

23 Town Farm Road - Gilmanton

\$79,000

1BR/1/2BA Cottage/Camp, 1 story

MLS#: 2836257



HIGHLIGHTS:

- RUSTIC CHARMING CAMP/COTTAGE
- 230 FEET OF WATER FRONTAGE
- ON MEADOW POND
- GAS RANGE, REFRIGERATOR AND
- PROPANE/GAS HEATER
- CANOE, SWIM AND KAYAK RIGHT
- FROM YOUR PROPERTY
- PRIVATE DRIVE

Rustic cottage/camp with 230 ft of water frontage on Meadow Pond. Gas range and refrigerator. Small pond is cleaned by the gentle flow of the dam. Swim, canoe and kayak right from your property. Private road, not maintained by town. Great summer getaway spot.

SPECIFICATIONS:

Type:	Cottage/Camp, 1 story
Color:	Beige
Rooms:	4
Bedrooms:	1
Bathrooms:	1/2
Sq. Footage:	480+/-
Footprint:	20x24
Garage:	
Lot Size (acres):	.88
Taxes/Yr.:	\$1,235/2010
School District:	Gilford/Gilmanton
Heat System:	Space Heater/Propane
Exterior:	Wood, T-111
Basement:	Other
Water:	None
Sewer:	None
Roads:	Private, Gravel
Electrical:	Other
Equipment:	Refrigerator, Gas Stove, Gas Heater

INTERIOR DESCRIPTIONS:

KITCHEN	1	GAS RANGE, REFRIGERATOR, VIEW OF MEADOW POND
DINING	1	OPEN CONCEPT
LIVING ROOM	1	CEILING FAN, PROPANE/GAS STOVE, VIEW OF MEADOW POND
BEDROOM	1	

DIRECTIONS:

140 to Meadow Pond Road, go over cswy between Shellcamp Pond and Meadow Pond. Take L after dam, approx. 1/10 of a mile to private rd on L, approx. 1/10 of a mile to cottage. 4 wheel drive is adequate.

ADDITIONAL INFORMATION:

Road Frontage (ft):	40
Book/Page:	2306/831
Map/Lot:	43/141
Year Built:	1967



Listed By: Steve Jackson

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