

FACT SHEET

Town: Wilmot

Street: 287 Campground Road

Distance to Shopping: 5 miles

Schools: Kearsarge Regional School District

Special Aspects of Location: private, but very convenient

LAND FEATURES

Acreage: 28.79
(current use)

Terrain: Mostly level
& open around house, wooded behind

Orientation: Southeast

Landscaping: Yes, recently improved

Special Features: View of Mt. Kearsarge, lovely plantings in natural gardens

RESIDENCE

Style: Cape

Bedrooms: 3+
2BR septic system

Baths: 2 ½

Type of Construction: Wood frame

Sq. Ft.: 2,470

Year Built: 1986,
Additions & updates '03 & '07

FIRST FLOOR

Kitchen: 11' x 13' open, white Brookhaven cabinets, granite countertops, Kohler deep double stainless sink & faucet, Jenn-air oven, Sharp microwave, Kitchen Aide side by side refrigerator, Wolf 4 burner gas cooktop, breakfast bar for two, pine floors

Dining: 13'8 x 9' with alcove 9'10 x 14'4, Vermont soapstone stove, French doors to 10'10 x 5' deck, pine floors, ceiling fan, view of Kearsarge

Living: 13' x 19'6 Views, fireplace with granite surround, door to patio, built-in flat screen TV cabinet, cathedral ceiling, pine floor, 2 ceiling fans, large Palladium window

Den: 11'4 x 11'4 with built-in cabinets

Bath(s): 8'6 x 5'2 New half bath, Kohler fixtures

Master Bedroom Wing: 17' x 13'7 with 10' x 6' closet with built-in shelves and drawers, ceiling fan, large Palladium casement window, French doors to patio, washer & dryer

Master bath: 14' x 10' with soaking tub, double Kohler sinks, tile and granite, separate toilet area.

Mudroom: 2 closets, beadboard ceiling, built-in desk, stamped concrete floor, running water, ceiling fan

SECOND FLOOR:

Bedroom #2: 10' x 14'9" with double closet, maple floors, 7'6" x 6" area, window seat to view, ceiling fan

Bedroom #3: 8'10" x 21'3" with window seat, double closet, ceiling fan

Bath(s): 13'4" x 7' Tiled tub area, single sink with storage cabinet under

Other: 8'3" x 5' hallway with built-in storage shelves

ADDITIONAL FEATURES

Surround sound hardwired throughout the house

Exterior: New cedar, 2W5

Roof: IKO 30 year shingles

Windows: Old and new Marvin's

Electrical Service: 200 amp, NH Electric Coop

Heat Type: Radiant (no anti-freeze in system), woodstove (2 cords), Buderus oil fired boiler, 9 zones 1,000+/- gallons (including garage)

Hot Water Source: Off furnace

Sewer: 2 bedroom septic, 1,000 gallon concrete tank, gravity fed

Water Source: Drilled well

Attic: Blown-in insulation, recently tightened up, 2 energy audits performed.

Basement: Half basement storage, built-in shelves, wine cellar, bulkhead

Garage: 28' x 30' Attached 2 car (oversized), running water, 16' x 27' storage upstairs, gas line to Rinnai heater (not connected). Also 2 car detached 24' x 30' garage

Insulation: Various types, blue board, rolled batts

Cable: Comcast

Phone Service: TDS **Internet:** Comcast

Shed in back for lawnmowers and garden utensils. Gazebo with electricity. Alarm system if it gets too cold in the house, hardwired generator with 10 circuits.

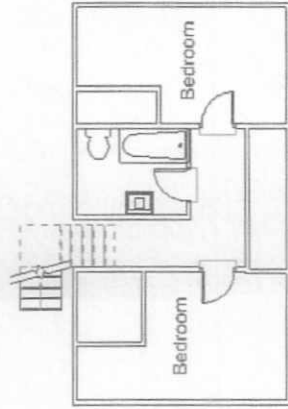
Price: \$675,000 **Tax Rate:** \$18.26 /\$1000 **One Year's Billing:** \$6,558/2009

SUMMARY

Wonderfully, comfortable, 3 bedroom country home on 28+ acres allowing privacy, Kearsarge Mountain views and easy access to Wilmot Village and New London. For more photos and details, visit www.287CampgroundRd.com

