

Note: Report includes internal fields.

**Residential**      **Condo**      **251 Villager Road**      **Listed: 9/30/2026**      **\$539,900**  
**5112231**      **Chester**      **NH 03036**      **Closed:**  
**Active**      **Unit/Lot #**      **DOM: 2**



**County** NH-Rockingham  
**VillDStLoc**  
**Year Built** 2017  
**Architectural Style** Townhouse  
**Color** Grey  
**Total Stories** 2  
**Taxes TBD** No  
**Tax Annual Amount** \$8,190.00  
**Tax Year** 2025  
**Tax Year Notes**

**Rooms Total** 8  
**Bedrooms Total** 2  
**Bathrooms Total** 3  
**Bathrooms Full** 0  
**Bathrooms Three Quarter** 2  
**Bathrooms Half** 1  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,614  
**Below Grade Finished Area** 385  
**Total Finished Area** 1,999  
**List \$/SqFt Fin Total** \$270.09  
**Total Area** 2,533  
**Lot Size Acres**  
**Lot Size Square Feet**  
**Footprint**

**Activation Date**



**Directions** From Chester Road, go north on Candia Road, left on Villager Road.

Property Panorama V...

**Public Remarks** Live, love, leave the yardwork to someone else! This beautiful condo at the Villages of Chester will capture your heart as soon as you walk in. As you stand on the front porch you'll have a view of nothing but greenery and sky across the street. Step into the welcoming entryway and you'll see almost the entire first floor, from the living room to the dining area, kitchen, and sunroom in back. The living room is graced with a gas fireplace for cozy ambiance, the tall bookcases will stay with the property, and those lovel bamboo floors carry throughout the home. The dining area is open to everything, and the gorgeous kitchen has a 3-seat oversized island, so it will be the hub of activity in the home. And with so many cabinets, you'll have to buy extra gadgets to fill them all! The sunroom flows right out to the 15' x 11' deck, integrating indoors with outdoors seamlessly and creating a great flow for visiting friends and family. Upstairs is a spacious primary suite, second bedroom, and convenient laundry room with an extra half bath. The basement is almost fully finished, with two spacious rooms for workouts, guest space, or whatever you want, as well as another three-quarter bathroom (with perhaps a sauna?) and a small kitchenette area. The 2-car garage is an uncommon feature as well, and has an extra pantry closet and additional storage above the doors and behind the stairs. The Villages includes trails, a pond, a pool & clubhouse, and has easy access to the quaint center of Chester as well as Rt. 101, and cats and dogs are welcome as well. You're at the tail end of a cul-de-sac so you won't see many cars going by, and you can set up a little garden in the green space across the street. Schedule your visit and start planning how you'll live in and love this home! OPEN HOUSES: Sat., 10/3 and Sun., 10/4, 11:00 am-1:00 pm.

#### STRUCTURE

**Property Condition** Existing  
**Construction Materials** Vinyl Exterior  
**Roof** Architectural Shingle  
**Foundation Details** Concrete

**Estimated Completion Date**

**List \$/SqFt Fin ABV Grade** \$334.51  
**Above Grade Finished Area Source** Assessor  
**Above Grade Unfinished Area** 494  
**Above Grade Unfinished Area Source** Assessor  
**Below Grade Finished Area Source** Assessor  
**Below Grade Unfinished Area** 40  
**Below Grade Unfinished Area Source** Assessor  
**Total Below Grade Area**  
**Total Below Grade Area Source**

**Basement** Yes  
**Basement Access Type** Walk-up  
**Basement Description** Daylight, Full, Partially Finished, Interior Stairs  
**Garage** Yes  
**Garage Capacity** 2  
**Parking Features** Auto Open, Direct Entry, Garage, Off Street, Parking Spaces 4, Paved

| ROOMS                  | DIMENSIONS / LVL   |
|------------------------|--------------------|
| Living Room            | 21' 11" x 13' 4" 1 |
| Kitchen                | 13' 3" x 13' 2" 1  |
| Dining Room            | 13' 3" x 9' 1      |
| Sunroom                | 11' 5" x 10' 6" 1  |
| Bathroom Half          | 6' 6" x 4' 9" 1    |
| Primary Bedroom        | 14' 2" x 13' 3" 2  |
| Bathroom Three Quarter | 10' 11" x 8' 7" 2  |
| Bedroom                | 11' 11" x 9' 9" 2  |

| ROOMS                  | DIMENSIONS / LVL  |
|------------------------|-------------------|
| Bathroom Half          | 8' 6" x 7' 3" 2   |
| Other                  | 7' 2" x 6' 8" B   |
| Family Room            | 15' 9" x 12' 5" B |
| Other                  | 12' 5" x 9' 7" B  |
| Bathroom Three Quarter | 8' 3" x 6' 9" B   |

| ROOMS | DIMENSIONS / LVL |
|-------|------------------|
|-------|------------------|

#### LOT & LOCATION

**Development / Subdivision**

**Owned Land**  
**Common Land Acres** 209.00  
**ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**  
**School District** Chester School District  
**Elementary School** Chester Academy  
**Middle/Jr School** Chester Academy  
**High School** Pinkerton Academy  
**Lot Features** Condo Development, Level

