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Land 4734498 Active 182 Frank Gilman Highway (... Unit/Lot #: Alton NH 03809

Price - List Price - Closed Date - Closed

Yes

\$575,000

ZoningResidentialRoad FrontageYesLot Acres/SqFt14.500000/ 631,620Road Frontage Length200

Price Per Acre

Taxes TBD

N

Surveyed By

Gross Taxes/Year \$2,983.00 / 2018

Easements

Flood Zone No Parcel Access ROW
Water Access ROW Length/Width /
Water Body Type ROW Other Parcel
Water Frontage Length Total Lots/Leases /

Current Use N Estimated Open Space %

DOM 21 Land Gains

Directions Stone Meadow Commons is a fully permitted senior housing development. All state and local permits are up to date and ground has already been broken on the roadway to the first units. The development sits on 14.5 acres located at 182 Frank C. Gilman Hwy (Route 140) Alton, NH.

Exposure

Stone Meadow Commons is a fully permitted senior housing development. All state and local permits are up to date and ground has already been broken on the roadway to the first units. The development sits on 14.5 acers located at 182 Frank C. Gilman Hwy (Route 140) Alton, NH. It is situated in a picturesque rural setting only 1 ½ miles from Alton Bay. The development is approved for 45 total units. There is an existing single-family home already rented on the property for \$1,100 per month plus utilities (tenant has been there for five years and wants to stay). The home is a two-story gamble with three bedrooms and one and half baths approximately 1600 sqft. The rest of the development is to be built with a total of 11 structures consisting of four units per structure, the development can be phased. The roadway is private and not required to meet state or town specs without raised sidewalks, minimizing the infrastructure cost. All the units are ranch style and handicap accessible. They are designed to be two-bedroom one bath approximately 900 sqft. Alton zoning does not permit the traditional 55+, as most town do. This allows for a much larger renting demographic. This development requires that only one person on the lease to be 62 or older, but all the other occupants can be any age, kids included. This means any grandparent with custody of a child can still reside in this development. It also allows for people of any age with a disability to be permitted to rent.

Virtual Tours

Lot Description

LOT/LOCATION
Subdivision, View, Wooded Area Description

County Belknap Devel/Subdiv Stone Meadow Commons

Water Restrictions

Pole Number
Permit Status
Poads
None
Suitable Use
Permit Number
Driveway

Equipment Parking

School-District School-Elementary

School-Middle School-High

UTILITIES

Services Management Co/Phone

WaterPublicFuel CompanySewerOn-Site Septic NeededPhone CompanyElectricAt StreetCable CompanyElectric Company

PUBLIC RECORDS

Recorded Type Warranty Deeds-Total Book/Page 2453 / 801

Map8Block0Lot25SPAN #Property IDPlan Survey #Assmt Amt/Year/Assmts-SpecialTax Class

Tax Rate

DISCLOSURES

Fee/Frequency / Fee Includes
Fee 2/Frequency / Fee 2 Includes
Fee 3/Frequency / Fee 3 Includes

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DISCLOSURES continued Page 2 of 2

Monthly Lease Amt
Sale Includes

Listing ServiceFull ServiceItems ExcludedComp Only/TypeNoLand Restrictions

Covenants Unknown Foreclsd/BankOwnd/REO No

Resort No Shore Rights

Auction Documents Available

Auctioneer - Responsible Possession

Auctioneer License # Auction Date/Time

Auctn Price Determnd By Auction Info

Delayed Showing/Begin Date N / **Price - Original** \$575,000

PREPARED BY

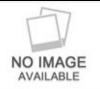
Peter Russell - Cell: 603-498-3627

prussell411@gmail.com

Peter Russell & Associates - Off: 603-431-2316

500 Market Street, Suite 15L Portsmouth NH 03801





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Listed By:

Peter Russell & Associates