

**Residential**  
2702020 Active

**133 Tamarack Way**  
Rindge, New Hampshire 03461



**L\$459,000**



<b>Style:</b>	1 Story , Raised Ranch , Ranch	<b>Rooms:</b>	9
<b>Year Built:</b>	2002	<b>Bedrooms:</b>	3
<b>Color:</b>	Grey	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 6,611.00	<b>Full:</b>	2
<b>Taxes TBD:</b>		<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2007	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	28.00	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	1,219,680	<b>Total Fin SqFt:</b>	3,502
<b>Road Frontage:</b>		<b>Apx Fin Above Grd:</b>	2,088
<b>Water Frontage:</b>		<b>Apx Fin Below Grd:</b>	1,414
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	
<b>Zoning:</b>	RES/Res-Ag		

<b>Water Body Type:</b>	Pond	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Divol Pond	<b>Current Use:</b>	Yes	<b>Flood Zone:</b>	No	<b>Owned Land:</b>	

**Public Rems:** Privacy! At the end of a private road, with distant views, pond frontage & a barn to adapt for horses! Great for the outdoor enthusiast, as this property abuts over 1000 acres of conservation land with miles of trails. Plus, access to major interstates for an easy commute to points south. Enjoy the waterfront building & sm kennel for your dogs.

**Directions:** Rte 202 south to Rte 119 east; Continue approx. 6 miles to left on Beaver Dam Rd, then first right onto Tamarack Way. Property at end of road.

**APPROXIMATE ROOM DIMENSIONS**

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath			2			1/2 Bath					
3/4 Bath						Den	8'11"x14'	1			
Dining Rm	13'x13'		1			Family Rm	31'x42'	1			
Kitchen	18'x16'		1			Living Rm	19'10"x16'		1		
Master BR	24'x13'		1			2nd BR	11'x13'		1		
3rd BR	13'x11'		1			4th BR					
Other Rm 1						Other Rm 2					
Other Rm 3											

**FEATURES**

<b>Amenities:</b>	1st Floor Laundry , Alternative Heat Stove , Deck , Dining Area , Eat In Kitchen , Invisible Pet Fence , Master BR with BA , Mudroom , Out Building , Barn , Dog Fence		
<b>Basement:</b>	Daylight , Finished , Full , Walk Out		
<b>Construction:</b>	Wood Frame		
<b>Driveway:</b>	Paved	<b>Electric:</b>	200 Amp
<b>Appliances:</b>	Dishwasher , Range-Electric , Refrigerator , Wood Stove	<b>Exterior:</b>	Vinyl
<b>Financing:</b>		<b>Foundation:</b>	Concrete
<b>Garage/Park:</b>	2 Parking Space , Attached , Barn	<b>Heating/Cool:</b>	Baseboard , Hot Water
<b>Heat Fuel:</b>	Oil , Wood	<b>Lot Desc:</b>	Abuts Conservation , Agricultural Prop , Horse Prop , Landscaped , View , Walking Trails , Water View , Waterfront , Wooded
<b>Negotiable:</b>	Dryer , Washer	<b>Restrictions:</b>	
<b>Roads:</b>	Gravel , Private	<b>Roof:</b>	Shingle-Asphalt
<b>Sewer:</b>	1250 Gallon , Concrete , Leach Field , Septic	<b>Water:</b>	Drilled Well , Private
<b>Fee Includes:</b>		<b>Water Heater:</b>	Off Boiler , Oil

<b>Book/Pg:</b>	1764/ 758	<b>Tax Rate:</b>	\$	<b>Tax Class:</b>		<b>Tax Reduct:</b>	No
<b>Elderly:</b>		<b>Veteran:</b>		<b>Other:</b>		<b>Map/Blck/Lot:</b>	4/ / 44
<b>Covenant:</b>	No	<b>Assmt:</b>	\$	<b>Assmt Yr:</b>		<b>Deed:</b>	Warranty
<b>Elem Sch:</b>	Rindge Memorial School	<b>Jr./Mid Sch:</b>	Jaffrey-Rindge Middle School	<b>High Sch:</b>	Conant High School	<b>District:</b>	Jaffrey-Rindge Cooperative
<b>County:</b>	Cheshire	<b>New Const:</b>	No	<b>Source SqFt:</b>		<b>Closed Date:</b>	
<b>Excl Sale:</b>		<b>Devel/Subdiv:</b>		<b>Village/District:</b>			

**PREPARED BY**



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