

High Street, Lot 46-2 - Boscawen

\$209,900

3BR/1BA Ranch, 1 story

MLS#: 2829260



HIGHLIGHTS:

- NEW CONSTRUCTION
- 3 BDRM 1 BATH RANCH ON 2.82 ACRES
- FORCED HOT WATER BY PROPANE
- 40 GALLON HOT WATER TANK
- FULL UNFINISHED BASEMENT
- PRIVATE WELL AND SEPTIC
- 30 YR ARCHITECTURAL SHINGLES
- 200 AMP ELECTRICAL SERVICE

Single floor living in this brand new 3 bdrm 1 bath Ranch. Great floor plan! 1,040 sq ft of living space, plus a full unfinished bsmt. Beautiful 2.82 acre building lot. Nice rural country lot surrounded by open fields. Convenient to I93. Customized design options available. Pick your countertops, cabinets, flooring, light fixtures and colors. Private well and septic. Merrimack Valley School District. Deed referenced is for the land only. New construction - deed to be provided at time of closing.

SPECIFICATIONS:

| | |
|--------------------------|-------------------------------------|
| Type: | Ranch, 1 story |
| Color: | TBD |
| Rooms: | 6 |
| Bedrooms: | 3 |
| Bathrooms: | 1 |
| Sq. Footage: | 1040+/- |
| Footprint: | 26x40 |
| Garage: | |
| Lot Size (acres): | 2.82 |
| Taxes/Yr.: | \$0/2010 |
| School District: | Merrimack Valley |
| Heat System: | Forced Hot Water, Baseboard/Propane |
| Exterior: | Vinyl |
| Basement: | Full, Unfinished |
| Water: | Private, Drilled Well |
| Sewer: | Private, Septic, Leachfield |
| Roads: | Public, Paved |
| Electrical: | Cir. Breaker, 200amp |
| Equipment: | Smoke Detectors |

INTERIOR DESCRIPTIONS:

| | | |
|-------------|-------------|--|
| KITCHEN | 9.10X10.101 | \$1,000 APPLIANCE ALLOWANCE, CHOOSE YOUR COLORS, FLOORING AND LIGHT FIXTURES |
| DINING | 9.10X10.101 | SLIDING GLASS DOOR, CHOOSE YOUR COLORS, FLOORING AND LIGHT FIXTURES |
| LIVING ROOM | 14X13.9 1 | CHOOSE YOUR COLORS, FLOORING AND LIGHT FIXTURES |
| MASTER BDRM | 10.10X10.10 | CHOOSE YOUR COLORS, FLOORING AND LIGHT FIXTURES |
| BEDROOM #2 | 9.4X13.9 1 | CHOOSE YOUR COLORS, FLOORING AND LIGHT FIXTURES |
| BEDROOM #3 | 9X13.9 1 | CHOOSE YOUR COLORS, FLOORING AND LIGHT FIXTURES |

DIRECTIONS:

93 North to Exit 17, bear R off exit, pass thru cntr of Boscawen, at fork, bear L, approx 4 mi, lot is on R.

ADDITIONAL INFORMATION:

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|----------------------------|-----------|
| Road Frontage (ft): | 200 |
| Book/Page: | 2712/1734 |
| Map/Lot: | 49/46-2 |
| 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.