

Note: Report includes internal fields.

Residential **Condo**
5077917
Active

3 Timberwood Drive
Goffstown **NH 03045**
Unit/Lot # 301

Listed: 3/2/2026 **\$285,000**
Closed:
DOM: 0



County NH-Hillsborough
VillDstLoc
Year Built 1987
Architectural Style Garden
Color Beige
Total Stories 1
Taxes TBD No
Tax Annual Amount \$4,272.00
Tax Year 2024
Tax Year Notes

Rooms Total 5
Bedrooms Total 2
Bathrooms Total 1
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 868
Below Grade Finished Area 0
Total Finished Area 868
List \$/SqFt Fin Total \$328.34
Total Area 868
Lot Size Acres 0.15
Lot Size Square Feet 6,534
Footprint

Activation Date



Directions From Manchester take Mast Road west, left into Timberwood. From intersection of Rt. 114 and Mast Road, go right on Mast Road, right into Timberwood. Building will be the third one on the right to the rear.

Public Remarks Welcome to this 3rd floor, end-unit condo at Timberwood, a conveniently located complex with a pool and tennis courts! The living room opens to a nice deck, which looks out to a majestic line of trees so you can enjoy the natural setting and bird song while you relax. The spacious primary bedroom has windows facing those same trees in one direction, and in the other direction you can see the clubhouse and pool, which are located just a short walk across the parking lot from this unit. The kitchen features a surprising amount of cabinet space, including a center island cabinet that expands the counterspace as well. There's a double closet in the dining room that can serve as a pantry or extra storage space, and there's also storage closet out on the deck. The laundry in the unit is a blessing, and there are newer windows in the bedroom (2022) and slider (2011), both still under transferrable warranty. With a modest condo fee of \$268 per month, this is a great way to get started in home ownership, and any personal touches or updates you make will just gain you equity. Located near the intersection of Mast Road and Route 114, you have easy access to Manchester, Bedford, the rest of Goffstown, and you're close to groceries, St. Anselm College, and the Goffstown rail trail. Come take a look for yourself!

STRUCTURE

Construction Status Existing	Estimated Completion Date	List \$/SqFt Fin ABV Grade \$328.34
Construction Materials Brick Exterior, Vinyl Siding	Rehab Needed	Above Grade Finished Area Source Assessor
Roof Shingle		Above Grade Unfinished Area 0
Foundation Details Concrete		Above Grade Unfinished Area Source
		Below Grade Finished Area Source
		Below Grade Unfinished Area 0
		Below Grade Unfinished Area Source
		Total Below Grade Area
		Total Below Grade Area Source

Basement No
Basement Access Type
Garage No
Garage Capacity
Parking Features On-Site, Paved, Unassigned

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Kitchen	9' 11" x 8' 6" 3				
Dining Room	11' 10" x 9' 8" 3				
Living Room	13' 10" x 13' 6" 3				
Primary Bedroom	15' 9" x 10' 3				
Bedroom	10' x 9' 11" 3				
Bathroom Full	3				

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

School District Goffstown Sch Dsct SAU #19
Elementary School Bartlett Elementary
Middle/Jr School Mountain View Middle School
High School Goffstown High School
Lot Features Condo Development, Level, Wooded

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Road Frontage No
Road Frontage Length
Road Frontage Type Association

UTILITIES

Heating Baseboard, Hot Water
Cooling Other, Wall AC Units
Water Source Public
Sewer Public
Electric Circuit Breaker(s)
Utilities Cable Available

Internet Cable Internet
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Ceiling Fan
Flooring Carpet, Tile, Vinyl
Exterior Features Deck
Driveway Paved
Parking Features On-Site, Paved, Unassigned

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Gas Water Heater
Other Equipment Intercom, Hardwired Smoke Detector

CONDO -- MOBILE -- AUCTION INFO

Condo Name Timberwood Condominium
Building Number
Units Per Building 28
Condo Limited Common Area
Condo Fees Yes
Association Amenities Clubhouse, Master Insurance, In-Ground Pool, Snow
Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Auction
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Approval
Mobile Must Move
Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee \$268.00 Monthly
Fee 2
Fee 3
Fee Includes Landscaping, Plowing, Recreation, Trash, Water

