

**Residential**  
**2836449 Active**

**94 New Road**  
**Salisbury, New Hampshire 03268**



**L \$369,900**



<b>Zoning:</b>	AGRI/RES	<b>Rooms:</b>	10
<b>Year Built:</b>	1987	<b>Bedrooms:</b>	4
<b>Color:</b>	Grey	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 5,228.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	3
<b>Lot Acre:</b>	21.36	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	930,442	<b>Total Fin SqFt:</b>	2,832
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	2,832
<b>Road Frontage:</b>	Yes/ 1,500	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Foot Print:</b>	IRREGULAR
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	1 3/4	<b>Style:</b>	Cape , Farmhouse

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

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Public Rems:** Sprawling 2800 s/f cape, meticulously maintained, with a lot of attention paid to the details. A two-car garage, and additional out-buildings complete the picture on 21 acres in 4 lots of record. Potential horse property with great trail access and 6+ open acres all in a horse friendly neighborhood. It's a very private setting on a quiet country road and an easy commute to I-93, Concord, Franklin and the Lakes.

**Directions:** Rt. 4 in Salisbury - Center Rd. to New Rd. or From 127, take North Rd to New Rd.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	13'4"X15	1	Master BR	16'10"X16	1	1st	1	0	1	0
Kitchen	26'X13'6"	1	2nd BR	22X15	2	2nd	3	1	0	0
Dining Rm	13'4"X16	1	3rd BR	13X13	2	3rd	0	0	0	0
Family Rm	16X15	1	4th BR	15X11	2	4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	7'6"X10'2	1					
Other Rm 1	12X14	1	Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>		<b>Possession:</b>	
<b>Interior Feat.:</b>	1st Floor Laundry , 1st Floor Master BR , Ceiling Fan , DSL , Eat-in Kitchen , Fireplace-Wood , Hearth , Home Warranty , Mudroom	<b>Electric:</b>	150 Amp , Circuit Breaker(s)
<b>Exterior Feat.:</b>	Out Building , Screened Porch	<b>Exterior:</b>	Clapboard , Shingle , Wood
<b>Basement:</b>	Bulkhead , Crawl Space , Full	<b>Foundation:</b>	Concrete
<b>Equip./Appl.:</b>	Dishwasher , Dryer , Range-Gas , Refrigerator , Washer	<b>Heating/Cool:</b>	Hot Water
<b>Driveway:</b>	Paved	<b>Lot Desc:</b>	Agricultural Prop , Country Setting , Fields , Horse Prop , Pasture , Trail/Near Trail , Walking Trails , Wooded
<b>Construction:</b>	Wood Frame	<b>Occ. Restrictions:</b>	
<b>Financing:</b>		<b>Roof:</b>	Shingle-Asphalt
<b>Floors:</b>		<b>Water:</b>	Drilled Well
<b>Garage/Park:</b>	6+ Parking Spaces , Detached	<b>Water Heater:</b>	Off Boiler
<b>Heat Fuel:</b>	Oil	<b>Building Certs:</b>	
<b>Roads:</b>	Dirt , Gravel , Public	<b>Docs Available:</b>	
<b>Sewer:</b>	1000 Gallon , Leach Field		
<b>Suitable Land Use:</b>			
<b>Fee Includes:</b>			
<b>Disability:</b>			
<b>Negotiable:</b>			
<b>Excl Sale:</b>			

<b>Tax Rate:</b>	\$18.29	<b>Assmt:</b>	\$285,556.00	<b>Assmt Yr:</b>	2010
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	Yes
<b>Elderly:</b>	No	<b>Veteran:</b>	No	<b>Other:</b>	No
<b>Covenant:</b>	No	<b>Source SqFt:</b>	Muni	<b>County:</b>	Merrimack
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	1717/ 0939	<b>Plan/Survey:</b>	9444
<b>Map/Blck/Lot:</b>	247 / / 22	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Devel/Subdiv:</b>		<b>Const. Status:</b>	Existing	<b>Home Energy Rating Index:</b>	
<b>District:</b>	Merrimack Valley	<b>High Sch:</b>	Merrimack Valley High School	<b>Jr./Mid Sch:</b>	Merrimack Valley Middle School
<b>Elem Sch:</b>	Salisbury Elementary	<b>Cable:</b>		<b>Electric Co:</b>	
<b>Fuel Co:</b>		<b>Phone Co:</b>		<b>Resort:</b>	
<b>Timeshare/Fract. Ownrshp:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	
<b>Auction:</b>					
<b>Auction \$ Det. By:</b>		<b>DOM:</b>	115		

**PREPARED BY**



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