




## Customer Display

Residential		5 Cogswell Road		Gilmanton, New Hampshire 03837		L\$499,900							
2676912 Active													
		<b>Style:</b> Cape <b>Year Built:</b> 1850 <b>Color:</b> white <b>Taxes:</b> \$ 7,776.00 <b>Tax Year:</b> 2007 <b>Monthly Assoc. Fees:</b> \$ <b>Zoning:</b> Rural <b>Lot Acre:</b> 6.00 <b>Lot SqFt:</b> 261,360 <b>Road Frontage:</b> 504 <b>Water Frontage:</b> <b>Water Acc Type:</b>		<b>Rooms:</b> 8 <b>Bedrooms:</b> 3 <b>Total Baths:</b> 2 <b>Full:</b> 2 <b>3/4 Baths:</b> 0 <b>1/2 Baths:</b> 0 <b>Garage Capacity:</b> 2 <b>Garage Type:</b> Attached <b>Total Fin SqFt:</b> 2,981 <b>Apx Fin Above Grd:</b> 2,981 <b>Apx Fin Below Grd:</b> 0 <b>Foot Print:</b>									
<b>Water Body Type:</b>		<b>Surveyed:</b> Unknown		<b>Seasonal:</b> No		<b>Owned Land:</b>							
<b>Water Body Name:</b>		<b>Current Use:</b> No		<b>Flood Zone:</b> Unknown									
<b>Public Rems:</b> Sprawling complex consisting of house, barn and 3 apts more can be added. Quaint 1850, 3 bedroom, 2 bath Cape with converted farm buildings. Wonderful old 90x40 barn in great condition. Mountain views from your deck and approx 4 open acres, great for horses. Walk to elementary school. Long term tenants. Good income. Home Warranty.													
<b>Directions:</b> Route 140 heading toward Alton, in Iron Works area, take left onto Cogswell Road, house on corner of 140 and Cogswell.													
<b>APPROXIMATE ROOM DIMENSIONS</b>													
<b>ROOM</b>	<b>DIMS</b>	<b>BASEMENT</b>	<b>1ST FL</b>	<b>2ND FL</b>	<b>3RD FL</b>	<b>ROOM</b>	<b>DIMS</b>	<b>BASEMENT</b>	<b>1ST FL</b>	<b>2ND FL</b>	<b>3RD FL</b>		
Full Bath			1	1		1/2 Bath							
3/4 Bath						Den	11'5x11'1		1				
Dining Rm						Family Rm							
Kitchen	12x15'5		1			Living Rm	27x13'9		1				
Master BR	13'9x15'5		1			2nd BR	15'2x15'8		1				
3rd BR						4th BR							
Other Rm 1	17'4x12'7					Other Rm 2							
Other Rm 3													
<b>FEATURES</b>													
<b>Amenities:</b>		1st Floor Laundry , Cable , Cable Internet , Eat In Kitchen , Fireplace-Wood , Home Warranty , Laundry Hook-ups , Out Building , Pantry , Porch , Wood Stove Hook-up , Barn											
<b>Basement:</b>		Bulkhead , Full , Unfinished											
<b>Construction:</b>		Wood Frame											
<b>Driveway:</b>		Gravel , Paved						<b>Electric:</b>		100 Amp			
<b>Appliances:</b>		Dishwasher , Disposal , Refrigerator , Smoke Detector						<b>Exterior:</b>		Clapboard			
<b>Financing:</b>								<b>Foundation:</b>		Stone			
<b>Garage/Park:</b>		6+ Parking Space , Barn , Under						<b>Heating/Cool:</b>		Baseboard			
<b>Heat Fuel:</b>		Kerosene , Oil						<b>Lot Desc:</b>		Corner , Fields , Horse Prop , View			
<b>Negotiable:</b>								<b>Restrictions:</b>					
<b>Roads:</b>		Public						<b>Roof:</b>		Shingle-Fiberglass			
<b>Sewer:</b>		Concrete , Leach Field , Septic						<b>Water:</b>		Drilled Well , Private			
<b>Fee Includes:</b>								<b>Water Heater:</b>		Gas , Off Boiler , Oil			
<b>Book/Pg:</b> 1818/ 0511		<b>Tax Rate:</b> \$ 19.27		<b>Tax Class:</b>		<b>Tax Reduct:</b> Unknown							
<b>Elderly:</b> Unknown		<b>Veteran:</b> Unknown		<b>Other:</b> Unknown		<b>Map/Blck/Lot:</b> 417/ / 17							
<b>Covenant:</b> Unknown		<b>Assmt:</b> \$ 403,500.00		<b>Assmt Yr:</b> 2004		<b>Deed:</b> Warranty							
<b>Elem Sch:</b>		<b>Jr./Mid Sch:</b>		<b>High Sch:</b>		<b>District:</b>							
<b>County:</b> Belknap		<b>New Const:</b> No		<b>Source SqFt:</b> Muni		<b>Closed Date:</b>							
<b>Excl Sale:</b> Freezer and stackable washer /dryer negotiable		<b>Devel/Subdiv:</b>		<b>Village/District:</b> 3325									
<b>PREPARED BY</b>													
		<b>Prepared by: Terry Calder</b>		<b>Email :</b> terry@farmsandbarns.com									
		<b>Farms &amp; Barns RE, LLC</b>		<b>Off. Ph# :</b> (603) 487-3010									
		<b>PO Box 719</b>		<b>Agt. Ph# :</b> (603) 293-0633 ext.									
		<b>New Boston, NH 03070</b>		<b>Cell Ph# :</b> (603) 387-6566									
		Lister: Terry Calder of Farms & Barns RE, LLC											
<a href="http://www.farmsandbarns.com">www.farmsandbarns.com</a>				<a href="http://www.farmsandbarns.com">www.farmsandbarns.com</a>									
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