**Waterfront Property**  
**Water View**  
**Water Body Access** No  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Road Frontage** No  
**Road Frontage Length**  
**Road Frontage Type** Private  
Road, Privately Maintained

| UTILITIES           |                                      |                                  |                      |
|---------------------|--------------------------------------|----------------------------------|----------------------|
| <b>Heating</b>      | Propane, Forced Air, Gas Fireplace   | <b>Internet</b>                  | Fiber Optic Internet |
| <b>Cooling</b>      | Central AC                           | <b>Fuel Company</b>              |                      |
| <b>Water Source</b> | Community, Private                   | <b>Electric Company</b>          |                      |
| <b>Sewer</b>        | Leach Field, Septic Shared           | <b>Water Company</b>             |                      |
| <b>Electric</b>     | 200+ Amp Service, Circuit Breaker(s) | <b>Cable Company</b>             |                      |
| <b>Utilities</b>    | Underground Utilities                | <b>Phone Company</b>             |                      |
|                     |                                      | <b>Internet Service Provider</b> | Granite State        |

| FEATURES                 |                                                                                                                         |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Interior Features</b> | Central Vacuum, Blinds, Ceiling Fan, Gas Fireplace, Kitchen Island, Primary BR w/ BA, Walk-in Closet, 2nd Floor Laundry |
| <b>Flooring</b>          | Bamboo, Ceramic Tile, Vinyl Plank                                                                                       |
| <b>Exterior Features</b> | Deck, Covered Porch                                                                                                     |
| <b>Driveway</b>          | Paved                                                                                                                   |
| <b>Parking Features</b>  | Auto Open, Direct Entry, Garage, Off Street, Parking Spaces 4, Paved                                                    |
| <b>Appliances</b>        | Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, Electric Water Heater                                    |
| <b>Other Equipment</b>   | CO Detector, Hardwired Smoke Detector, Sprinkler System                                                                 |

| CONDO -- MOBILE -- AUCTION INFO |                                                                        |            |   |                           |  |
|---------------------------------|------------------------------------------------------------------------|------------|---|---------------------------|--|
| Condo Name                      | Villages at Chester                                                    | Bldg#      |   | Auction Date              |  |
| Condo Limited Common Area       |                                                                        | UntPerBldg | 2 | Auction Time              |  |
| Condo Fees                      | Yes                                                                    |            |   | Auctioneer Name           |  |
| Association Amenities           | Clubhouse, Common Acreage, In-Ground Pool, Snow Removal, Trash Removal |            |   | Auctioneer License Number |  |
|                                 |                                                                        |            |   | Auction Price Determnd By |  |

|                   |  |                      |  |
|-------------------|--|----------------------|--|
| Mobile Park Name  |  |                      |  |
| Mobile Make       |  | Mobile Park Approval |  |
| Mobile Model Name |  | Mobile Must Move     |  |
| MobileSer#        |  | Mobile Anchor        |  |
|                   |  | Mobile Co-Op         |  |

| DISCLOSURES               |                                             |            |                        |
|---------------------------|---------------------------------------------|------------|------------------------|
| Fee                       | \$515.00                                    | Monthly    |                        |
| Fee 2                     |                                             |            |                        |
| Fee 3                     |                                             |            |                        |
| Planned Unit Development  |                                             | Flood Zone | No                     |
| Rented                    |                                             | Seasonal   | No                     |
| Rental Amount             |                                             | Easements  |                        |
| Special Listing Condition | None                                        | Covenants  | Yes                    |
| Exclusions                | Dress in primary bathroom.                  |            | Resort                 |
| Documents Available       | Association Docs, Deed, Property Disclosure |            | Right of First Refusal |

|  |  |                          |                    |
|--|--|--------------------------|--------------------|
|  |  | Timeshare/Fract. Ownrshp | No                 |
|  |  | T/F Ownership Amount     |                    |
|  |  | T/F Ownership Type       |                    |
|  |  | Surveyed                 | Yes                |
|  |  | Surveyed By              | Holden Engineering |

