

SWANZEY, NH

3,398± sf. 4 BR Updated Craftsman Home
1.55± Acres on Swanzey Lake

ABSOLUTE AUCTION

Wednesday, October 13 at 11am On-site

Open House: Wednesday, October 6 (11am-1pm)

JJ Manning

— AUCTIONEERS —

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675

NH LIC 6018
BRO 1732
REF 21-1940



Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 15, 2021. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.





85 West Shore Rd. Swanzy, NH

RE Tax Assessment: \$537,200

Water Frontage: 265± ft.

Renovations: See Property Info. Package for countless period-sensitive updates to kitchen, custom cabinets, soapstone & butcherblock counters, baths, plumbing, insulation, electrical including Smart house wiring well-suited for home office, 8KW automatic generator with whole house transfer switch, Marvin storm windows, 1st fl. with central sound, replaced posts/beams/joists plus new radiant-heated hardwood/slate floors & more.

HVAC: Oil-fired radiant heat on 1st fl., forced Hydronic air system on 2nd fl. for heat & optional cool with lines in place for future a/c hookup, wood stove, fireplaces

Water: Private well, 30 GPM with 2 expansion tanks

Sewer: Private, Clean Water Solution Septic System - 5BR design

Outdoor living: 525± sf. screen porch, 120± sf. wood deck, 64± lf. dock

Detached Garage / Boathouse: 360± sf.

Legal Ref.: Cheshire County Cert 2622, Book/ Page 2022/2

Zoning: Rural / Agricultural, Shoreland Protection District

Parcel ID: 61-36



3,398± sf. 4 BR, 3.5 BA Waterfront Home

1910 Craftsman with Fine Period Detail
Many Renovations & Updates

1.55± Acres on Swanzy Lake

Idyllic Monadnock Region setting between Routes 10 & 32 on the 2.5± mile unpaved road which encircles this 108± acre designated trout lake popular with anglers. Many attractions nearby including ski areas, snowmobile trails, hiking areas & covered bridges. 10± miles to Keene, 15± miles to Dillant-Hopkins Airport & the MA border, 22± miles to Brattleboro, VT.



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Property Info., Photos, Broker Reg. & Full Terms at:

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