

97 CROSS BROOK ROAD - LOUDON

\$295,000

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

MLS#: 2833221



HIGHLIGHTS:

- CUSTOM BLT 2.5 STORY COLONIAL
- 3 BDRM, 2.5 BATH, 2,490 SQ FT
- LARGE FENCED YARD, 2.14 ACRES
- HICKORY FLOORING ON 1ST FLOOR
- GAS FIREPLACE IN LIVING ROOM
- 9 FT CEILINGS, OPEN, LIGHT AND BRIGHT
- CENTRAL AIR, MULTI-ZONED
- HUGE MSTR BDRM WITH WALK-IN CLOSET

Custom blt 2.5 story Colonial in quiet cul-de-sac neighborhood of fine homes tucked back on a nicely landscaped fenced lot. Hickory flooring thru-out 1st fl. Open kitchen w/ ss appliances, corian sink and natural cherry cabinets. 9 ft ceilings, gas fireplace, huge mstr bdrm w/ walk-in closet, central air, 1st fl laundry, hampton bay ceiling fans and more.

SPECIFICATIONS:

Type:	Colonial, 2-1/2 story
Color:	YELLOW
Rooms:	8
Bedrooms:	3
Bathrooms:	2 1/2
Sq. Footage:	2490+/-
Footprint:	Irregular
Garage:	2-car, Under
Lot Size (acres):	2.14
Taxes/Yr.:	\$5,672/2008
School District:	MERRIMACK VALLEY
Heat System:	Forced Hot Water, Baseboard, Multi-Zone/Oil, Bottled Gas
Exterior:	Vinyl
Basement:	Partial, Unfinished, Walkout
Water:	Private, Drilled Well
Sewer:	Private, Septic
Roads:	Public, Paved
Electrical:	Cir. Breaker, 200amp
Equipment:	Refrigerator, Dishwasher, Elec. Stove, Microwave

INTERIOR DESCRIPTIONS:

KITCHEN	24x10	1	NATURAL CHERRY CABINETS, BREAKFAST BAR PLUS DINETTE AREA, STAINLESS STEEL APPLIANCES, CORIAN SINK, OVERLOOKS BACK YARD
DINING ROOM	12.6x10.6	1	HICKORY FLOORING, PAINTED, LIGHT AND BRIGHT
LIVING ROOM	14x19	1	OPEN TO KITCHEN, HICKORY FLOORING, GAS FIREPLACE, LIGHT AND BRIGHT
MASTER BDRM	17.10x14	2	HUGE MASTER BDRM WITH FULL BATH, WALK-IN CLOSET, CARPET, CEILING FAN, PAINTED
BEDROOM #2	12.6x11	2	CARPET, CEILING FAN, PAINTED
BEDROOM #3	12.6x11	2	CARPET, CEILING FAN, PAINTED

DIRECTIONS:

FROM CONCORD, TAKE 106 NORTH TOWARDS LOUDON, TAKE R ONTO CHICHESTER ROAD, L ONTO BEE HOLE ROAD AND R ONTO CROSS BROOK ROAD, PROPERTY ON L, SET BACK FROM ROAD.

ADDITIONAL INFORMATION:

Road Frontage (ft):

Book/Page:	2617/1500
Map/Lot:	12/39
Year Built:	2003



Listed By: Steve Jackson

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