

**Residential**  
**2830925 Contingent**

**20 West Stearns Ave.**  
**Hooksett, New Hampshire 03106**



**L\$190,000**



<b>Style:</b>	Ranch	<b>Rooms:</b>	7
<b>Year Built:</b>	1963	<b>Bedrooms:</b>	3
<b>Color:</b>	Grey	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 4,876.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	1.57	<b>Garage Type:</b>	Under
<b>Lot SqFt:</b>	68,389	<b>Total Fin SqFt:</b>	1,799
<b>Road Frontage:</b>		<b>Apx Fin Above Grd:</b>	1,799
<b>Water Frontage:</b>		<b>Apx Fin Below Grd:</b>	0
<b>Water Acc Type:</b>		<b>Foot Print:</b>	
<b>Zoning:</b>	MDR		

<b>Water Body Type:</b>	<b>Water Body Restr.:</b>	<b>Surveyed:</b> Unknown	<b>Seasonal:</b> No
<b>Water Body Name:</b>	<b>Current Use:</b>	<b>Flood Zone:</b> Unknown	<b>Owned Land:</b>

**Public Rems:** This 3 Bedroom Ranch features large family room, bedroom and full bath all above the garage that could be used as an in-law. Also features a fireplace in the living room, hardwood floors, central air, large lot containing 2 parcels (2 Deeds, 1025/117 & 1355/185). Conveniently located near I93.

**Directions:** From 93 North, Exit 9N toward Hooksett, 0.7 miles. Turn left onto W Alice Ave. 0.1 miles. Turn Left onto Bell Ave. 0.2 miles. Turn Right onto W Stearns Ave. 0.2 miles. 20 W Stearns Ave. is the last house on the Left.

**APPROXIMATE ROOM DIMENSIONS**

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath			2			1/2 Bath					
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						Other Rm 2					
Other Rm 3											

**FEATURES**

<b>Amenities:</b> Ceiling Fans , Dining Area , Fireplace-Wood , Handicap Modified , Out Building	<b>Electric:</b> Circuit Breaker
<b>Basement:</b> Bulkhead , Full	<b>Exterior:</b> Vinyl
<b>Construction:</b> Wood Frame	<b>Foundation:</b> Concrete
<b>Driveway:</b> Paved	<b>Heating/Cool:</b> Central Air , Hot Air , Space Heater
<b>Appliances:</b> Dryer , Range-Electric , Refrigerator , Washer	<b>Lot Desc:</b> Subdivision , Wooded Setting
<b>Financing:</b>	<b>Restrictions:</b>
<b>Garage/Park:</b> Under	<b>Roof:</b> Shingle-Asphalt
<b>Heat Fuel:</b> Gas-Lp/Bottle , Oil	<b>Water:</b> Public
<b>Negotiable:</b>	<b>Water Heater:</b> Electric
<b>Roads:</b> Public	
<b>Sewer:</b> Private , Unknown	
<b>Fee Includes:</b>	
<b>Disability:</b> Multi-lvl w/lift	

<b>Book/Pg:</b> 1025/ 117	<b>Tax Rate:</b> \$ 21.16	<b>Tax Class:</b>	<b>Tax Reduct:</b> Unknown
<b>Elderly:</b>	<b>Veteran:</b>	<b>Other:</b>	<b>Map/Blck/Lot:</b> 44/ / 53/55
<b>Covenant:</b> Unknown	<b>Assmt:</b> \$ 230,400.00	<b>Assmt Yr:</b> 2009	<b>Recorded Deed:</b> Multiple
<b>Elem Sch:</b> Fred C. Underhill School	<b>Jr./Mid Sch:</b> David R. Cawley Middle Sch	<b>High Sch:</b> Manchester Central High Sch	<b>District:</b> Hooksett
<b>County:</b> Merrimack	<b>New Const:</b> No	<b>Source SqFt:</b> Muni	<b>Closed Date:</b>
<b>Excl Sale:</b>	<b>Devel/Subdiv:</b>		

**PREPARED BY**



**Lee Johansen**  
**Keller Williams Realty-Metropolitan**  
**Two Bedford Farms Drive**  
**Bedford, NH 03110**  
Lister: Lee Johansen of Keller Williams Realty-Metropolitan

**Email :** Lee@LeeJohansen.com  
**Off. Ph# :** (603) 232-8282  
**Agt. Ph# :** () - ext.  
**Cell Ph# :** (603) 315-0739  
**Fax Ph# :** (603) 628-2246



[www.LeeJohansen.com](http://www.LeeJohansen.com)

[kellerwilliamsmetro.com](http://kellerwilliamsmetro.com)

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