

**Residential / Condo**  
**4620538**  
**Closed**

**130 Endicott N, Laconia, NH Unit/Lot #: 310**  
**Laconia NH 03246-1717**  
**Weirs Beach**

**Price - List \$87,000**  
**Price - Closed \$80,000**  
**Date - Closed 5/17/2017**



<b>Year Built</b>	1987	<b>Rooms - Total</b>	6
<b>Style</b>	Apartment Building, End Unit, Top Floor	<b>Bedrooms - Total</b>	2
<b>Color</b>	Tan	<b>Baths - Total</b>	2
<b>Total Stories</b>	3	<b>Baths - Full</b>	2
<b>Zoning</b>	CR Commercial/Residential	<b>Baths - 3/4</b>	0
<b>Taxes TBD</b>	N	<b>Baths - 1/2</b>	0
<b>Gross Taxes/Year</b>	\$1,832.00 / 2016	<b>Baths - 1/4</b>	0
<b>Lot Acres/SqFt</b>	17.70 / 771,012	<b>SqFt-Tot Finished</b>	982
		<b>DOM</b>	53

**Directions** From Meredith take Route 3S toward Laconia. Take 2nd exit off rotary & go 4 miles to Meredith Bridge Condominiums on the R. From Gilford take Lake Shore Rd/US-3N, slight R onto White Oaks Rd., then a slight L onto Endicott St./NH11B to Rotary. Take 1st exit off Rotary onto Endicott St. N 0.3mi on L

Great Location! Short walk to Weirs Beach, Restaurants and Entertainment. Gunstock Ski area is only 15 minutes away, and a beautiful Public Beach only a short walk away ~ Weirs Beach on Lake Winnepesaukee. Spacious, Year Round Condo at Meredith Bridge, in Laconia, NH. This well maintained home comes fully Furnished, and move-in ready. It features 2 Lg. BdRms, 2Full Baths, and Lg. Eat-In Kitchen, and Living Room. Ample Storage space: Walk-in Closet, Pantry Closet; your own Washer and Dryer; and all Appliances. Deck/Balcony off the Living Rm. to enjoy the afternoon sun while your read the paper. Assigned Parking spot in front, and covered Carport with additional Storage Space on site. Lots of room for your Bikes and Car. This well maintained Assoc. offers In-ground Swimming Pool, Club House, Basketball and Tennis Courts. Why wait? If you have always dreamed of having your own Getaway in the 'Heart of the Lakes Region' of New Hampshire, come and take a look. This 3rd Floor, Walk-Up (2 flights of stairs), End Unit Condominium is less than 2 hours away from Boston, and an hour from Portsmouth, NH. Whether you want to tour around the Big Lake on your Bike; spend a day Golfing at the nearby courses, or spend the afternoon basking in the sunshine at Poolside, or at the Beach ~ this home is for you! No Pets allowed.

#### STRUCTURE

**Construction Status** Existing  
**Construction** Insulated Concrete Forms  
**Foundation** Concrete  
**Exterior** Brick Veneer, Clapboard, Vinyl Siding  
**Roof** Shingle - Asphalt  
**Basement/Access Type** No /  
**Basement Description** Concrete  
  
**Garage/Capacity** Yes / 1  
**Garage Type** Carport  
**Garage Description** Assigned, Other

#### Footprint

**SqFt-Apx Fin AG/Source** 982 / Municipal  
**SqFt-Apx Fin BG/Source** 0 /  
**SqFt-Apx Unfn AG/Source** 0 /  
**SqFt-Apx Unfn BG/Source** 0 /  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 982  
**SqFt-Apx Total** 982  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building** 24

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Bedroom	11'9" x 15'9"	1			
Bedroom	10' X 16'6"	1			
Living Room	18'3" x 14'2"	1			
Kitchen - Eat-in	15'3" x 10'5"	1			
Bath - Full	6' x 7'10"	1			
Bath - Full		1			

#### UTILITIES

**Heating** Electric  
**Heat Fuel** Electric  
**Cooling** Other, Window AC  
**Water** Public  
**Sewer** Public  
**Electric** 150 Amp

#### Services

**Management Co/Phone** Evergreen Management / 603-528-3044  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company** NH Electric Co-Op

# LOT / LOCATION

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<b>County</b>	NH-Belknap	<b>Devel/Subdiv</b>	Meredith Bridge Colony	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>	Town Residents Only	<b>School - District</b>	Laconia Sch Dst SAU #30	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>	Lake	<b>School - Elementary</b>	Elm Street Elementary School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>	Lake Winnepesaukee	<b>School - Middle/Jr</b>	Laconia Middle School	<b>Roads</b>	Association, Paved
<b>Water Frontage Lngth</b>		<b>School - High</b>	Laconia High School	<b>Road Front/Length</b>	Yes / 557
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>	Meredith Bridge	<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>	3	<b>Units Per Building</b>	24
<b>Suitable Use</b>		<b>Lot Desc</b>	Condo Development, Wooded	<b>Area Desc</b>	Near Golf Course, Near Shopping, Near Skiing

