

Residential 4118551 Active		31 Mountain Road Lyndeborough, New Hampshire 03082		Virtual Tour (12)		L \$699,900					
		Zoning: RL1 Year Built: 1823 Color: Gold Taxes: \$ 11,896.29 Taxes TBD: No Tax Year: 2011 Monthly Assoc.\$: \$ Lot Acre: 21.00 Lot SqFt: 914,760 Common Land Acres: Road Frontage: Yes/ 2,000 Water Frontage: Water Acc Type: # of Stories: 2 Basement: Yes / Walkup		Rooms: 10 Bedrooms: 4 Total Baths: 3 Full: 3 3/4 Baths: 0 1/2 Baths: 0 Garage Capacity: 6 Garage Type: Attached Total Fin SqFt: 3,492 Apx Fin Above Grd: 3,492 Apx Fin Below Grd: 0 Apx Ttl Below Grd: Foot Print: Irreg Flood Zone: No Style: Colonial, Saltbox							
Water Body Type: Pond		Water Body Restr.:		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:					
Public Rems: Exceptional country home centered around a mint 1823 colonial w/rebuilt historic barn. Period detail, custom kitchen w/upscale appliances, 7 FPs, 1st flr MBR w/view over field, 26' LR opens to pergola, heated workshop, whole house generator, separate barn well & generator hookup, glorious land with fruits, fields & woodlands. Whether a gentleman farmer, a car collector (6+ bays w/auto openers - 3 bays are double deep) or an upscale equestrian - WOW! Lovely home with wonderful floor plan - garages, barn, workshop all connected - great in inclement weather. This property is quiet, yet very accessible. 15/20 Mins to major shopping, ER/hospital, 45 min to airport.											
Directions: Center Road to Mountain Road (white sign reads Old Mountain Rd). House in V at corner of Mountain and Crooked S Roads.											
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	1/4
Living Rm	15 x 26	1	Master BR	18 x 14	1	1st	1	1	1	0	0
Kitchen	15 x 9-open	1	2nd BR	16 x 13	2	2nd	3	1	0	0	0
Dining Rm	14 x 17	1	3rd BR	15 x 14	2	3rd	0	0	0	0	0
Family Rm	16 x 19	1	4th BR	18 x 11	2	4th					
Office/Study			5th BR			Bsmt	0	0	0	0	
Utility Rm			Den								
Other Rm 1	9 x 12	2	Other Rm 3								
Other Rm 2											
Assoc Amenities:				Possession:							
Interior Feat.: 1st Floor Laundry, 1st Floor Master BR, Attic, Cable Internet, Eat-in Kitchen, Fireplace-Wood, Home Warranty, Laundry Hook-ups, Master BR with BA, Mudroom, Skylight, Whirlpool Tub				Electric: 200 Amp, Circuit Breaker(s), Generator, Wired for Generator							
Exterior Feat.: Barn, Dog Fence, Out Building, Patio				Exterior: Clapboard, Wood							
Basement: Bulkhead, Partial, Unfinished				Foundation: Brick, Granite							
Equip./Appl.: Dishwasher, Microwave, Range-Gas, Refrigerator, Smoke Detector, Wall Oven, Window Treatment				Heating/Cool: Baseboard, Hot Water							
Driveway: Gravel, Paved				Lot Desc: Agricultural Prop, Corner, Country Setting, Easement, Farm, Fenced, Horse Prop, Landscaped, Rural Setting, View, Wooded							
Construction: Post and Beam				Occ. Restrictions:							
Financing:				Roof: Shingle-Asphalt							
Floors:				Water: Drilled Well, Private							
Garage/Park: 6+ Parking Spaces, Attached, Auto Open, Barn, Direct Entry				Water Heater: Off Boiler, Oil, Separate							
Heat Fuel: Gas-LP/Bottle, Oil				Building Certs:							
Roads: Public				Docs Available:							
Sewer: Concrete, Leach Field, Septic											
Suitable Land Use:											
Fee Includes:											
Disability:											
Negotiable:											
Excl Sale: Dining room chandelier & two kitchen chandeliers											
Tax Rate:				Assmt:				Assmt Yr:			
Tax Class:				Unadjusted Taxes:				Tax Reduct: Yes			
Elderly: No				Veteran: No				Other: No			
Covenant: No				Source SqFt: Muni				County: Hillsborough			
Recorded Deed: Warranty				Book/Pg: 8046/2789				Plan/Survey: 17254			
Map/Blck/Lot: 220/41				Property ID:				SPAN # (VT): --			
Devel/Subdiv:				Const. Status: Existing				Home Energy Rating Index:			
District: Wilton-Lyndeborough				High Sch: Wilton-Lyndeboro Sr. High				Jr./Mid Sch: Wilton-Lyndeboro Middle Sch			
Elem Sch: Lyndeborough Central School				Cable:				Electric Co:			
Fuel Co:				Phone Co:				Resort:			
Timeshare/Fract. Ownrshp:				# Weeks:				Timeshare %:			
DOM:											
PREPARED BY											
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