| PUBLIC RECORDS |                  |            |           | Surveyed By Holden Engineering |            |
|----------------|------------------|------------|-----------|--------------------------------|------------|
| DeedRecTy      | Warranty         | Map        | 11        | POWER PRODUCTION               |            |
| Total Deeds    |                  | Block      | 11        | PrdType                        | PrdType2   |
| Deed Book      | 5895             | Lot        | 59        | PrdOwner                       | PrdOwner2  |
| Deed Page      | 0129             | SPAN#      |           | MountType                      | MountType2 |
| Deed 2 Book    |                  | Tax Class  |           | Mount Loc                      | Mount Loc2 |
| Deed 2 Page    |                  | Tax Rate   |           | PrdSize                        | PrdSize2   |
| PlanSurv#      | D-38325, D-39354 | PropTaxRel |           | InstallYr                      | InstallYr2 |
| Property ID    |                  | Land Gains |           | PrdAnnual                      | PrdAnnual2 |
| Zoning         | RD Residential   | AssmntYr   | 2025      | AnnStatus                      | AnnStatus2 |
|                |                  | AssmntAmt  | \$484,600 | PrdVerSrc                      | PrdVerSrc2 |
|                |                  | SpecAssmt  |           |                                |            |

GREEN PERFORMANCE INDICATORS

|                           |  |                             |  |                             |  |
|---------------------------|--|-----------------------------|--|-----------------------------|--|
| VerBody                   |  | VerBody2                    |  | VerBody3                    |  |
| BldgPrgm                  |  | BldgPrgm2                   |  | BldgPrgm3                   |  |
| Green Verification Year   |  | Green Verificatn Year 2     |  | Green Verificatn Year 3     |  |
| VerRating                 |  | VerRating2                  |  | VerRating3                  |  |
| Green Verification Metric |  | Green Verificatn Metric 2   |  | Green Verificatn Metric 3   |  |
| Green Verification Status |  | Green Verificatn Status 2   |  | Green Verificatn Status 3   |  |
| Green Verification Source |  | Green Verification Source 2 |  | Green Verification Source 3 |  |
| Green Verification NewCon |  | Green Verificatn NewCon 2   |  | Green Verificatn NewCon 3   |  |
| Green Verification URL    |  | Green Verificatn URL 2      |  | Green Verificatn URL 3      |  |

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

**Private Remarks** All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. Most of the furniture is available and open for discussion (dresser in primary bath excluded). SPECIAL ASSESSMENT of \$1668 was for three years-2025, 2026, 2027 to cover paving and updating clubhouse and pool; only 2027 remains, payable in three installments. Full condo docs available upon request.

Private Office Remarks

**Showing Instructions** 24 Hour Notice, Assisted Showings Reqrd, Call List Agent, Email Listing Agent, Text List Agent

**Showing Service** ShowingTime

**Input of Owner Name** I have written permission to submit name

**Owner Name** Opgenorth

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company** Realty Management Partner