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Flood Zone Unknown
Seasonal No
Easements
Covenants Yes
Resort
Right of First Refusal

Exclusions
Documents Available Association Docs, Deed, Property Disclosure

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

Surveyed Yes
Surveyed By Holden Engineering

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 7323
Deed Page 2393
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning R2
Map 3
Block 37C3
Lot 301
SPAN#
Tax Class
Tax Rate
Current Use
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc
PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
VerPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
VerPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
VerPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Wall A/C is not functional; it broke just prior to winter and couldn't be replaced due to the season. Per the owner, the Association HAS approved installation of mini-splits if a buyer wanted to go that route. All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves.

Private Office Remarks

Showing Instructions Combo Lockbox, ShowingTime 800-746-9464, Single Broker Showing, Vacant
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name

Owner Name Atkins

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Keller Williams Realty-Metropolitan
Listing Office - Phone Number Off: 603-232-8282
Listing Office - Phone Number 2
List Agent - Agent Name and Phone Greg Powers - Cell: 603-716-0254
List Agent - Phone Number Cell: 603-716-0254
List Agent - E-mail gregpowers@kw.com

List Team - Team Name

List Team - Phone Number 1

List Team - Team Email 1

Co List Agent - Agent Name and Phone

Co List Agent - Phone Number

Co List Agent - E-mail

Alternate Contact - Agent Name

Alternate Contact - Phone Number

Alternate Contact - E-mail

Buyer Office - Office Name

Buyer Office - Phone Number

Buyer Office - E-mail

Buyer Agent - Agent Name

Buyer Agent - Phone Number

Buyer Agent - E-mail

Buyer Team - Team Name

Buyer Team - Phone Number 1

Co Buyer Office - Office Name and Phone

Co Buyer Agent - Agent Name and Phone

MLS List Date 3/2/2026
Expiration Date 5/31/2026
Active Under Contract Date
Pending Date
Withdrawn Date
Terminated Date
Close Date
Anticipated Closing Date

Marketed in other Property Type No
Other MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/ Apptd. Agency Yes
Short Sale No
Original List Price \$285,000

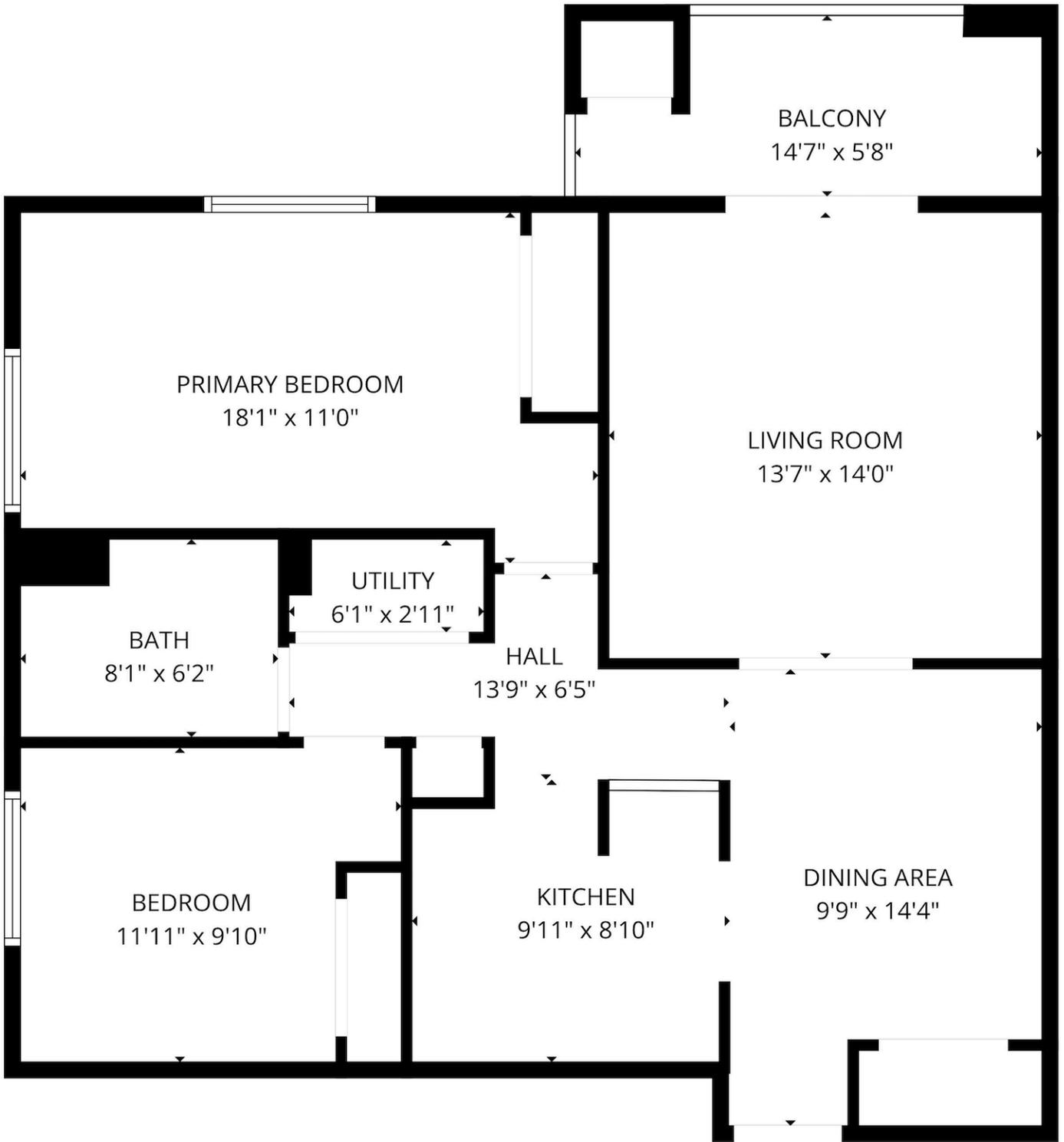
Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

