



**64 Cobb Meadow**

**Dublin, New Hampshire 03444**

**L\$365,000**

**Active Residential 2787753**



Wonderful, airy, pristine custom cape. If you're looking for a country setting close to Dublin, Peterborough & Dublin Lake, this is it. Some of the extras include; A lg beautiful kitchen-family rm w/wd FP, custom cabinets, 1st flr laundry, mst bdrm w/bath, living room w/wainscotting & FP, plus upstairs there are 3 bdrms, playroom & many extras.

**Directions:**

Route 101 to Route 137 North. 1st left onto Cobb Meadow Road

**Taxes: \$ 7,334.00 Taxes TBD:No Tax Year: 2009 Monthly Assoc.\$: \$ Condo Assoc Fees: \$**

<b>Style:</b>	1 1/2 Story , Cape	<b>Year Built:</b>	1994	<b>Lot Acre:</b>	2.36
<b>Bedrooms:</b>	3	<b>Total Fin SqFt:</b>	2,800	<b>Book/Pg:</b>	2312/ 0686
<b>Full:</b>	2	<b>Apx Fin Above Grd:</b>	2,800	<b>Lot SqFt:</b>	102,802
<b>1/2 Baths:</b>	1	<b>Construction:</b>	Wood Frame	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	0	<b>Exterior:</b>	Clapboard	<b>Zoning:</b>	Res.
<b>Living Rm Dim:</b>	21x13	<b>Basement:</b>	Bulkhead , Full , Unfinished	<b>Flood Zone:</b>	No
<b>Dining Rm Dim:</b>	18x11	<b>Foundation:</b>	Concrete	<b>Road Frontage:</b>	
<b>Kitchen Dim:</b>	13x26	<b>Roof:</b>	Shingle-Asphalt	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>	22x16	<b>Heating/Cool:</b>	Baseboard , Hot Water	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	18x16	<b>Heat Fuel:</b>	Oil	<b>Roads:</b>	Paved
<b>2nd BR Dim:</b>	13x11	<b>Water Heater:</b>	Off Boiler , Oil	<b>Driveway:</b>	Paved
<b>3rd BR Dim:</b>	17x14	<b>Water:</b>	Private	<b>Garage/Park:</b>	4 Parking Space , Attached , Auto Open
<b>4th BR Dim:</b>		<b>Sewer:</b>	1000 Gallon , Leach Field , Private , Septic	<b>Garage Capacity:</b>	2
<b>Other Rm Dim:</b>	22x8	<b>Electric:</b>	200 Amp , Circuit Breaker	<b>Water Body Restri.:</b>	
<b>Den Rm Dim:</b>					

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath		1	1		1/2 Bath		1		
3/4 Bath					Den				
Dining Rm		1			Family Rm			1	
Kitchen		1			Living Rm		1		
Master BR			1		2nd BR			1	
3rd BR			1		4th BR				
Other Rm 1			1						

**Amenities:** 1st Floor Laundry , Alternative Heat Stove , Attic , Dining Area , DSL , Eat In Kitchen , Fireplace-Wood , Laundry Hook-ups , Master BR with BA , Mudroom , Playroom , 1st Floor Master BR , Den  
**Appliances:** Dishwasher , Range-Electric , Kitchen Island , Refrigerator

**Restrictions:**

**Negotiable:**

**Disability:** 1st floor Full Bathrm , 1st Floor 1/2 Bathrm , Kitchen w/5 ft Diameter , 1st Floor Laundry , Access. Parking

**Elem Sch:** Dublin Consolidated Sch

**Jr./Mid Sch:** South Meadow School

**High Sch:** Conval Regional High School

**Closed Date:** 50

**PREPARED BY**



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