**Management Company Phone** 603-709-2653

| LISTING & CLOSING INFORMATION                  |                                     |                                        |                 |
|------------------------------------------------|-------------------------------------|----------------------------------------|-----------------|
| <b>Listing Office - Office Name</b>            | Keller Williams Realty-Metropolitan | <b>MLS List Date</b>                   | 9/30/2026       |
| <b>Listing Office - Phone Number</b>           | Off: 603-232-8282                   | <b>Expiration Date</b>                 | 12/29/2026      |
| <b>Listing Office - Phone Number 2</b>         |                                     | <b>Active Under Contract Date</b>      |                 |
| <b>List Agent - Agent Name and Phone</b>       | Greg Powers - Cell: 603-716-0254    | <b>Pending Date</b>                    |                 |
| <b>List Agent - Phone Number</b>               | Cell: 603-716-0254                  | <b>Withdrawn Date</b>                  |                 |
| <b>List Agent - E-mail</b>                     | gregpowers@kw.com                   | <b>Terminated Date</b>                 |                 |
| <b>List Team - Team Name</b>                   |                                     | <b>Close Date</b>                      |                 |
| <b>List Team - Phone Number 1</b>              |                                     | <b>Anticipated Closing Date</b>        |                 |
| <b>List Team - Team Email 1</b>                |                                     |                                        |                 |
| <b>Co List Agent - Agent Name and Phone</b>    |                                     | <b>Marketed in other Property Type</b> | No              |
| <b>Co List Agent - Phone Number</b>            |                                     | <b>Other MLS#</b>                      |                 |
| <b>Co List Agent - E-mail</b>                  |                                     | <b>Comp Only</b>                       | No              |
| <b>Alternate Contact - Agent Name</b>          |                                     | <b>Comp Type</b>                       |                 |
| <b>Alternate Contact - Phone Number</b>        |                                     | <b>Listing Type</b>                    | Exclusive Right |
| <b>Alternate Contact - E-mail</b>              |                                     | <b>Listing Service</b>                 | Full Service    |
| <b>Buyer Office - Office Name</b>              |                                     | <b>Designated/Apptd. Agency</b>        | Yes             |
| <b>Buyer Office - Phone Number</b>             |                                     |                                        |                 |
| <b>Buyer Office - E-mail</b>                   |                                     | <b>Original List Price</b>             | \$539,900       |
| <b>Buyer Agent - Agent Name</b>                |                                     |                                        |                 |
| <b>Buyer Agent - Phone Number</b>              |                                     |                                        |                 |
| <b>Buyer Agent - E-mail</b>                    |                                     |                                        |                 |
| <b>Buyer Team - Team Name</b>                  |                                     |                                        |                 |
| <b>Buyer Team - Phone Number 1</b>             |                                     |                                        |                 |
| <b>Co Buyer Office - Office Name and Phone</b> |                                     |                                        |                 |
| <b>Co Buyer Agent - Agent Name and Phone</b>   |                                     |                                        |                 |

