

Enfield , NH	\$525000	MLS# 4134113
<p>38 Birch Lane</p> 	<p>Coldwell Banker Redpath & Company Hanover NH 03755</p> <p>Phone: 603-643-6406 Fax: 603-643-1887</p>	

REMARKS: Build a brand new home in about 4 months at Fieldstone Ridge! This is a wonderful community overlooking Whaleback Ski Area consisting of 10 homes with 4 more lots available. Come see the potential of 38 Birch Lane and the pleasant views of Mt. Cardigan. The Aspen Design is a cape style home with all the essentials on the main level. The floor plan features open living, dining and kitchen as well as a master suite and wonderful year around sunroom. The second floor has two large bedrooms, a full bath and plenty of closet space. Tons of future potential in the full, unfinished walkout basement. Homeowners Association monthly fee of \$129 provides, snow removal, well and septic maintenance and mowing of green space. Super convenient to Dartmouth Hitchcock and all Upper Valley Amenities. Note: all photos represent other homes built by developer.

Basic Property Information			
City/Town	Enfield	Square Footage	2500
County	GraftonNH	SF Fin Abv Gnd	
Taxes/Year	\$0/2012	SF in Basement	
School District		Road Frontage	0
Elementary School		Garage Cap.	2
Junior School		Lot Size (Acreage)	2.28
High School		Zoning	R5
		Year Built	2012
		House Color	TBD

Room Information:				Bathroom Levels (1,2,3,4)		School Information		
LivRm:	15x18	DinRm:	14x14	Kitchen:	13x27	Full	1,1,0,0	District:
Fam/Rec:		Other Rm:		Den:		3/4	0,0,0,0	Elementary:
Master:	13x19	Bedrm 2:	16x19	Bedrm 3:	16x19	1/2	0,0,0,0	Junior:
								High:

Property Features			
Interior features :	1st Floor Laundry , 1st Floor Master BR , Cable , Cable Internet , Cathedral Ceilings , Dining Area , Eat-in Kitchen , Fireplace-Gas , Kitchen/Dining , Laundry Hook-ups , Living Room , Master BR with BA , Skylight , Sunroom , Walk-in Closet	Roof :	Shingle-Asphalt
Driveway :	Paved	Docs available :	Association Docs , Covenant(s) , Property Disclosure
Heating/cooling :	Hot Air , Multi Zone	Electric :	200 Amp , Circuit Breaker(s)
Lot description :	Cul-De-Sac , Landscaped , Rural Setting , Sloping , Subdivision , View	Construction :	Wood Frame
Basement :	Full , Interior Stairs , Storage Space , Unfinished , Walk Out	Heat fuel :	Gas-LP/Bottle
Exterior features :	Porch-Covered , Underground Utilities	Equipment/appliances :	Dishwasher , Range-Electric , Refrigerator , Smoke Detector
Garage/parking :	2 Parking Spaces , Attached , Direct Entry , Storage Above	Floors :	Carpet , Hardwood , Tile
Water :	Drilled Well , Shared	Foundation :	Concrete
		Possession :	At Closing

Water heater :	Off Boiler	Sewer :	Septic , Shared
Fee includes :	Landscaping , Sewer , Water	Exterior :	Clapboard
Style :	Cape , W/Addition	Roads :	Public , Paved

Book: 2175 Page: 111 Map: 2 Lot: 30.8

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