

23 Cottage Street - Laconia

2BR/1BA Cape, 1-1/2 story

\$179,900

MLS#: 4010450



HIGHLIGHTS:

- 40x30 CAPE ON .18 ACRES
- EXPOSED POST AND BEAM
- COMPLETELY REMODELED
- NEW WIRING, PLUMBING, ROOF
- FLOORS, WALLS, SIDING AND MORE
- NEW HEATING SYSTEM 3 YRS AGO
- FENCED LANDSCAPED BACK YARD
- LARGE RELAXING DECK

NEW PRICE AND SELLER WILL CONTRIBUTE \$4,000 TOWARDS BUYERS CLOSING COSTS! Selling below assessment! Beautiful custom post and beam renovation with modern amenities and conveniences. Must see pics! Home was completely redone with new wiring, plumbing, walls, floors, roof, siding, etc. in 1992. Heating system 3 yrs. old. Fenced in back yard, sheds, flowers, large deck, peaceful, yet conveniently close to town.

SPECIFICATIONS:

Type:	Cape, 1-1/2 story
Color:	White
Rooms:	5
Bedrooms:	2
Bathrooms:	1
Sq. Footage:	1185+/-
Footprint:	40x30
Garage:	
Lot Size (acres):	.18
Taxes/Yr.:	\$3,200/2009
School District:	Laconia
Heat System:	Forced Hot Air/Natural Gas
Exterior:	Vinyl
Basement:	Crawl Space, Full, Unfinished, Daylight, Bulkhead, Sump Pump, Frostwall
Water:	Public
Sewer:	Public
Roads:	Public, Paved
Electrical:	Cir. Breaker, 100amp
Equipment:	Refrigerator, Washer, Dryer, Elec. Stove, Microwave, Trash Compactor

INTERIOR DESCRIPTIONS:

KITCHEN	1
LIVING ROOM	1
MASTER BDRM	1
BEDROOM #2	2

DIRECTIONS:

Route 106 onto South Main St. (intersects 106 and 107) right onto Cottage St. beside Shanghai Chinese Rest. 2nd house on right, see sign, white fence in front of house.

ADDITIONAL INFORMATION:

Road Frontage (ft):	80
Book/Page:	1229/986
Map/Lot:	448/125
Year Built:	1782



Listed By: Debra Drake

Countryside Realty

563 Route 106N
Loudon, NH 03307
(603) 783-9300
(603) 303-3142(c)
aprealtor4u@yahoo.com

www.CountrysideNH.com

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