

# 15 Bumfagon Road - Loudon

# \$194,500

3BR/1BA Cape

MLS#: 4010168



## HIGHLIGHTS:

- CHARMING COUNTRY CAPE ON .53 AC
- 3 NICE SIZE BDRMS 1 FULL BATH
- WIRED FOR GENERATOR, NEW GENERATOR
- 1,560 SQUARE FEET OF LIVING SPACE
- LARGE DECK ON BACK
- 3 SEASON PORCH
- TWO CAR GARAGE, AUTO OPEN
- WOOD STOVE IN LIVING ROOM

Charming country Cape with 3 bdrms and 1 full bath on .53 acres. Three season porch, deck and beautiful yard. Attached two car garage with auto open and blt in work benches, paved driveway. Living room with Franklin fireplace/wood stove and family room with closet. Nice size bdrms. Mstr bdrm has two lg mirrored closets. Full dry, clean bsmt. Furnace serviced yrlly by Rymes (runs great). All appliances convey. Wired for generator, brand new, never used, Troy Built 6200 watt generator conveys as well. Oil heat, forced hot water. 200 amp circuit breaker. Propane hot water heater. Lg deck on back, great for entertaining.

## SPECIFICATIONS:

<b>Type:</b>	Cape
<b>Color:</b>	White
<b>Rooms:</b>	7
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1
<b>Sq. Footage:</b>	1560+/-
<b>Footprint:</b>	
<b>Garage:</b>	2-car, Attached
<b>Lot Size (acres):</b>	0
<b>Taxes/Yr.:</b>	\$3,526/2010
<b>School District:</b>	Merrimack Valley
<b>Heat System:</b>	Forced Hot Water/Oil
<b>Exterior:</b>	Vinyl
<b>Basement:</b>	Full, Unfinished, Daylight, Bulkhead
<b>Water:</b>	Private, Drilled Well
<b>Sewer:</b>	Private, Septic
<b>Roads:</b>	Public
<b>Electrical:</b>	Cir. Breaker, 200amp
<b>Equipment:</b>	Refrigerator, Washer, Dryer Elec. Stove

## INTERIOR DESCRIPTIONS:

KITCHEN	12.3x9.9	1	REFRIGERATOR, ELECTRIC RANGE WITH HOOD, VINYL FLOORING, WASHER AND DRYER, PANTRY
DINING ROOM	13x9.8	1	CARPET, TEXTURED CEILING, TWO WINDOWS
LIVING ROOM	16x12	1	CARPET, WOOD STOVE, CEILING FAN, 3 WINDOWS, TEXTURED CEILING
MASTER BDRM	13.7x10.3	2	CARPET, TWO LARGE MIRRORED CLOSETS, TEXTURED CEILING
BEDROOM #2	10.3x10.7	2	TEXTURED CEILING, CARPET, CLOSET, TWO WINDOWS
BEDROOM #3	9x14.7	2	TEXTURED CEILING, CARPET, TWO WINDOWS

## DIRECTIONS:

Route 106 North towards Loudon, take a R onto Clough Hill Rd (next to Dudleys Ice Cream), approx 1 mile to L on Bumfagon Rd., house is on L.

## ADDITIONAL INFORMATION:

<b>Road Frontage (ft):</b>	
<b>Book/Page:</b>	1148/143
<b>Map/Lot:</b>	42/11
<b>Year Built:</b>	1809



Listed By: Steve Jackson

## Countryside Realty

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