My Info: Greg Powers - Cell: 603-716-0254

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Floor plan created by Cubical app. Measurements deemed highly reliable but not guaranteed.

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New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Margaret A. Atkins

2. **PROPERTY LOCATION:** 3 Timberwood Dr. #301, Goffstown NH 03045

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 21 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other Manchester city water

b. **INSTALLATION:** Location: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: UNKNOWN
 Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: Yes No N/A Quantity: Yes No
 Quality: Yes No Unknown
 If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test _____
 IF YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
 IF YES, are test results available? Yes No
 What steps were taken to remedy the problem? _____

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? Yes No
 What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: _____ Location Unknown. Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 COMMENTS: _____

SELLER(S) INITIALS MAA / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 3 Timberwood Dr. #301, Goffstown NH 03045

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: _____ Size: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
 Date of Evaluation: _____
 Comments: _____
 FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. **ASBESTOS - Current or previously existing:**
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown
 In flooring tiles? Yes No Unknown
 In the roofing shingles? Yes No Unknown
 Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: New shingles @ 6 yrs ago

c. **RADON/AIR - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS Mace / _____

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 3 Timberwood Dr. #301, Goffstown NH 03045

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: HOA fees

What is your source of information? Condo. Assoc.

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

Yes No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

Yes No Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

Yes No Unknown Comments: _____

g. Has the property been surveyed?

Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: unknown Type: _____ Fuel: Nat. GAS Tank Location: N/A

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: \$606.28 Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: N/A

Comments: _____

j. Roof Age: 6 yrs. Type of Roof Covering: Shingles

Moisture or leakage: NO

Comments: _____

SELLER(S) INITIALS

M&C

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 3 Timberwood Dr. #301, Goffstown NH 03045

- k. **Foundation/Basement** Full Partial Other: _____ Type: Slab
Moisture or leakage: _____
Comments: _____
- l. **Chimney(s)** How Many? unknown Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: unknown Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 5 1/2 yrs Type: _____ Gallons: _____
- o. **Electrical System** # of Amps 125 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- p. **Modifications:** Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- q. **Pest Infestation:** Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____
- s. **Air Conditioning** Type: wall unit Age: _____ Date Last Serviced and by whom: _____
Comments: not operable
- t. **Pool** Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- u. **Generator** Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: cable / comcast
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) building alarm system
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS Thaa | _____

BUYER(S) INITIALS _____ | _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 3 Timberwood Dr. #301, Goffstown NH 03045

10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

AC inoperative - by the time it died I could NOT find a wall unit with the right dimensions & BTUs. Apparently they are only available in the Spring. The Condo Assoc. has recently approved mini-splits using the same spot with the wall hole repaired.

