

100 Berry Road - Loudon

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

\$249,900

MLS#: 4000912



HIGHLIGHTS:

- DIRECT WATERFRONT HOME
- SWIMMING, FISHING AND BOATING
- 2 BDRM 2 BATH HOME
- ADDITIONAL 1 BDRM 1 BATH CAMP
- GREAT VIEWS OF POND
- RELAXING DECK W/ VIEWS
- FINISHED WALK-OUT BASEMENT
- 2 CAR GARAGE WITH NEW ROOF

WALK OUT YOUR BACK DOOR RIGHT TO THE WATER FROM THIS 2 BDRM 2 BA HOME. ADDITIONAL 1 BDRM 1 BA 704 SQ FT CAMP/COTTAGE CONVEYS AS WELL. LG LIV RM W/ GREAT VIEWS OF CLOUGH POND. ENJOY BOATING, SWIMMING AND FISHING RIGHT FROM YOUR PROPERTY. FINISHED WALK-OUT BSMT. WIRED FOR AUXILIARY GENERATOR. HUGE DECK. NEW ROOF ON GARAGE, REMODELED BDRM, NEW WINDOWS, NEW SIDING IN FRONT AND UPDATED LANDSCAPING.

SPECIFICATIONS:

Type:	Ranch, Cottage/Camp, 1 story
Color:	White
Rooms:	6
Bedrooms:	2
Bathrooms:	2
Sq. Footage:	2072+/-
Footprint:	31x33,12x28
Garage:	2-car, Detached
Lot Size (acres):	.29
Taxes/Yr.:	\$5,512/2010
School District:	Merrimack Valley
Heat System:	Forced Hot Air/Oil
Exterior:	Aluminum, Vinyl
Basement:	Crawl Space, Partial, Full, Finished, Walkout, Daylight
Water:	Other
Sewer:	Private, Septic, Plastic, 500gal
Roads:	Public, Gravel
Electrical:	Cir. Breaker
Equipment:	Refrigerator, Washer, Dryer, Elec. Stove

INTERIOR DESCRIPTIONS:

KITCHEN	1 OPEN CONCEPT, ISLAND, STAINLESS STEEL DOUBLE SINK
DINING AREA	1 OPEN, MANY WINDOWS W/ LOTS OF NATURAL LIGHT
LIVING ROOM	1 LOTS OF WINDOWS W/ VIEWS OF CLOUGH POND, CARPET, PAINTED
MSTR BDRM	1 CARPET, PAINTED
BDRM #2	1 CARPET, PAINTED
HOUSE #2	
KITCHEN	1 LINOLIUM FLOOR, WHITE CABINETS, GAS RANGE
LIVING ROOM	1 CARPET, PAINTED, LARGE ROOM

DIRECTIONS:

North on Route 106 towards Loudon, take left onto Clough Pond Road, Take left at Pond on Berry Road, follow around to #100, look for sign.

ADDITIONAL INFORMATION:

Road Frontage (ft):	120
Book/Page:	1582/0731
Map/Lot:	58/56
Year Built:	1967



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.