







Customer Display

Residential		3 Josie Rd.		   (12)		L\$499,000 <input type="checkbox"/>							
2675184 Active		Colebrook, New Hampshire 03576											
		Style: 3 Story		Rooms: 9									
		Year Built: 2004		Bedrooms: 3									
		Color: Gray		Total Baths: 2									
		Taxes: \$ 4,334.00		Full: 1									
		Tax Year: 2007		3/4 Baths: 1									
		Monthly Assoc. Fees: \$		1/2 Baths: 0									
		Zoning: rural		Garage Capacity: 2									
		Lot Acre: 12.00		Garage Type: Under									
		Lot SqFt: 522,720		Total Fin SqFt: 4,200									
		Road Frontage:		Apx Fin Above Grd: 4,200									
		Water Frontage:		Apx Fin Below Grd: 0									
		Water Acc Type:		Foot Print: 30x60									
Water Body Type: River		Surveyed: Unknown		Seasonal: No		Owned Land:							
Water Body Name: Mohawk		Current Use: Yes		Flood Zone: Yes									
Public Rems: HUGE REDUCTION!! Custom Built Home and State-of-the-art Horse Farm-9stall barn,wash stall,tack/feedroom,hot/cold water,loft,175x180outdoor arena,8 acres fields and trails to ride on all day.Open concept home,stainless appliances,cathedral ceilings,dutchdoors,oversized windows,HUGE BATH,VIEWS everywhere Snowmobile trails abut proper													
Directions: Rt. 3 North to Rt.26 toward Dixville Notch. 6 miles on Left.													
APPROXIMATE ROOM DIMENSIONS													
ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL		
Full Bath	14x11			1		1/2 Bath							
3/4 Bath	9x8		1			Den							
Dining Rm	15x14			1		Family Rm	30x26				1		
Kitchen	14x14			1		Living Rm	25x21			1			
Master BR	18x14			1		2nd BR	14x11		1				
3rd BR	14x12		1			4th BR							
Other Rm 1	11x10			1		Other Rm 2	11x7			1			
Other Rm 3	21x15												
FEATURES													
Amenities:		1st Floor Laundry , Cathedral Ceilings , Ceiling Fan , Dining Area , Home Warranty , In Law Apartment , Laundry Hook-ups , Loft , Multi Phonelines , Out Building , Pantry , Barn											
Basement:		Frost Wall , Slab											
Construction:		Wood Frame											
Driveway:		Gravel						Electric:		200 Amp , Circuit Breaker			
Appliances:		Dishwasher , Dryer , Range-Electric , Freezer , Kitchen Island , Refrigerator , Satellite , Smoke Detector , Washer , Window Treatment						Exterior:		Vinyl			
Financing:								Foundation:		Slab W/Frst Wll			
Garage/Park:		6+ Parking Space , Barn , Heated , Under						Heating/Cool:		Baseboard , Hot Water , Multi Zone , Radiant			
Heat Fuel:		Oil						Lot Desc:		Agricultural Prop , Fenced , Fields , Horse Prop , Level , View , Waterfront , Wooded			
Negotiable:		Other						Restrictions:					
Roads:		Paved , Public						Roof:		Shingle-Asphalt			
Sewer:		1250 Gallon , Concrete , Leach Field , Private , Septic						Water:		Drilled Well , Private			
Fee Includes:								Water Heater:		Off Boiler , Oil			
Book/Pg: 1119/ 119		Tax Rate: \$		Tax Class:		Tax Reduct: No							
Elderly: No		Veteran: No		Other:		Map/Blck/Lot: R11// 71							
Covenant: No		Assmt: \$		Assmt Yr:		Deed: Warranty							
Elem Sch: Colebrook Elementary		Jr./Mid Sch:		High Sch:		District: Colebrook							
County: Coos		New Const: No		Source SqFt:		Closed Date:							
Excl Sale:		Devel/Subdiv:		Village/District:									
PREPARED BY													
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