**Concessions**

**Concessions Amount**

**Concessions Comments**

**Appraisal Complete**

**Appraisal Type**

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

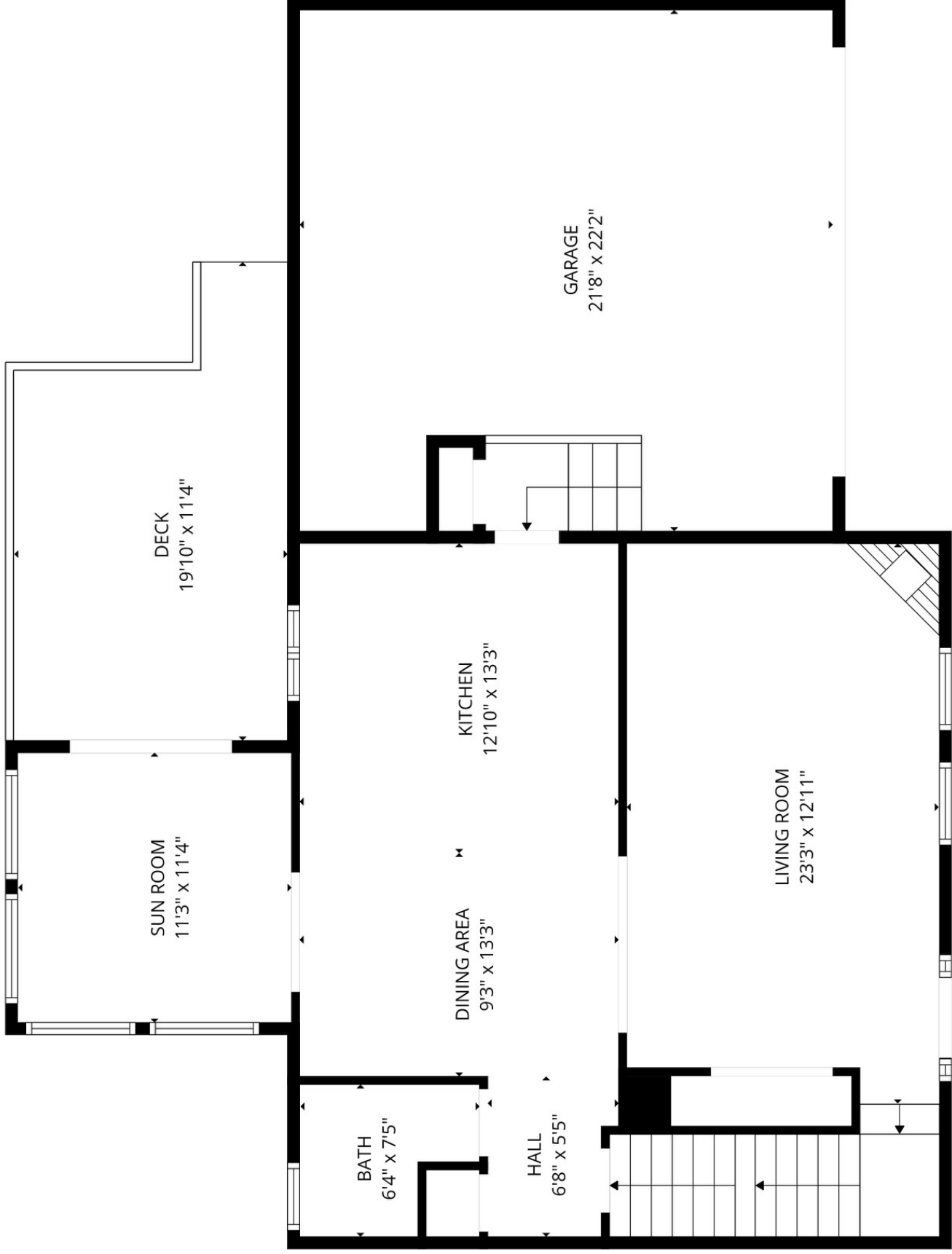
**Buyer Financing**

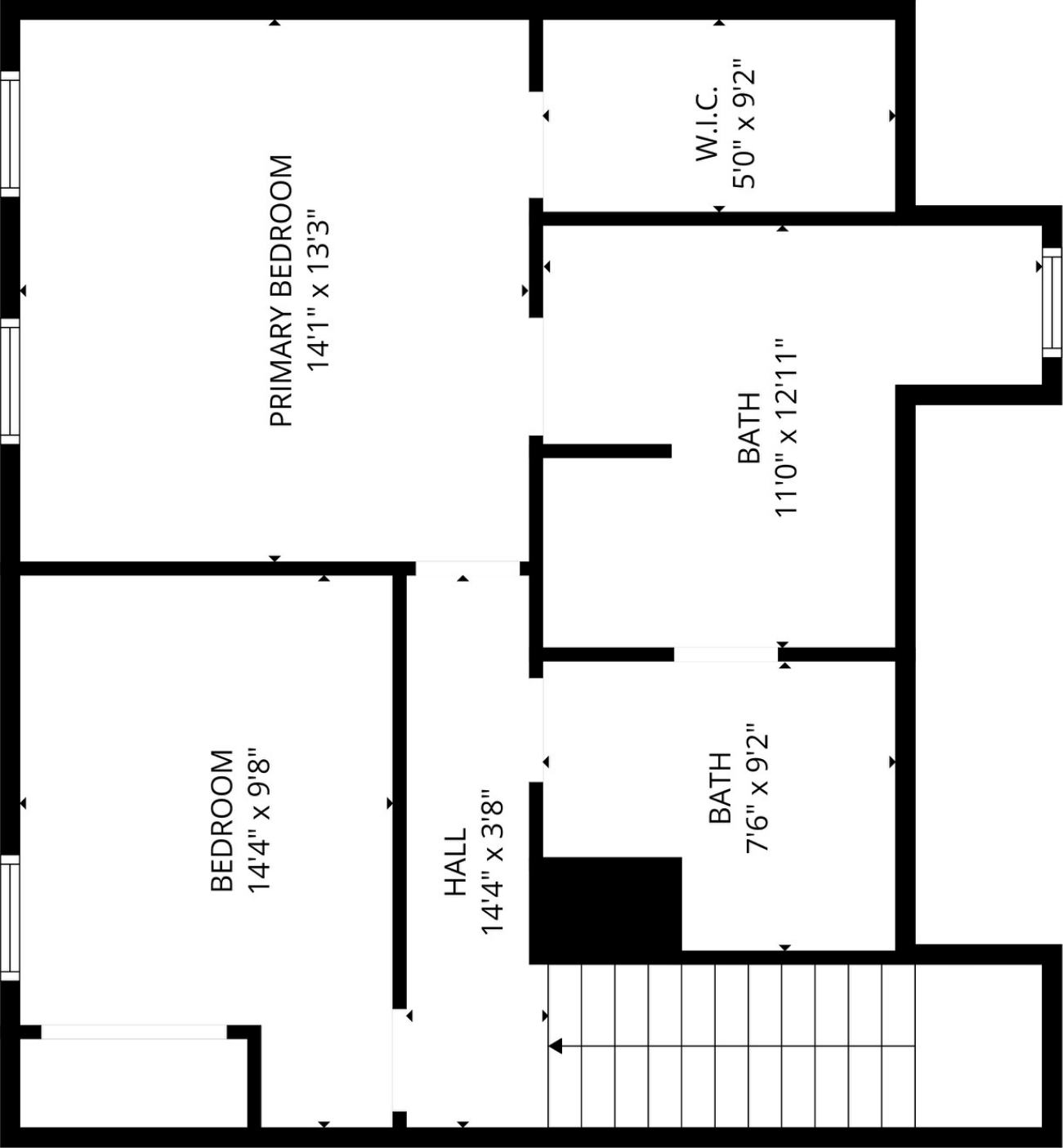
**Right of First Refusal**

**Contingencies**

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

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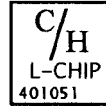




