

Residential
4063390 Active

132 Londonderry Tpk
Auburn, New Hampshire 03032



L \$599,000



Zoning:	R-2	Rooms:	15
Year Built:	1848	Bedrooms:	5
Color:	nat/brck	Total Baths:	5
Taxes:	\$ 12,036.00	Full:	5
Taxes TBD:		3/4 Baths:	0
Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	4
Lot Acre:	9.00	Garage Type:	Attached
Lot SqFt:	392,040	Total Fin SqFt:	4,700
Common Land Acres:		Apx Fin Above Grd:	4,700
Road Frontage:	Yes/ 600	Apx Fin Below Grd:	0
Water Frontage:		Foot Print:	
Water Acc Type:		Flood Zone:	No
# of Stories:	2	Style:	Antique , Farmhouse , New Englander

Water Body Type:		Water Body Restr.:	No	Surveyed:	Yes	Seasonal:	No
Water Body Name:		Current/Land Use:		Land Gains:		Owned Land:	

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: A wonderful, eye-catching country manor with brick,stone & shingle exterior, 600'rd frntg. The roof,2 boilers,HV heater are 2003 & newer. Gorgeous grounds w/lovely landscaping.S/F does not include spacious 2-3 BR apt.in barn. Fish, mountain bike,walk w/nature right from the backyard. Abuts 125 Ac preserved land. Near Yacht Club. A gem. Please take the Visual Tour to see it all.

Directions: About 1/2 mile south of the Massabesic Traffic Circle at Exit 1 off Route 101.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	13X27	3	Master BR	19X30	3	1st	0	1	0	0
Kitchen	13X16	3	2nd BR	13X21	3	2nd	3	2	0	0
Dining Rm	11X14.5	3	3rd BR	11X13	2	3rd	2	0	0	0
Family Rm	19X30	1	4th BR	8X12		4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	14X31	3					
Other Rm 1	11X27	1	Other Rm 3							
Other Rm 2										

Assoc Amenities:		Possession:	At Closing , To Be Agreed
Interior Feat.:	1st Floor Laundry , Attic , Cable , Cathedral Ceilings , Cedar Closet , Ceiling Fan , Den/Office , Eat-in Kitchen , Family Room , Fireplace-Wood , Formal Dining Room , Foyer , Home Warranty , In Law Apartment , Laundry Hook-ups , Living Room , Playroom , Sec Sys/Alarms , Skylight , Sunroom , Vaulted Ceiling , 3+ Fireplaces	Electric:	200 Amp , Circuit Breaker(s) , Fuses
Exterior Feat.:	Balcony , Barn , Gazebo , Out Building , Underground Utilities	Exterior:	Brick , Shingle , Stone , Other
Basement:	Bulkhead , Crawl Space , Exterior Stairs , Partial , Sump Pump	Foundation:	Brick , Granite , Stone
Equip./Appl.:	Dishwasher , Dryer , Range-Electric , Refrigerator , Washer	Heating/Cool:	Baseboard , Steam
Driveway:	Paved	Lot Desc:	Abuts Conservation , Country Setting , Landscaped , Level , Wooded
Construction:	Post and Beam , Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Shingle-Other
Floors:	Carpet , Concrete , Hardwood , Marble , Tile , Vinyl	Water:	Dug Well , Private
Garage/Park:	4 Parking Spaces , Attached , Auto Open , Barn , Direct Entry , Storage Above	Water Heater:	Electric
Heat Fuel:	Electric , Oil	Building Certs:	
Roads:	Public , Paved	Docs Available:	Deed , Plot Plan , Property Disclosure , Town Permit
Sewer:	1000 Gallon , Concrete , Leach Field , Private		
Suitable Land Use:			
Fee Includes:			
Disability:			
Negotiable:			
Excl Sale:			

Tax Rate:		Assmt:	\$620,700.00	Assmt Yr:	
Tax Class:		Unadjusted Taxes:	Unknown	Tax Reduct:	No
Elderly:	No	Veteran:		Other:	No
Covenant:	No	Source SqFt:		County:	Rockingham
Recorded Deed:	Warranty	Book/Pg:	4881/ 2333	Plan/Survey:	
Map/Blck/Lot:	6/ / 10	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		Const. Status:	Existing	Home Energy Rating Index:	
District:	Auburn	High Sch:	Manchester Memorial High Sch	Jr./Mid Sch:	
Elem Sch:	Auburn Village School	Cable:		Electric Co:	
Fuel Co:		Phone Co:		Resort:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	

DOM: 78

PREPARED BY

	Shirley Sullivan	Email : shirley@farmsandbarns.com
	Farms & Barns RE, LLC	Off. Ph# : (603) 487-3010
	PO Box 719	Ag. Ph# : (603) 487-3010 ext. 1
	New Boston, NH 03070	Cell Ph# : (603) 493-1493
	Lister: Shirley Sullivan of Farms & Barns RE, LLC	Fax Ph# : (603) 487-2962



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