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Margaret A Atkins 2/2/2026
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS Man

BUYER(S) INITIALS

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Margaret A. Atkins
3 Timberwood Dr. #301, Goffstown NH 03045
2. Association Name (if applicable): Timberwood Condominium
3. Property Manager/Agent: Great North Property Management Phone: 603-639-7309

4. **GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Are you aware of any rental, use or age restrictions? Yes No Unknown
- e. Number of allocated parking spaces available for this unit: a little less than 3 spaces per unit
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
- h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No

5. **MASTER INSURANCE POLICY**

- a. Name of Company: _____
- b. Name of Agent: _____ Phone: _____

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$268.00
- b. What do the monthly fees include?
- | | | |
|--|---|--|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input checked="" type="checkbox"/> Landscaping | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input checked="" type="checkbox"/> Snow Removal |
| <input checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input checked="" type="checkbox"/> Trash Removal |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water |
| <input type="checkbox"/> Other: _____ | | |
- c. Are there any additional fees? If so, please specify: _____
- d. Are you aware of any special assessments or loans in effect at this time? Yes No
- If Yes, explain: _____
- Additional Comments: _____

7. **ACKNOWLEDGEMENTS:**
 SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

Margaret A. Atkins 1/30/2026
 SELLER DATE

 SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

 BUYER DATE

 BUYER DATE

4090239

2004 SEP 23 AM 11:39

Return to:
Margaret Atkins

File No. 04011387

3 Timberwood Dr
Goffstown NH
03045

18.37
2-
20.37

2,024 TS

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****2 THOUSAND 0 HUNDRED AND 24 DOLLARS	
09/23/2004	686484 \$ ****2024.00
VOID IF ALTERED	

WARRANTY DEED

Know All Men By These Presents That I, Kimberly A. Baxter, single

of 3 Timberwood Drive #301, Goffstown, County of Hillsborough and State of NH for consideration paid, grant to Margaret A. Atkins, single

of 88 Cartier Street #2, Manchester, County of Hillsborough and State of NH

with WARRANTY COVENANTS

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

Reference is hereby made to a deed from Suwana Pankam dated May 31, 2001 to Kimberly A. Baxter and recorded in the Hillsborough County Registry of Deeds in Book 6431, Page 1794

The said Grantor(s), Kimberly A. Baxter

release to said Grantee(s), all rights of homestead and other interests therein.

In Witness Whereof, I have hereunto set my/our hand(s) this September 21, 2004.

[Signature]
Witness to all

[Signature]
Kimberly A. Baxter



State of New Hampshire
County of Hillsborough

On this September 21, 2004 personally appeared before me the above-named Kimberly A. Baxter

and acknowledged the foregoing to be his/her/their free act and deed.

[Signature]
Notary Public Justice of the Peace

My commission expires:

BK 7323PG2393

Exhibit A - Deed

A certain condominium unit located in the Timberwood Condominium, Mast Road, Goffstown, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

THREE KAB

Unit #301 located in the building known as ~~Eleven~~ Timberwood Drive as defined, described and identified in the Timberwood Condominium Declaration dated September 14, 1987, and recorded in the Hillsborough County Registry of Deeds at Book 4400, Page 146, said building shown on a certain Site Plan entitled As Built Plan Timberwood Goffstown, NH by Holden Engineering & Surveying, Inc. dated August 18, 1987 with revisions and said Unit shown on certain floor plans entitled Goffstown, New Hampshire, Timberwood Condominium Plan of Eleven Timberwood Drive by Meyer & Meyer, recorded September 14, 1987.

The aforesaid Site Plan and Floor Plans are recorded in the Hillsborough County Registry of Deeds as Plan No. 21166 and Plan No. 21373, respectively.

Also conveying an undivided interest in the Common Area, as defined, described and identified in the Declaration and on the Plans.

The property conveyed herein is subject to the provisions of the New Hampshire Condominium Act, RSA 356-B, as amended, and the Declaration of Condominium for Timberwood Condominium, dated September 14, 1987, and recorded at said Hillsborough County Registry of Deeds in Book 4400, Page 146.

Also including with said unit the following rights and easements:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Declaration and on the Plans.
2. Easements in common with the others to use the Common Area, excepting Limited Common Area.
3. Non-exclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Declaration, and in the By-Laws for Timberwood Condominium Unit Owner's Association.

Subject to rights, reservations, easements, conditions and restrictions, recorded in said Registry, Book 5315, Page 1787.

This conveyance is subject to the following:
Continued on next page

KAB

BK 7323PG2394

LEGAL DESCRIPTION - CONTINUED

1. The right in common with others to use all roads and driveways for the purposes of access, and for the use of all common areas as set forth in the Declaration of Condominium for Timberwood Condominium.
2. The grantor herein reserves to itself, or its successors or assigns, all rights which are not herein specifically conveyed.
3. The property conveyed herein is also subject to all easements, covenants and restrictions of record.
4. Reservation of right by the grantor to grant easements over the property conveyed herein for the installation, repair, maintenance, replacement or removal of public utility lines, wires, cables, conduits, pipes, vents or poles.
5. There is excepted from said Unit conveyed herein the Common Area lying within such units as set forth in the Declaration.
6. A non-exclusive easement for structural support, encroachments, and for repair in favor of the owners of other condominium units in the condominium and such other easements as set forth in the Declaration and in the By-laws.
7. Taxes, the other restrictions, covenants, conditions, easements, uses, limitations and obligations set forth and referred to in the Declaration, and water, sewer, drainage, electric, telephone, cable television and other utility easements of record and subsequently granted by Grantor, its successors and assigns.
8. The provisions of the Articles of Agreement, By-laws, and Condominium Residency Regulations, if any, adopted pursuant to the By-laws and the new hampshire Condominium Act (New Hampshire Revised Statutes Annotated, Chapter 356-B).
9. The Declaration of Timberwood Condominium by Declarant dated September 14, 1987, recorded in Hillsborough County Registry of Deeds in Book 4400, page 146.
10. The terms of any Plans on record in the Hillsborough County Registry of Deeds relating to Timberwood Condominium as approved by the Town of Goffstown.
- 11 Easements and restrictions of record.
- 12 The approval of the planned unit development for Timberwood Condominium granted by the Goffstown Planning Board.

Reviewed/Initialed KAB

BK 7323PG2395

3-301 TIMBERWOOD DR

Location 3-301 TIMBERWOOD DR

Mblu 3/ 37C3/ 301/ /

Acct# 123

Owner ATKINS, MARGARET A

Assessment \$209,000

PID 802

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$209,000	\$0	\$209,000

Owner of Record

Owner ATKINS, MARGARET A
Co-Owner
Address 3-301 TIMBERWOOD DR
GOFFSTOWN, NH 03045

Sale Price \$134,933
Certificate
Book & Page 7323/2393
Sale Date 09/23/2004
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ATKINS, MARGARET A	\$134,933		7323/2393	00	09/23/2004
BAXTER, KIMBERLY A	\$87,000		6431/1794	00	06/04/2001
PANKAM, SUWANNA	\$79,000		6295/0335	00	09/26/2000
CRIMMINS, THOMAS	\$0		4799/0282		06/09/1988

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 868
Replacement Cost: \$112,610
Building Percent Good: 79
Replacement Cost
Less Depreciation: \$89,000

Building Attributes

Field	Description
Style:	Condominium
Model	Res Condo
Stories:	1 Story
Grade	Average-1
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Grade	Average-1
Stories:	3
Residential Units:	24
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Res/Com Units:	152
Section #:	
Parking Spaces	
Section Style:	
Foundation	Poured Concret
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	AM1

Building Photo



(<https://images.vgsi.com/photos/GoffstownNHPhotos/\00\00\30\28.JPG>)

Building Layout

FOP
(52 sf)
BAS
(868 sf)

(ParcelSketch.ashx?)