E 7129

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

| STATE OF NEW HAMPSHIRE                        |                                                                                   |                             |
|-----------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------|
| DEPARTMENT<br>OF<br>REVENUE<br>ADMINISTRATION |  | REAL ESTATE<br>TRANSFER TAX |
| ****4 Thousand 9 Hundred 58 Dollars           |                                                                                   |                             |
| DATE                                          | 77224                                                                             | AMOUNT                      |
| 02/26/2018                                    |                                                                                   | \$ ****4958.00              |
| VOID IF ALTERED                               |                                                                                   |                             |



Return to:  
 Timothy Opgenorth  
 Julie Opgenorth  
 251 Villager Road  
 Chester, NH 03036

**WARRANTY DEED**  
 (Statutory Form, N.H. RSA 477:27)

*FOR CONSIDERATION PAID*, Lifestyle Homes of NH, Inc., of 86 Mack Hill Road Amherst, County of Hillsborough, New Hampshire 03031;

*grants to* Julie M. Opgenorth and Timothy J. Opgenorth, wife and husband, of 73 Pleasant Street Windham, New Hampshire, 03087; as joint tenants with rights of survivorship,

with **WARRANTY COVENANTS**

A certain condominium unit known as Unit No.59, situated in the Villages of Chester Condominium, off Candia Road, in the Town of Chester, County of Rockingham and State of New Hampshire, established pursuant to New Hampshire RSA 356-B by a Declaration dated October 20, 1986, recorded in the Rockingham County Registry of Deeds at Book 2665, Page 2613, as amended at Book 2698, Page 518, Book 2710, Page 513, Book 2740, Page 1016, Book 5543, Page 2774, Book 5564, Page 2020, Book 5636, Page 350 and Book 5698, Page 1784.

The unit conveyed hereby is more particularly described as follows:

Unit No. 59, as described in said Declaration and as shown on a plan entitled "Overview Plan Villages at Chester Condominium Map 11; Lot 11 Villager Road Chester, New Hampshire Rockingham County" prepared by Keach-Nordstrom Associates, Inc., dated June 10, 2014, recorded in the Rockingham County Registry of Deeds as Plan No. D-38325. See also plan entitled "Condominium Site Plan Villages at Chester Condominium Phases V, Map 11 Lot 11, Villager Road Chester, New Hampshire Rockingham County, prepared by Keach -Nordstrom Associates, Inc. dated January 6, 2016, recorded as Plan No. D-39354, along with a condominium floor plan recorded with said Registry as Plan No. D-40611

2018 Feb 26 PM 03:06

Together with the undivided interest in the Common Area appurtenant to said unit, as defined and described in said, as said declaration may be amended pursuant to its terms.

Subject to any and all matters as shown on Plan No. D-17985.

Subject to the provisions, terms, conditions, restrictions, obligations, covenant easements contained in said Declaration of Condominium and By-Laws.

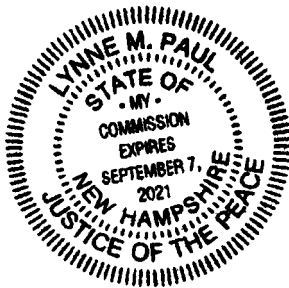
Subject to the provisions of New Hampshire RSA 356-B.

Subject to all rights of way, easements, covenants, conditions and restrictions of record.

Meaning and intending to convey a portion of the premises conveyed to Lifestyle Homes of NH, Inc. by deed dated September 3, 2013 and recorded with the Rockingham County Registry of Deeds at Book 5477, Page 1991, see also deed recorded at Book 5489, Page 1933.

This is not homestead property of the within grantor.

Executed this 23<sup>rd</sup> day of February, 2018.



By:

Lifestyle Homes of NH, Inc.

