

Price: \$99,900

Location: 77 Pineknoll Drive, Farmington NH Listing Updated Aug 20 2011 10:00AM



RW Real Estate, LLC
Kathy L Lancey

19 Central Street Farmington NH 03835
603-755-9111

Details

3 bdrm ranch. 22 ft. familyrm w/woodstove. 17x22ft. gameroom w/gas fireplace. Open concept w/spacious sunny rooms. Slider from den/office to large back deck bordering wetlands. Nice neighborhood. No livestock. Subject to short sale approval.

Property Specific Detail	Additional Features and Amenities
Color: tan	Association amenities
Rooms: 9	Auction information
Bedrooms: 3	Basement: Full, Interior Stairs, Partially Finished, Storage Space
Baths: 1	Building certifications: Ntl Grn Bldg Stand-Silver, VT Blds Greener Certified
Full Baths: 1	Construction: Masonry, Post and Beam, Wood Frame
3/4 Baths: 0	Disability features: 1st Floor Full Bathrm, 1st Flr Hard Surface Flr., 1st Flr Low-Pile Carpet, Bath w/5' Diameter, Kitchen w/5 ft Diameter, One-Level Home, 1st Floor Bedroom
Half Baths: 0	Docs available: Certificate CC/CO, Covenant(s), Deed, Property Disclosure, Survey
Year Built: 1987	Driveway: Paved
Finished SF (A/B): 1,946 (1,352 / 594)	Electric: 200 Amp, Circuit Breaker(s), Generator
Foundation Size	Equipment/appliances: Dishwasher, Window Treatment, Wood Stove
Parking: 0 Car(s)	Exterior: Wood
Lot Size: 0.72 Acres (approx)	Exterior features: Shed
Road Frontage: 135	Fee includes: Trash
Water Body	Financing: Short Sale
Water Frontage	Floors: Carpet, Vinyl
Water Body Access	Foundation: Concrete
Water Body Type	Garage/parking: None
Seasonal: N	Heat fuel: Oil
Flood Zone: U	Heating/cooling: Hot Water
Book: 3379	Interior features: 1st Floor Master BR, Alternative Heat Stove, Cable Internet, Ceiling Fan, Den/Office, Family Room, Fireplace-Gas, Great Room, Laundry Hook-ups, Mudroom
Page: 538	Lot description: Deed Restricted, Level, Rural Setting, Subdivision
Map	Negotiable
Lot: 41	Occupant restrictions
Rooms/Sizes	
Living Room: 11.5x17	
Dining Room: 10x14	
Family Room: 22	
Den	
Kitchen: 11x11	
Master Bedroom: 11x15	
Bedroom 2: 11.5x13	
Bedroom 3: 10x11.5	
Bedroom 4	
Other Room: 17x22	

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	Possession	At Closing
	Roads	Public
	Roof	Shingle-Architectural
	Sewer	Private, Septic
	Showing instructions	
	Style	Ranch
	Suitable use/land type (farms)	
	Water	Deeded, Infrared Light, Public
	Water heater	Off Boiler, On Demand, Tank

Baths by Level	Location/Taxes
Full Baths	Address 77 Pineknoll Drive
3/4 Baths	City/Town Farmington NH
Half Baths	County Strafford
	State NH
	Zip Code 03835
	Survey Y
	Taxes \$3,278
	Tax Year(s) 2010
	Tax Rate 20.24
	Tax Reduction N
Local Schools	Miscellaneous
District	Zoning res
Elementary	Garage Location None
Middle	Price / SqFt \$51
High	Cable Co.
	Electric Co.
	Fuel Co.