31 Willow Road - Sanbornton

$209,900

4BR/2 1/2BA Colonial, 2 story

MLS#: 2833743

HIGHLIGHTS:

- **WOW! TOTALLY RENOVATED**
- **4 BDRM 2.5 BATH COLONIAL**
- **3.20 ACRES WITH 199 FT OF RD FRONTAGE**
- **2,176 SQ FT OF LIVING SPACE**
- **MAPLE KITCHEN CABINETS**
- **HARDWOOD FLOORING**
- **LG MASTER SUITE WITH WALK IN CLOSET**
- **NEW ELEC AND PLUMBING**

Totally renovated from top to bottom, 4 bdrm 2.5 bath Colonial on 3.20 acres. Beautiful maple cabinets and hardwood flooring. Lg master suite with walk-in closet and tiled shower. New electrical and plumbing on demand hot water heater. Full unfinished walk-out bsmt. A must see!

SPECIFICATIONS:

Type:	Colonial, 2 story
Color:	Green
Rooms:	7
Bedrooms:	4
Bathrooms:	2 1/2
Sq. Footage:	2176+/-
Footprint:	32x24x4x20x16
Garage:	
Lot Size (acres):	3.20
Taxes/Yr.:	$4,842/2010
School District:	Winnisquam
Heat System:	Forced Hot Water, Baseboard/Natural Gas
Exterior:	Vinyl
Basement:	Full, Unfinished
Water:	Private, Drilled Well
Sewer:	Private, Septic, Concrete, Leachfield, 1250gal
Roads:	Public
Electrical:	Cir. Breaker, 200amp
Equipment:	Refrigerator, Dishwasher, Gas Stove, Microwave, Smoke Detectors

INTERIOR DESCRIPTIONS:

KITCHEN	23x16	1	MAPLE CABINETS, REFRIGERATOR, GAS COOK TOP, DISHWASHER
DINING ROOM	24x10	1	HARDWOOD FLOORS
LIVING ROOM	18x15	1	HARDWOOD FLOORS
MASTER BDRM	15x18	2	LG MASTER BDRM WITH WALK IN CLOSET AND BATH
BEDROOM #2	11x9.5	2	
BEDROOM #3	15x9.5	2	
BEDROOM #4	10x11	2	

DIRECTIONS:

From I-93 North, take Exit 22, turn R at end of exit, take L onto Burliegh Hill Rd and R onto Willow Rd, house on R.

ADDITIONAL INFORMATION:

Road Frontage (ft):	199
Book/Page:	2478/92
Map/Lot:	21/74
Year Built:	1986

Listed By: Steve Jackson

Countryside Realty

563 Route 106N
Loudon, NH 03307
(603) 783-9300
(603) 396-6258(c)
info@countrysidenh.com

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