Residential / Single Family
4718040
Active

71 Vassar Street
Manchester NH 03104

Unit/Lot #:

Price - List **$329,900**
Price - Closed
Date - Closed

Year Built	1978	**Rooms - Total**	9
Style	Split Entry	**Bedrooms - Total**	3
		Baths - Total	3
Color	Beige	**Baths - Full**	1
Total Stories	2	**Baths - 3/4**	1
Zoning	R-1A Residential	**Baths - 1/2**	1
Taxes TBD	N	**Baths - 1/4**	0
Gross Taxes/Year	$6,371.00 / 2017	**SqFt-Tot Finished**	2,204
Lot Acres/SqFt	0.390000 / 16,988	**DOM**	0

Directions

The location is appealing, of course, but the living space in this beautifully-maintained house will make you want to call it HOME. The living room, with its beautiful hardwood floors, wood fireplace, & large window, will welcome you with a touch of class. Just beyond you have the kitchen and a dining room that can be as formal or informal as you wish; and toward the rear--overlooking the yard and lined with windows--you get a sunroom that beckons you to kick off your shoes and relax. For more serious relaxers, the sunroom opens right to a 12 x 11 deck where you can sip a beer or just snooze in the warm summer air. The first floor is rounded out by three bedrooms, including a master with two closets and its own 3/4 bath. All the closets feature California Closet organizers, so say goodbye to chaos. Downstairs you get even more space--a 22 x 14.5 family room provides room for rambunctious game nights or watching the Sox win the World Series, & to the rear there's also a spacious office with built-in shelving & walk-out access to the back yard (or a 4th bedroom if you prefer.) The house sits obliquely on the lot, which provides a fine palette for landscaping, gardening, or just running around, and the 2-car garage features a circular driveway for maximum convenience. And there are many little touches you may not notice at first glance--brand new roof, storage under the stairs, newer furnace & 4-zone heat, Hunter-Douglas shades, & irrigation. Come see for yourself!

STRUCTURE

		Footprint	46 x 26
Construction Status	Existing	**SqFt-Apx Fin AG/Source**	1,388 / Municipal
Construction	Wood Frame	**SqFt-Apx Fin BG/Source**	816 / Municipal
Foundation	Concrete	**SqFt-Apx Unfn AG/Source**	0 /
Exterior	Vinyl Siding	**SqFt-Apx Unfn BG/Source**	572 / Municipal
Roof	Shingle - Asphalt	**SqFt-Apx Tot Below Grade**	
Basement/Access Type	Yes / Walkout	**SqFt-Apx Total Finished**	2,204
Basement Description	Partially Finished	**SqFt-Apx Total**	2,776
		Mobile Make/Model	/
Garage/Capacity	Yes / 2	**Mobile Serial Number**	
Garage Type	Under	**Mobile Anchor**	
Garage Description		**Units Per Building**	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Living Room	15 x 14	1			
Dining Room	11 x 10.5	1			
Kitchen	10.5 x 10.5	1			
Sunroom	16 x 11.5	1			
Master Bedroom	14.5 x 10.5	1			
Bedroom		1			
Bedroom	10.5 x 10	1			
Family Room	22 x 14.5	B			
Bedroom		B			

UTILITIES

Heating	Electric, Hot Water, Multi Zone, None, Stove - Wood	**Services**	
Heat Fuel	Electric, Oil, Wood		
Cooling	None	**Management Co/Phone**	/
Water	Public	**Fuel Company**	
Sewer	Public	**Phone Company**	
Electric	Circuit Breaker(s)	**Cable Company**	
		Electric Company	

LOT / LOCATION

County	NH-Hillsborough	**Devel/Subdiv**		**ROW-Parcel Access**	
Water Body Access		**School - District**	Manchester Sch Dst SAU #37	**ROW-Length/Width**	/
Water Body Type		**School - Elementary**	Webster Elementary School	**ROW to other Parcel**	
Water Body Name		**School - Middle/Jr**	Hillside Middle School	**Roads**	Public
Water Frontage Lngth		**School - High**	Manchester Central High Sch	**Road Front/Length**	Yes / 105
Water Restrictions		**Mobile Park Name**		**Surveyed/By**	Yes
Condo Ltd Comm Area		**Condo Name**		**Owned Land**	
Common Land Acres		**Building #**		**Units Per Building**	
Suitable Use		**Lot Desc**	Landscaped, Level	**Area Desc**	

FEATURES

Features - Interior Blinds, Fireplace - Wood, Master BR w/ BA
Flooring Carpet, Ceramic Tile, Hardwood, Vinyl
Equipment Irrigation System, Stove-Wood
Water Heater Electric

Features - Exterior Deck, Shed
Driveway Circular, Paved

Green Verification Progrm		**Green Verification Rating/Metric**	/
Green Verification Body		**Green Verification New Construction**	
Green Verification Status/Year	/	**Green Verification URL**	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	**Deeds – Total**		**Deed Book/Page**	3041 / 708
Map	560	**Block**	0	**Lot**	76
SPAN #		**Property ID**		**Plan Survey Number**	
Assment Amount/Year	$273,200 / 2017	**Assments - Special**		**Current Use**	
Tax Class		**Tax Rate**		**Land Gains**	

DISCLOSURES

Fee/Fee Frequency	/	**Fee Includes**			
Fee 2/Fee 2 Frequency	/	**Fee 2 Includes**			
Fee 3/Fee 3 Frequency	/	**Fee 3 Includes**			
$/SqFt Fin. Above Grade	$237.68	**Sale Includes**			
PUD		**Negotiable**			
Comp Only/Type	No /	**Foreclsd/BankOwnd/REO**	No	**Auction**	
Seasonal	No	**Restrictions**			
Mobile Park Approval		**Mobile Co-Op**		**Mobile Must Move**	
Flood Zone	No	**Rented**		**Rental Amount**	
Covenants	No	**Easements**	Yes	**Resort**	
Possession		**Documents Available**	Deed, Property Disclosure, Tax Map		
Timeshre/Fract Ownrshp?	No	**T/F Ownrshp Amt/Type**	/		
Auctioneer - Responsible		**Auction Date/Time**	/		
Auctioneer License #		**Auction Info**			
Auctn Price Determnd By		**Items Excluded**	Window treatments		
Delayed Showing/Begin Date	N /	**Price - Original**	$329,900		

PREPARED BY

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