Dana Redmond, President  
Duly Authorized

State of New Hampshire

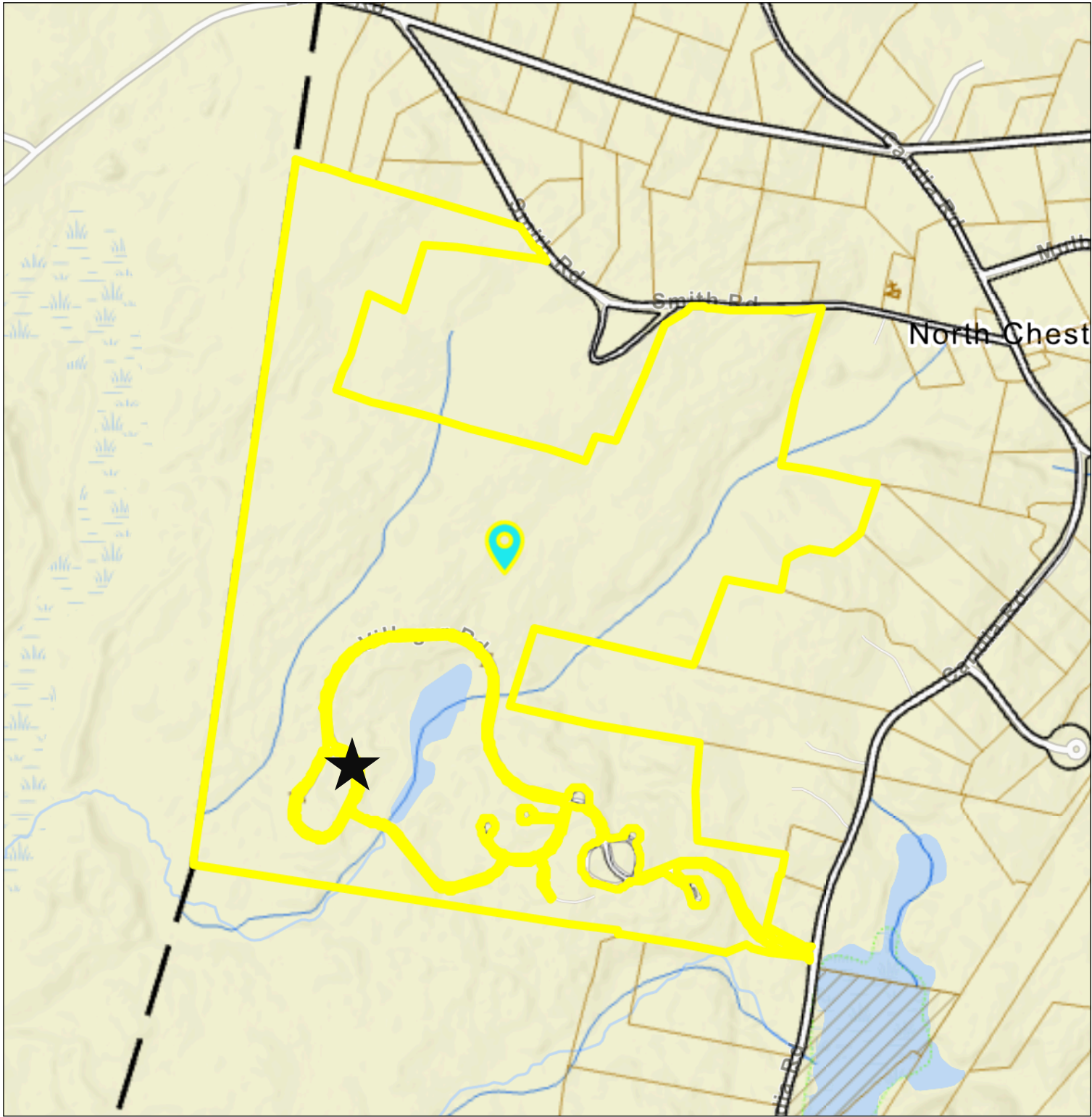
County of Hillsborough

On this 23<sup>rd</sup> day of February, 2018 before me personally appeared Dana Redmond, in his capacity as President of Lifestyle Homes of NH, Inc., a New Hampshire corporation to me known to be the person described in and who acknowledged that she executed the same as her free act and deed.

