

104 Berry Road - Loudon

\$229,900

4BR/1 3/4BA Raised Ranch, 2 story, Walkout Lower Level

MLS#: 2834595



HIGHLIGHTS:

- GORGEOUS VIEWS OF CLOUGH POND
- SWIMMING, BOATING AND FISHING
- RIGHT FROM YOUR BACK YARD
- 4 BDRMS 1.75 BATHS
- .32 ACRE WELL LANDSCAPED LOT
- FAMILY RM WITH BEAUTIFUL VIEWS
- TWO WOODSTOVE HOOK UPS
- 100 FEET OF WATERFRONTAGE

What a gorgeous view of Clough Pond from this oversized Raised Ranch on a well landscaped lot with 100 ft of waterfrontage. Sandy beach, 10x14 insulated shed, huge family room plus 4 bdrms and a den. 1st floor laundry and 3/4 bath, full walk-out bsmt. Living room and family room, both with woodstove hook-ups with brick hearths. Huge picture window overlooking the pond. Cozy den with 3/4 bath and views of pond.

SPECIFICATIONS:

Type:	Raised Ranch, 2 story, Walkout Lower Level
Color:	Beige
Rooms:	8
Bedrooms:	4
Bathrooms:	1 3/4
Sq. Footage:	2220+/-
Footprint:	51x28
Garage:	
Lot Size (acres):	.32
Taxes/Yr.:	\$5,482/2010
School District:	Merrimack Valley
Heat System:	Forced Hot Water, Baseboard, Multi-Zone/Oil
Exterior:	Wood
Basement:	Full, Finished, Walkout, Daylight
Water:	Private, Drilled Well
Sewer:	Private, Concrete, Drywell, 1000gal
Roads:	Public, Dead-end, Gravel
Electrical:	Cir. Breaker, 100amp
Equipment:	Refrigerator, Washer, Dryer, Dishwasher, Elec. Stove, Wood Stove, Smoke Detectors

INTERIOR DESCRIPTIONS:

KITCHEN	14x11	1	EAT-IN KITCHEN, ELECTRIC RANGE, REFRIGERATOR, DISHWASHER, STAINLESS STEEL SINK, WOOD LAMINATE FLOORING
LIVING ROOM	25x16	1	BERBER CARPET, WOODSTOVE HOOK-UP WITH BRICK HEARTH, GORGEOUS VIEW OF CLOUGH POND, PICTURE WINDOW, SLIDERS
FAMILY ROOM	23x19	2	TEXTURED CEILING, PINE WALLS AND FLOORING, WOODSTOVE HOOK-UP WITH BRICK HEARTH
MASTER BDRM	12x12	1	PAINT, CARPET, TWO WINDOWS, CLOSET
BEDROOM #2	11x9	2	TEXTURED CEILING, PINE WALLS AND FLOORING, CLOSET

DIRECTIONS:

Route 107 to 129 to 106N, 2 miles, L on Clough Pond Road, 1 mi L on Berry, 1/2 mi on R.

ADDITIONAL INFORMATION:

Road Frontage (ft):	100
Book/Page:	2338/1351
Map/Lot:	58/57
Year Built:	1973



Listed By: TEAM COUNTRYSIDE

RE/MAX Countryside

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