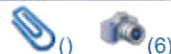


**Condo**  
**4039857 Active**

**1B Cedarbrook Village Unit# 1B**  
**Rochester, New Hampshire 03867**



**L \$129,900**



<b>Zoning:</b>	residential	<b>Rooms:</b>	6
<b>Year Built:</b>	1974	<b>Bedrooms:</b>	2
<b>Color:</b>		<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 2,500.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$150	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.00	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	871	<b>Total Fin SqFt:</b>	1,200
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	900
<b>Road Frontage:</b>	Yes/ 25	<b>Apx Fin Below Grd:</b>	300
<b>Water Frontage:</b>		<b>Foot Print:</b>	
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	1 1/2	<b>Style:</b>	Townhouse

**Water Body Type:** Water Body Name: **Water Body Restr.:** Current/Land Use: **Surveyed:** Unknown **Seasonal:** No  
**Land Gains:** **Owned Land:**

**Parcel Access ROW:** **ROW for other Parcel:** **ROW Width:** **ROW Length:**  
**Public Rems:** A beautifully finished home with 2 bedrooms and 2 baths that is in move in condition! New central air this year and a negotiable hot tub on the private back patio. A cozy home with low maintenance! This home also has a beautifully finished basement that is currently set up as a bedroom. This is a great location for commuters as the Spaulding Turnpike ,route 125 and route 202 are all right here! This is an FHA approved Condo Association!!

**Directions:** Route 125 to Brock st, take first left off Brock onto Old Gonic Road go approximately 150 yards to entrance of Cedarbrook Village on left. Take a left into first section and unit is on left

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR			1st				
Kitchen			2nd BR			2nd	2	1		
Dining Rm			3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt		1		
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

**Condo Name:** Cedarbrook Village **Condo Unit #:** 1B **Floor:**  
**Building #:** 1 **# Units/Building:** 9 **Limited Common Area:**  
**Condo Assoc Fees:** \$150 **Special Assessment:** Unknown

**Assoc Amenities:** Building Maint. , Club House , Snow Removal , Trash **Possession:** At Closing  
**Interior Feat.:** Cable , Central Vacuum , Dining Area , Hot Tub , Laundry Hook-ups , Living Room , Satellite Internet  
**Exterior Feat.:** Hot Tub , Patio  
**Basement:** Finished , Interior Stairs  
**Equip./Appl.:** Central Vacuum , Exhaust Hood , Range-Gas , Refrigerator  
**Driveway:** Common/Shared , Paved **Electric:** 100 Amp  
**Construction:** Wood Frame **Exterior:** Vinyl  
**Financing:** Conventional , FHA , VA **Foundation:** Concrete  
**Floors:** Carpet , Tile **Heating/Cool:** Central Air , Hot Air  
**Garage/Park:** 2 Parking Spaces , Visitor **Lot Desc:** Condo Development  
**Heat Fuel:** Gas-Natural **Occ. Restrictions:** Pets Allowed  
**Roads:** Association , Paved **Roof:** Shingle-Asphalt  
**Sewer:** Public **Water:** Public  
**Suitable Land Use:** