

**Residential / Single Family**  
**4695224**  
**Active**

**12 Tether Road**  
**Bedford**

**Unit/Lot #:**  
**NH 03110**

**Price - List \$489,900**  
**Price - Closed**  
**Date - Closed**



<b>Year Built</b>	2005	<b>Rooms - Total</b>	7
<b>Style</b>	Colonial	<b>Bedrooms - Total</b>	3
<b>Color</b>		<b>Baths - Total</b>	3
<b>Total Stories</b>	2	<b>Baths - Full</b>	2
<b>Zoning</b>	RA	<b>Baths - 3/4</b>	0
<b>Taxes TBD</b>	N	<b>Baths - 1/2</b>	1
<b>Gross Taxes/Year</b>	\$8,553.00 / 2017	<b>Baths - 1/4</b>	0
<b>Lot Acres/SqFt</b>	0.290000 / 12,632	<b>SqFt-Tot Finished</b>	2,346
		<b>DOM</b>	3

**Directions** Rt. 101 to Wallace Road south, right on Swenson, right on Tether.

With its tasteful landscaping and stately facade, this Greenfield Farms hip-roof colonial home has unbeatable curb appeal. Located at the rear of a quiet cul-de-sac adjoining the natural space of McQuade Brook, and framed by elegant plantings, the home feels like a tranquil retreat despite being in a welcoming neighborhood. Find peace and quiet on the rear deck, or interact with the neighbors on your wraparound farmer's porch, ice tea in hand. As you enter the house, the two-story foyer emphasizes the stately appeal of the exterior. Toward the front there's roomy formal dining room to one side, and on the other there's a spacious living room which features built-in bookcases and a decorative fireplace. The heart of the home, however, is the well-laid out eat-in kitchen, which opens broadly to all the other rooms on the first floor, including the relaxing family room, where you can almost hear laughter and merriment echoing from the cathedral ceiling. From here a door leads to the rear deck, or straight into the garage, which features large storage cabinets and a chain lift to keep your generator out of the way, as well as storage up above. The first floor is also complemented by a convenient powder room & first-floor laundry. Upstairs the master bedroom features a walk-in closet and master bathroom with soaking tub, & the two secondary bedrooms round out the second level. A lovely house, a desirable neighborhood, excellent schools--it's a place you'll want to call home.

**STRUCTURE**

<b>Construction Status</b>	Existing	<b>Footprint</b>	
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	2,346 / Municipal
<b>Foundation</b>	Concrete	<b>SqFt-Apx Fin BG/Source</b>	0 /
<b>Exterior</b>	Vinyl Siding	<b>SqFt-Apx Unfn AG/Source</b>	0 /
<b>Roof</b>	Shingle - Architectural	<b>SqFt-Apx Unfn BG/Source</b>	1,338 / Municipal
<b>Basement/Access Type</b>	Yes / Walk-up	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>	Concrete, Concrete Floor, Stairs - Interior, Unfinished	<b>SqFt-Apx Total Finished</b>	2,346
		<b>SqFt-Apx Total</b>	3,684
		<b>Mobile Make/Model</b>	/
<b>Garage/Capacity</b>	Yes / 2	<b>Mobile Serial Number</b>	
<b>Garage Type</b>	Attached	<b>Mobile Anchor</b>	
<b>Garage Description</b>	Auto Open, Direct Entry	<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
<b>Kitchen</b>	23.5 x 12.5	1			
<b>Dining Room</b>	14 x 12	1			
<b>Living Room</b>	20 x 12.5	1			
<b>Family Room</b>	21 x 15	1			
<b>Master Bedroom</b>	17.5 x 12.5	2			
<b>Bedroom</b>	11.5 x 11	2			
<b>Bedroom</b>	10.5 x 10	2			

**UTILITIES**

<b>Heating</b>	Hot Air	<b>Services</b>	
<b>Heat Fuel</b>	Gas - LP/Bottle	<b>Management Co/Phone</b>	Evergreen Harvard Group / 603-622-7000
<b>Cooling</b>	Central AC	<b>Fuel Company</b>	
<b>Water</b>	Public	<b>Phone Company</b>	
<b>Sewer</b>	Public	<b>Cable Company</b>	
<b>Electric</b>	200 Amp, Circuit Breaker(s), Generator Ready	<b>Electric Company</b>	

**LOT / LOCATION**

<b>County</b>	NH-Hillsborough	<b>Devel/Subdiv</b>	Greenfield Farms	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Bedford Sch District SAU #25	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Peter Woodbury Sch	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Ross A Lurgio Middle School	<b>Roads</b>	Cul-de-Sac, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Bedford High School	<b>Road Front/Length</b>	Yes / 30
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Landscaped, Level	<b>Area Desc</b>	

**FEATURES**

<b>Features - Interior</b>	Cathedral Ceiling, Ceiling Fan, Master BR w/ BA, Walk-in Closet, Window Treatment, Laundry - 1st Floor	<b>Features - Exterior</b>	Deck, Porch - Covered
<b>Flooring</b>	Carpet, Hardwood, Tile	<b>Driveway</b>	Paved
<b>Appliances</b>	Dishwasher, Microwave, Range - Electric, Refrigerator		
<b>Equipment</b>	Smoke Detectr-Hard Wired		
<b>Water Heater</b>	Gas - LP/Bottle		

<b>Green Verification Progrm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

**PUBLIC RECORDS**

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	7502 / 2494
<b>Map</b>	39	<b>Block</b>	17	<b>Lot</b>	12
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	\$452,300 / 2017	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>		<b>Land Gains</b>	

**DISCLOSURES**

<b>Fee/Fee Frequency</b>	\$435.00 / Yearly	<b>Fee Includes</b>	Landscaping
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	No	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	
<b>Flood Zone</b>	Unknown	<b>Rented</b>	
<b>Covenants</b>	Yes	<b>Easements</b>	Yes
<b>Possession</b>		<b>Documents Available</b>	Covenants, Deed, Property Disclosure, Tax Map
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date</b>	N /	<b>Financing</b>	

**PREPARED BY**

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