287 Campground Road, Wilmot

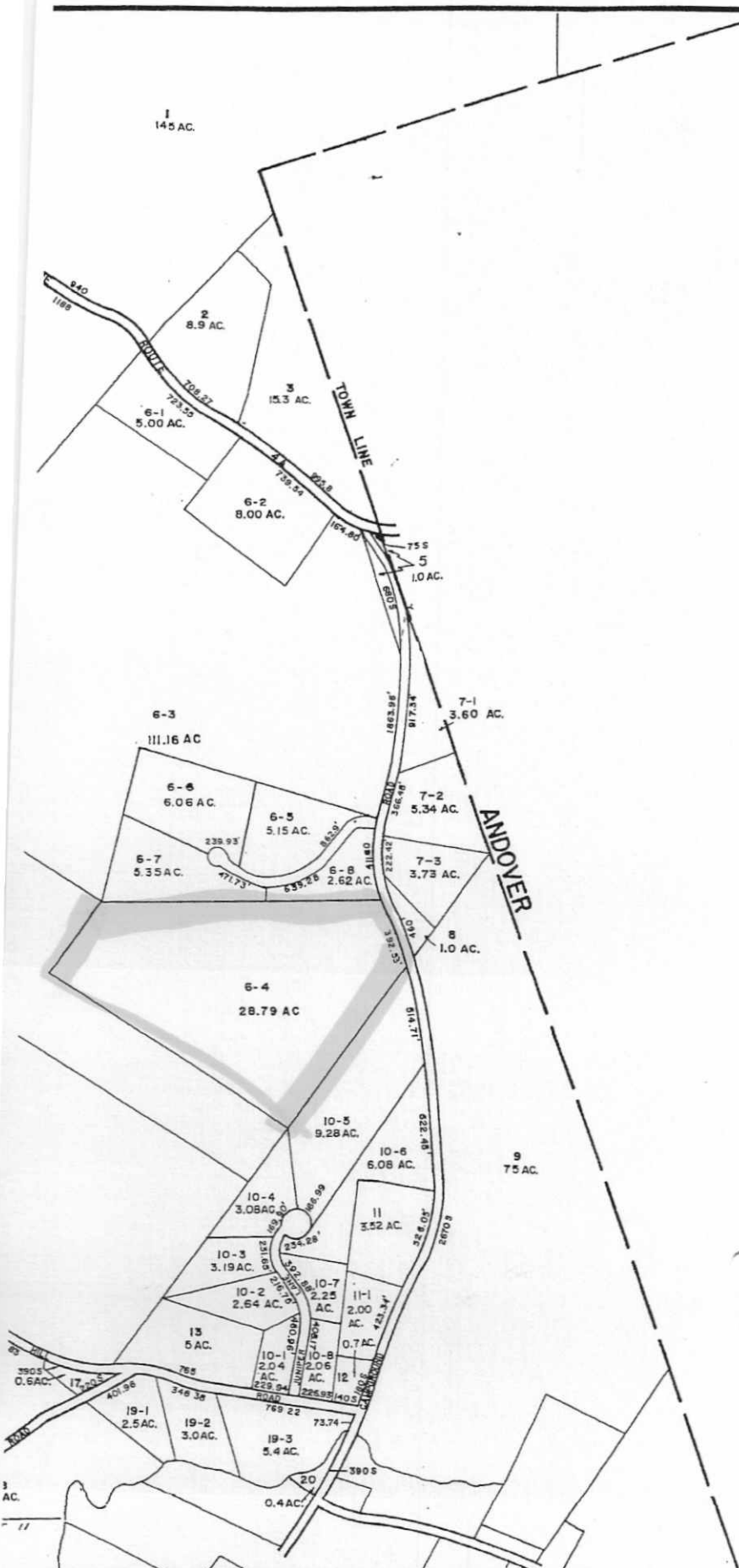
For Reference Only
Size is Approximate



2nd Floor

Main Floor





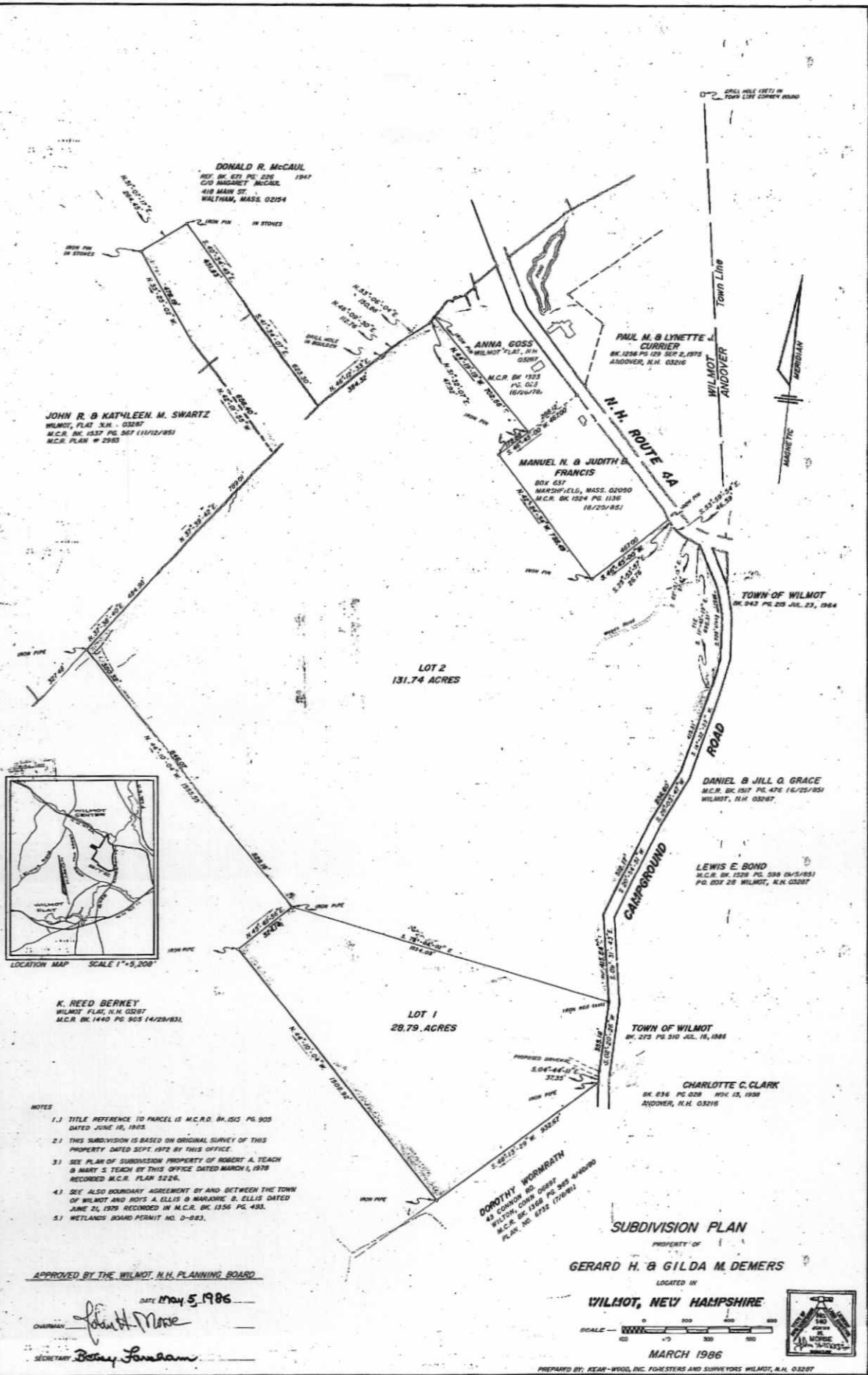
Map lot
010-006-0004

MATCH SHEET 12

Revisions by
Bristol, Sweet & Associates, Inc.
112 Keyser Street, P.O. Box 114

John Morse
1986

H-8879 - Revised May 20, 9-06 A.M. 1986
Submitted: January 5, 1986, by Gerard H. Demers, Property Owner.



K. REED BERKEY
WILMOT PLAN, N.H. 03207
M.C.R. Bk. 1460 Pg. 905 (4/28/83).

- NOTES
- 1.) TITLE REFERENCE TO PARCEL IS M.C.R.D. Bk. 1515 Pg. 905 DATED JUNE 18, 1983.
 - 2.) THIS SUBDIVISION IS BASED ON ORIGINAL SURVEY OF THIS PROPERTY DATED SEPT. 1972 BY THIS OFFICE.
 - 3.) SEE PLAN OF SUBDIVISION PROPERTY OF ROBERT A. TEACH & MARY S. TEACH BY THIS OFFICE DATED MARCH 1, 1978 RECORDED M.C.R. PLAN 5226.
 - 4.) SEE ALSO BOUNDARY AGREEMENT BY AND BETWEEN THE TOWN OF WILMOT AND ROY'S A. ELLIS & MARJORIE B. ELLIS DATED JUNE 21, 1979 RECORDED IN M.C.R. Bk. 1356 Pg. 493.
 - 5.) WETLANDS BOARD PERMIT NO. D-883.

APPROVED BY THE WILMOT, N.H. PLANNING BOARD

DATE May 5, 1986
 CHAIRMAN John H. Morse
 SECRETARY Betsy Latham

SUBDIVISION PLAN
 PROPERTY OF
GERARD H. & GILDA M. DEMERS
 LOCATED IN
WILMOT, NEW HAMPSHIRE



MARCH 1986

PREPARED BY: KEAR-WOOD, INC. FORESTERS AND SURVEYORS WILMOT, N.H. 03207
 FILE NUMBER 04-B-365, 150