# FEATURES

<b>Features - Interior</b>	Blinds, Ceiling Fan, Dining Area, Draperies, Furnished, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Storage - Indoor, Walk-in Pantry	<b>Features - Exterior</b>	Balcony, Basketball Court, Natural Shade, Pool - In Ground, Storage
<b>Flooring</b>	Carpet, Vinyl	<b>Driveway</b>	Common/Shared, Paved
<b>Appliances</b>	Dishwasher, Disposal, Dryer, Range - Electric, Refrigerator, Washer	<b>Parking</b>	Deeded, On-Site, Parking Spaces 2, Paved, Covered
<b>Equipment</b>	Smoke Detector	<b>Amenities</b>	Basketball Court, Building Maintenance, Club House, Common Acreage, Exercise Facility, Master Insurance, Playground, Pool - In Ground, Pool - Outdoor, Sewer, Snow Removal, Storage - Indoor, Tennis Court, Trash, Water
<b>Water Heater</b>	Electric	<b>Features - Accessibility</b>	Kitchen w/5 Ft. Diameter, Low Pile Carpet, Paved Parking

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

# PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1463 / 0639
<b>Map</b>	156	<b>Block</b>	252	<b>Lot</b>	3
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assmt Amount/Year</b>	/ 2016	<b>Assments - Special</b>		<b>Current Use</b>	N
<b>Tax Class</b>		<b>Tax Rate</b>	22.20	<b>Land Gains</b>	

# DISCLOSURES

<b>Fee/Fee Frequency</b>	\$260.00 / Monthly	<b>Fee Includes</b>	Plowing, Recreation, Sewer, Trash, Water, Condo Association
<b>Fee 2/Fee 2 Frequency</b>	\$35.00 / Monthly	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Short Sale</b>	No	<b>Restrictions</b>	Pets - None
<b>Seasonal</b>	No	<b>Mobile Co-Op</b>	
<b>Mobile Park Approval</b>		<b>Rented</b>	
<b>Flood Zone</b>	No	<b>Easements</b>	
<b>Covenants</b>	Yes	<b>Documents Available</b>	Deed, Property Disclosure
<b>Possession</b>	At Closing	<b>T/F Ownrshp Amt/Type</b>	/
<b>Timeshre/Fract Ownrshp?</b>	No	<b>Auction Date/Time</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Info</b>	
<b>Auctioneer License #</b>		<b>Financing</b>	Conventional
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date N /</b>			

# PREPARED BY

**Ken Perry - Cell: 603-387-2667**  
ken@OlderHomesNH.com

**K A Perry Real Estate, LLC - Off: 603-569-1563**  
188 North Wolfeboro Road  
Wolfeboro NH 03894-4522



130 Endicott N, Laconia, NH 03246 Street

310

Laconia NH 03246-1



End Unit - Bldg. #3



Spacious Kitchen



Lots of Cupboard Space



With Dishwasher



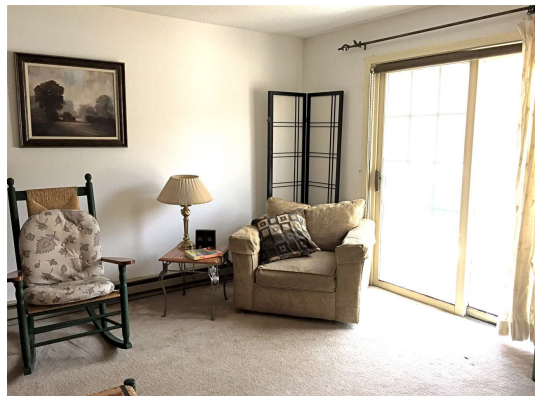
Nice Dining Area



Lg. Pantry Closet



Large Living Rm.



Living Rm.

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Ken Perry

Listed by:

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Laconia NH 03246-



Living Rm



View from Hallway



Convertible Sofa-bed



View from Entry toward Deck



Walk in Storage Closet



View back to Kitchen/Dining Area



Deck

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Extra Closet Space



En Suite Mstr. BdRm.



Master Bedroom



Master Bathroom



Very Lg. Master BdRm.



Full Mstr.Bath



Tub with Shower

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Laconia NH 03246-



2nd BdRm.



Room for Family



Or Room for Friends



Furnishing included



Your own Washer/Dryer



2nd Full Bath



Full Bath

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Laconia NH 03246-



Covered Parking &amp; Storage



Convenient to Weirs Beach



Weirs Beach



The Docks at Weirs Beach



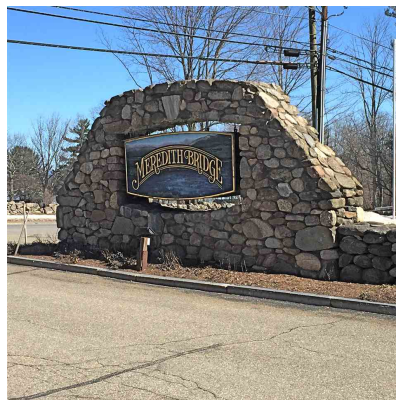
Club House



Tennis Courts



Boat/Trailer Storage



Meredith Bridge

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