pid=802&bid=836)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	868	868
FOP	Porch, Open, Finished	52	0
		920	868

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land**Land Use****Land Line Valuation**

Use Code	102U	Size (Acres)	0.15
Description	Condominium	Frontage	0
Zone	R2	Depth	0
Neighborhood	M3	Assessed Value	\$0
Category			

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
AM1	TIMBERWOOD			1.00 UNITS	\$120,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$209,000	\$0	\$209,000
2024	\$209,000	\$0	\$209,000
2023	\$209,000	\$0	\$209,000



Town of Goffstown

TOWN OFFICES
16 MAIN STREET
GOFFSTOWN, NH 03045

Bill #: 2025 - 2 - 262
Due Date: December 10, 2025
Billing Date: October 28, 2025

PROPERTY TAX
BILL FOR TAX YEAR 2025 Period 2

ATKINS, MARGARET A
3-301 TIMBERWOOD DR
GOFFSTOWN, NH 03045

Map-Lot#: 3-37C3-301
Location: 3-301 TIMBERWOOD DR
Account #: 123

Tax Rate Information

COUNTY TAX	\$1.08	\$225.72
LOC SCHOOL	\$11.59	\$2,422.31
STATE EDUC	\$1.19	\$248.71
TOWN TAX	<u>\$7.02</u>	<u>\$1,467.18</u>
	\$20.88	\$4,363.92

Make checks payable to: TOWN of GOFFSTOWN
Important Information on Back

Town Hall Hours
Monday - Friday 8:00 am to 4:00 pm

ASSESSED VALUE AND EXEMPTIONS

Land	\$0
Building	\$209,000
Current Use Land	\$0
Gross Assessed Value	\$209,000
Exemptions	
NET ASSESSED VALUE	\$209,000

PROPERTY TAX & CREDITS

Estimated Gross Tax	\$4,363.92
Credits	\$0.00
Adjustment	\$0.00
Net Tax This Period	\$4,363.92
Previously Paid	-\$2,136.00
Interest* & Fees	\$0.00
Net Due By: December 10, 2025	\$2,227.92
Delinquent Taxes	\$0.00
Total Due	\$2,227.92

*Interest on Delinquent Amounts as of December 10, 2025

FOR PROPER CREDIT, MAIL PAYMENT WITH LOWER STUB. FOR A RECEIPT ENCLOSE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE

Town of Goffstown

TOWN OFFICES
16 MAIN STREET
GOFFSTOWN, NH 03045

Map-Lot#: 3-37C3-301 2025 - 2 - 262
Location: 3-301 TIMBERWOOD DI Due Date: December 10, 2025
Account #: 123

ATKINS, MARGARET A
3-301 TIMBERWOOD DR
GOFFSTOWN, NH 03045

Net Due: \$2,227.92
Delinquent Taxes \$0.00
Total Due \$2,227.92

Interest on Delinquent Amounts as of: December 10, 2025

FOR RECEIPT: Send entire bill & self-addressed stamped envelope

Utility and Service Information

For the property located at: 3 Timberwood Dr. #301, Goffstown NH 03045

Trash pick up provided by:

PIward - dumpster outside

Scheduled pick up:

Recycling pick up provided by:

private company - bins are by the dumpster

Scheduled pick up:

Wednesdays

Fuel company: Liberty Phone: 1-800-833-4200

Average seasonal cost: \$600⁰⁰

Fuel tanks/location: N/A Size: _____

Other fuel/company: N/A Phone: _____

Furnace service company: _____ Phone: _____

A/C service company: N/A Phone: _____

Well service company: N/A Phone: _____

Septic service company: N/A Phone: _____

Irrigation service company: UNKNOWN Phone: _____

Electricity provider: EVERSOURCE Phone: 1-888-729-7764

Avg. monthly bill in summer: \$100⁰⁰ In winter: 50-60

Standard thermostat setting in summer: N/A In winter: 68-72

Local telephone company: _____ Phone: _____

Cable/Satellite company: _____ Phone: _____

Do they provide internet service: Y N

If "No," internet provider: _____ Phone: _____

Are there any transferrable service contracts? Y N

If "Yes," attach details

Homeowner association? Y N

Contact person: _____ Phone: _____

Other information: