



**TAMI PELLETIER**  
REAL ESTATE, LLC

info@TamiPelletier.com

Phone: 603 529-2020

Fax: 603 529-2001

Listing Agent

**Tami Pelletier**

Phone: (603) 529-2020

Fax: (603) 529-2001

Cell: (603) 494-2331

[Tami@TamiPelletier.com](mailto:Tami@TamiPelletier.com)



**55 Collins Landing Road**  
**Unit #72, Weare NH**  
**\$239,900**

**Direct frontage on Lake Horace with great views. New three story townhouse with upgrades included!** Hardwood floors in open concept living room with fireplace. GRANITE, MAPLE Cabinets. Stainless Steel Appliances, tile in Kitchen and baths, plus lower entry. One car garage. Deck off kitchen. Cathedral master bedroom, walk-in closet and bath.. Southfacing screen porch overlooking water. Subject to AG approval. Reserve now to customize.

#### DIRECTIONS:

Route 114N to Reservoir Drive past lake, entrance on left. New Construction down hill on (L) or 93N to 89N Exit2, (L) end of ramp, stay straight to 77W, cross over RT.114 to Reservoir Drive.

#### FEATURES:

<b>Style:</b> 3 story, end row, townhouse	<b>Rooms:</b> 6
<b>Exterior:</b> vinyl	<b>Acres:</b> 185
<b>Color:</b>	<b>Lot :</b> ROW to water, view, water view, waterfront Condo Development
<b>Bedrooms:</b> 2	<b>Taxes/Yr.:</b> \$3,600
<b>Bathrooms:</b> 1¾	<b>Finished Sq. Ft.:</b> 1,632
<b>Const. Style:</b> wood frame	<b>Year Built:</b> 2008
<b>Heating:</b> hot water, multi zone	<b>Water:</b> community, drilled well, shared
<b>Heating Fuel:</b> gas-lp/bottle	<b>Sewer:</b> community, leach field, private, septic
<b>Garage:</b> auto open, direct entry, under	<b>Basement:</b> unfinished, walk out, partially finished
<b>Driveway:</b> common/shared, paved	<b>Foundation:</b> concrete
<b>Road:</b> association, dead end, private, shared	<b>Condo Fee :</b> \$210
<b>Deed Book/Page:</b> 6641/680	<b>Electrical:</b> 100 amp, circuit breaker

#### INTERIOR DESCRIPTIONS:

Room:	Size:	Features:
Living Room	21 x 11	
Kitchen	15 x 8	
Dinning Room	15 x 10	
Family Room	21 x 12	
Other Room	21 x 8	
Den	15 x 9	
Master Bedroom	15'6 x 10'6	
Bedroom 2	11 x 10'5	



Although believed to be accurate this information may contain errors and omissions

**Tami Pelletier Real Estate, LLC © 2005**

*Independently owned and operated.*

92 Woodbury Road, Weare, NH 03281

**Map/Lot:** 410//4

**Water Heater:** separate

**Equipment:** air conditioner,  
dishwasher, range-gas,  
refrigerator

**Amenities:** 1st floor laundry,  
cable, cathedral ceilings, ceiling  
fan, deck, dining area, fireplace-  
gas, home warranty, laundry hook-  
ups, loft, master bedroom with  
bath, pantry, screen porch,  
skylight, day dock