, Concrete, Leachfield, 1000gal
Roads:	Paved
Electrical:	Cir. Breaker, 200amp
Equipment:	Smoke Detectors

INTERIOR DESCRIPTIONS:

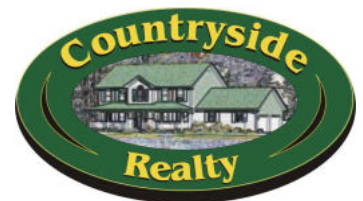
KITCHEN	10.10X11.81	OPEN CONCEPT TO LIVING AND DINING ROOM, \$4,000 ALLOWANCE FOR KITCHEN AND BATHROOM CABINETS, \$1,000 APPLIANCE ALLOWANCE
DINING	10.10X11.71	OPEN TO KITCHEN, PICK YOUR FLOORING AND COLORS
LIVING ROOM	12.8X13	1 OPEN CONCEPT, PICK YOUR FLOORING AND COLORS
MASTER BDRM	10.10X11.71	PICK YOUR FLOORING AND COLORS
BEDROOM #2	9.4X13	1 PICK YOUR FLOORING AND COLORS
BEDROOM #3	9X13	1 PICK YOUR FLOORING AND COLORS

DIRECTIONS:

Route 106 South, L on Allen Mills Rd., R on Route 140, L on Shellcamp Pond Rd., L on Lakeshore, L on Leatherstocking Lane. Look for sign.

ADDITIONAL INFORMATION:

Road Frontage (ft):	
Book/Page:	1541/437
Map/Lot:	133/15
Year Built:	2010



Listed By: Steve Jackson

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