[Signature] (seal)  
Notary Public/Justice of the Peace  
My Commission Expires:

E 7129

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



Print Now

Parcel ID:11 11 59 (CARD 1 of 1)

Owner:OPGENORTH, JULIA & TIMOTHY

Location:251 VILLAGER RD

Acres:0.000

General

| Valuation       |           | Listing History |        |
|-----------------|-----------|-----------------|--------|
| Building Value: | \$389,600 | List Date       | Lister |
| Features:       | \$95,000  | 03/12/2019      | SG     |
| Taxable Land:   | \$0       | 12/19/2018      | ET     |
| Card Value:     | \$484,600 | 04/18/2018      | BC     |
| Parcel Value:   | \$484,600 | 12/01/2017      | DS     |
|                 |           | 01/24/2013      | SM52   |

Notes: GREY NEW CONDO SITE FOR 2014 12/17-LIST NEW CONDO UC, RECK FOR COMPLTN SECURITY CAMERAS

Sales

| Sale Date  | Sale Type | Qualified                 | Sale Price  | Grantor               | Book | Page |
|------------|-----------|---------------------------|-------------|-----------------------|------|------|
| 02/26/2018 | IMPROVED  | YES                       | \$330,500   | LIFESTYLE HOMES OF NH | 5895 | 0129 |
| 09/10/2013 | VACANT    | NO - SUBDIVIDED POST ASMT | \$1,000,000 |                       | 5477 | 1991 |

Land

Size:0.000 Ac.

Zone:01 - RD RES DISTRICT

Neighborhood:AVG 100%

Land Use:1F RES

Site:AVERAGE

Driveway:

Road:PAVED

Taxable Value:\$0

Building

1.75 STORY CONDOMINIU Built In 2017

Roof:GABLE OR HIP

Bedrooms:2

Quality:AVG+20

ASPH/F GLS/CMP

Bathrooms:2.5

Size Adj.1.0294

Exterior:VINYL SIDING

Fixtures:0

Base Rate:150.00

Interior:DRYWALL/SHEET

Extra Kitchens:0

Building Rate:1.2222

Fireplaces:1

Sq. Foot Cost:183.33

Flooring:HARDWOOD

Generators:0

Effective Area:2,237

CARPET

AC:YES

Gross Living Area:1,614

100%

Heat:GAS

FA DUCTED

Cost New:\$410,109

| Depreciation |          |            |          |           |            |            |
|--------------|----------|------------|----------|-----------|------------|------------|
| Normal GOOD  | Physical | Functional | Economic | Temporary | Total Dpr. | Assessment |
| 5%           | 0%       | 0%         | 0%       | 0%        | 5%         | \$389,600  |

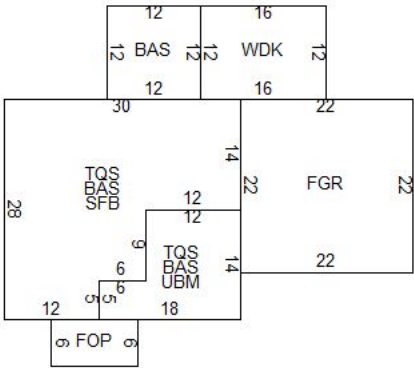
Features

| Feature Type     | Units | Length x Width | Size Adj | Rate     | Cond | Value    | Notes |
|------------------|-------|----------------|----------|----------|------|----------|-------|
| VILLAGER PHASE 2 | 1     |                | 100      | 95000.00 | 100  | \$95,000 |       |
| Total:           |       |                |          |          |      | \$95,000 |       |

Photo



Sketch



| Code   | Description          | Area | Eff Area | GL Area |
|--------|----------------------|------|----------|---------|
| FGR    | GARAGE, FRAMED       | 484  | 169      | 0       |
| TQS    | THREE QUARTER STORY  | 840  | 630      | 630     |
| BAS    | FIRST FLOOR          | 984  | 984      | 984     |
| SFB    | BASE, SEMI-FINISHED  | 642  | 385      | 0       |
| UBM    | BASEMENT, UNFINISHED | 198  | 40       | 0       |
| FOP    | PORCH, OPEN, FINISHE | 66   | 10       | 0       |
| WDK    | DECK, WOOD           | 192  | 19       | 0       |
| Totals |                      |      | 2,237    | 1,614   |

Printed on 09-27-26



To obtain additional details select the blue magnifying glass to the left

CURRENT INVOICES

FORECAST BALANCE

HISTORY

**OPGENORTH, JULIA & TIMOTHY / 251 VILLAGER RD**  
**AccountID-11-11-59**

| Invoice No                                                                                                                       | Amount  | Balance |
|----------------------------------------------------------------------------------------------------------------------------------|---------|---------|
|  2026P01023006 due: 7/1/2026<br>Property Tax    | 4090.00 | 0.00    |
|  2025P02023206 due: 12/18/2025<br>Property Tax | 4226.00 | 0.00    |
|  2025P01023404 due: 7/1/2025<br>Property Tax  | 3964.00 | 0.00    |