

MLS LH 2770279 PC

ADDRESS: 56 Kona Bay Road Moultonboro

\$ 2,495,000.00

A Waterfront Home
Presented By



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New Lakefront construction is under way on this premier Kona shorefront! Adirondack style home, built by Lake & Lodge, offers 4600' of above ground living space, including a first floor master suite with private decking and dramatic vaulted ceiling bath, screen porch and decking for enjoying sunsets and lots of space for your loved ones. Two sandy beaches, over sized u-shaped dock and beautifully landscaped grounds will add to your enjoyment. For those who require more space for tennis courts, guest house, etc., additional land may be acquired at increased cost.

Lake : Winnepesaukee		Waterfront ft.: 200'		Exposure: Northwest				
Lot Size	.89 Acre	Heat/Age	FHA / Propane	10 Rooms	4 BRs	4 BAs	LVL	Size
Style	Adirondack	Water	Drilled Well	Living Room			1	19.6 x 23
Color	TBD	Sewer	Septic	Dining Room			1	20 x 15
Year Built	2009	BRs/Septic	4	Kitchen			1	20 x 18
Size/Ell Size		Insulation	Full	Bonus Room			2	24 x 36
Living Space	4,600 Sq Ft	Roof/Age	New	Den			2	10 x 16
Exterior	Shingle Clapboard	Electric	200 CB	Office			1	10 x 16
Driveway	Paved	Hot Water		Laundry Room				
Garage	3 Car Attached	Flooring	TBD	Screen Porch				16 x 20
Deck	10 x 31	Kitchen Cabs	TBD	Master Bedroom			1	18 x 22
Shed/Barn		Drapes/Blinds		2 nd Bedroom			2	19 x 17
Basement	Full	Furnished		3 rd Bedroom			2	12 x 19
Fireplace	Living Room			4 th Bedroom			2	16 x 18
Hearth	Sone			Three Full Baths			1, 2	
Appliances	Refrigerator, Gas Range, Dishwasher, Central AC			One Half Bath			1	
Taxes/Year	NYT	Subdivision		All brokers/salespersons of CENTURY 21 Lakes Region Realty represent the Seller in marketing, negotiation and sale of property unless otherwise disclosed in writing. Nevertheless, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the Buyer in all transactions. This form is subject to errors and omissions and does not constitute a guarantee of the facts contained herein. Equal Housing Opportunity. Each Office is Independently Owned And Operated.				
Assessment	NYA	Assoc. Fees						
Deed	Warranty	Roads						
Restrictions	Of Record	Map/Lot	200 / 013					