

Residential / Condo
4712304
Closed

50 Scenic Drive
Gilford

NH 03249
Unit/Lot #: E3

Price - List \$339,900
Price - Closed \$330,000
Date - Closed 10/25/2018



Year Built 1978
Style Inside Row

Color Red
Total Stories 2
Zoning SFR
Taxes TBD N
Gross Taxes/Year \$4,831.00 / 2017
Lot Acres/SqFt 0.000000 /

Rooms - Total 7
Bedrooms - Total 3
Baths - Total 3
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 1,460
DOM 25

Directions South on Rt 11, turn left onto Scenic Drive. WinnStock condos on left, follow road down to second level, condo in center.

The perfect get-away for your vacations or an amazing place to call home year-round. This location is within 5 minutes to shopping, movies, concerts, grocery stores and restaurants, yet you will feel off the beaten path. Skiing at Gunstock and hiking trails are all just minutes away. Take in a sweeping view of Lake Winnepesaukee as you relax on the beach. The association also has a day dock, jet ski racks, moorings and tennis courts. The open floor plan and generous deck give you and your guests plenty of comfortable space. Slowly sip your morning cup of coffee on the private balcony off the master suite and enjoy the Lake view.

STRUCTURE

Construction Status	Existing	Footprint	35 x 20
Construction	Wood Frame	SqFt-Apx Fin AG/Source	1,460 / Municipal
Foundation	Concrete	SqFt-Apx Fin BG/Source	0 /
Exterior	Clapboard	SqFt-Apx Unfn AG/Source	0 /
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	0 /
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description	Slab	SqFt-Apx Total Finished	1,460
		SqFt-Apx Total	1,460
		Mobile Make/Model	/
Garage/Capacity	No /	Mobile Serial Number	
Garage Type		Mobile Anchor	
Garage Description		Units Per Building	4

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Mudroom		1			
Kitchen		1			
Dining Room		1			
Living Room		1			
Bath - 1/2		1			
Bedroom		2			
Bedroom		2			
Bath - Full		2			
MBR Suite		2			

UTILITIES

Heating	Baseboard, Monitor Type	Services	Cable, Internet - Cable
Heat Fuel	Electric, Kerosene	Management Co/Phone	/
Cooling	Central AC	Fuel Company	
Water	Shared	Phone Company	
Sewer	Public	Cable Company	Metrocast
Electric	150 Amp, Circuit Breaker(s)	Electric Company	Eversource

LOT / LOCATION

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County	NH-Belknap	Devel/Subdiv		ROW-Parcel Access	
Water Body Access	Shared Private	School - District	Gilford Sch District SAU #73	ROW-Length/Width	/
Water Body Type	Lake	School - Elementary	Gilford Elementary	ROW to other Parcel	
Water Body Name	Winnepesaukee	School - Middle/Jr	Gilford Middle	Roads	Paved, Public
Water Frontage Lngth	505	School - High	Gilford High School	Road Front/Length	Yes / 580
Water Restrictions		Mobile Park Name		Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name	WinnStock	Owned Land	
Common Land Acres	6.80	Building #		Units Per Building	4
Suitable Use		Lot Desc	Beach Access, Sloping, Water View	Area Desc	

FEATURES

Features - Interior	Blinds, Ceiling Fan, Dining Area, Fireplace - Wood, Furnished, Living/Dining, Master BR w/ BA, Natural Light, Laundry - 1st Floor	Association Amenities	Landscaping, Beach Access, Beach Rights, Boat Mooring, Common Acreage, Day Dock, Docks, Snow Removal, Tennis Court, Trash Removal
Flooring	Carpet, Vinyl	Features - Exterior	Day Dock, Balcony, Porch - Covered, Beach Access
Appliances	Dishwasher, Disposal, Dryer, Range - Electric, Refrigerator, Washer	Driveway	Paved
Equipment	Air Conditioner, Smoke Detector		
Water Heater	Electric		

Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2812 / 0298
Map	242	Block	332	Lot	503
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$279,900 / 2017	Assments - Special		Current Use	
Tax Class		Tax Rate		Land Gains	

DISCLOSURES

Fee/Fee Frequency	\$301.00 / Monthly	Fee Includes	Landscaping, Plowing, Recreation, Sewer, Trash, Water
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
\$/SqFt Fin. Above Grade		Sale Includes	
PUD		Negotiable	
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	Yes	Easements	
Possession		Documents Available	Association Docs, Deed, Property Disclosure, Tax Map
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determnd By		Items Excluded	
Delayed Showing/Begin Date	N /	Price - Original	\$339,900

PREPARED BY

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188 North Wolfeboro Road

Wolfeboro NH 03894



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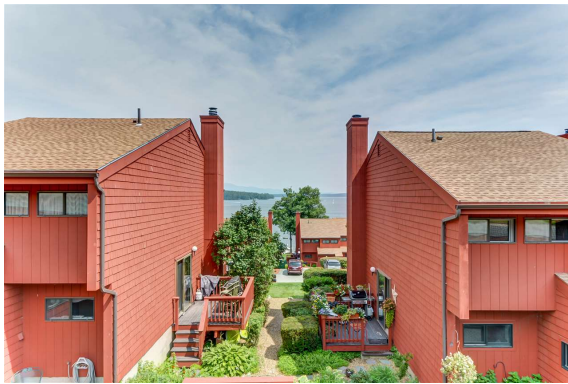
Listed By:

Mary D Truell - Peabody and Smith Realty/Meredith

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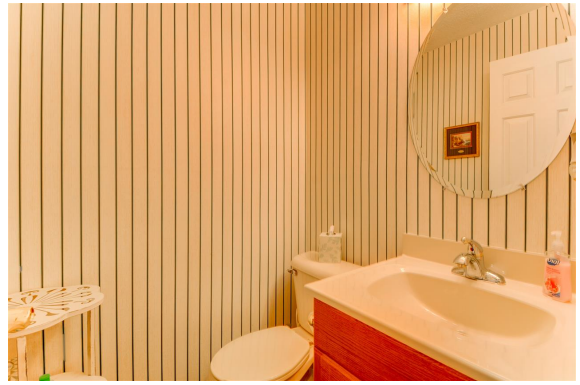
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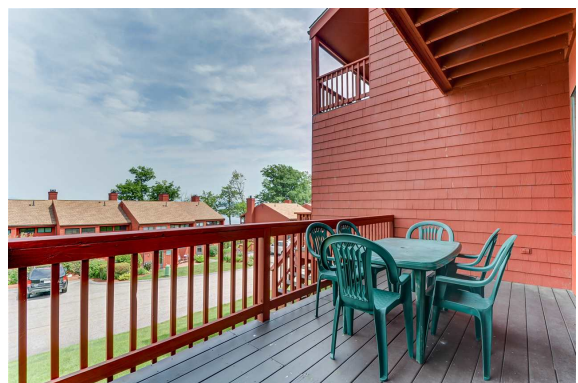
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