

Land
4734498
Active

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

Price - List \$575,000
Price - Closed
Date - Closed



Zoning Residential
Lot Acres/SqFt 14.500000 / 631,620
Price Per Acre
Taxes TBD N
Gross Taxes/Year \$2,983.00 / 2018
Flood Zone No
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use N
DOM 21

Road Frontage Yes
Road Frontage Length 200
Surveyed Yes
Surveyed By
Easements
Parcel Access ROW
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases /
Exposure
Estimated Open Space %
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.

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 1/2 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/LOCATION	
Lot Description	Subdivision, View, Wooded
County	Belknap
Pole Number	
Permit Status	
Roads	None
Equipment	
Parking	
School-District	
School-Middle	
Area Description	Stone Meadow Commons
Devel/Subdiv	
Suitable Use	
Permit Number	
Driveway	
School-Elementary	
School-High	

UTILITIES	
Services	Management Co/Phone
Water Public	Fuel Company
Sewer On-Site Septic Needed	Phone Company
Electric At Street	Cable Company
	Electric Company

PUBLIC RECORDS			
Recorded Type	Warranty	Deeds-Total	Book/Page 2453 / 801
Map	8	Block 0	Lot 25
SPAN #		Property ID	Plan Survey #
Assmt Amt/Year	/	Assmnts-Special	Tax Class
Tax Rate			

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

DISCLOSURES continued	
Monthly Lease Amt	
Listing Service	Full Service
Comp Only/Type	No
Covenants	Unknown
Resort	No
Auction	
Auctioneer - Responsible	
Auctioneer License #	
Auctn Price Determnd By	
Delayed Showing/Begin Date	N /
Sale Includes	
Items Excluded	
Land Restrictions	
Foreclsd/BankOwnd/REO	No
Shore Rights	
Documents Available	
Possession	
Auction Date/Time	/
Auction Info	
Price - Original	\$575,000

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