

Residential
2668150 Active

3 Russell St.
Wilton, New Hampshire 03086

L\$179,500



Style:	Cape , New Englander	Rooms:	5
Year Built:	1930	Bedrooms:	2
Color:	tan	Total Baths:	1
Taxes:	\$ 2,428.00	Full:	1
Tax Year:	2006	3/4 Baths:	0
Assoc. Fee:	\$	1/2 Baths:	0
Zoning:	RES	Garage	0
		Capacity:	
Lot Acre:	.05	Garage Type:	None
Lot SqFt:	2,178	Total Fin SqFt:	1,319
Road	46	Apx Fin Above	1,319
Frontage:		Grd:	
Water		Apx Fin Below	0
Frontage:		Grd:	
Water Acc		Foot Print:	20x28
Type:			

Water Body Type:		Surveyed:	Unknown	Seasonal:	No
Water Body Name:		Current/Land Use:	No	Flood Zone:	Unknown

Public Rems: Everything New. Ideal first home. New kitchen, new bath, new roof, new appliances, new tile and refinished hardwood flooring. Large wrap around porch, bay window, workroom and more. Easy to finance.
Directions: Rte. 101W to Main St. Wilton. Right on Russell. House on right.

APPROXIMATE ROOM DIMENSIONS

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath		0	0	1	0	1/2 Bath		0	0	0	0
3/4 Bath		0	0	0	0	Den		0	0	0	0
Dining Rm	11X12	0	1	0	0	Family Rm		0	0	0	0
Kitchen	12X13	0	1	0	0	Living Rm	12X15	0	1	0	0
Master BR	12X13	0	0	1	0	2nd BR	13X10	0	0	1	0
3rd BR		0	0	0	0	4th BR		0	0	0	0
Other Rm 1		0	0	0	0	Other Rm 2		0	0	0	0
Other Rm 3											

FEATURES

Amenities:	Ceiling Fan , Eat In Kitchen , Laundry Hook-ups , Porch
Basement:	Full , Unfinished
Construction:	Wood Frame
Driveway:	Paved
Electric:	Circuit Breaker

Appliances: Range-Gas , Refrigerator
Financing:
Garage/Park: None
Heat Fuel: Oil
Negotiable:
Roads: Public
Sewer: Public
Fee Includes:

Exterior: Clapboard
Foundation: Granite
Heating/Cool: Hot Air
Lot Desc: Level
Restrictions:
Roof: Shingle-Other
Water: Public
Water Heater: Gas

Book/Pg: 7617/ 696	Tax Rate: \$	Tax Class:	Tax Reduct: No
Elderly: No	Veteran: No	Other: No	Map/Blck/Lot: K/ / 99
Covenant: No	Assmt: \$ 151,300.00	Assmt Yr:	Deed: Fiduciary
Elem Sch: Florence Rideout Elementary	Jr./Mid Sch: Wilton-Lyndeboro Middle Sch	High Sch: Wilton-Lyndeboro Sr. High	District: Wilton-Lyndeborough
County: Hillsborough	New Const: No	Source SqFt:	Village/District:
Excl Sale:		Devel/Subdiv:	

AGENT/BROKER INFO

List Off: Exit 1ST Realty	List Agt: Bert Cox	Agent#: 19434
Firm/Office: 1114/0	Phone: (603) 223-0021	Ext:
Phone/Fax: (603) 223-0021 / (603) 229-3293	Email: bert@bertcox.com	Cell: (603) 225-0097

MLS User Rems:
Firm/Off Rems:
Showing: Call List Broker , Call List Office , Combo Lock Box

List Date: 07/20/2007	MLS Type: MLS	List Type: Exclusive Right	TB Fee:
Expire Dt: 10/20/2007	BA Fee: 3%	NA Fee: 3%	Internet: Yes
Cont Date:	Contings:	SubA/BrkA: 3%	Var Comm: No
Pend Date:	Org LA: Bert Cox	Orig List \$: \$179,500	DOM: 81
With Date:	Owner: Graham		Own Phone : () -
Closed Date:	Appraiser:	Appr Phone :	
Closed \$:	Fin Terms:	CI Concessions:	Org CA: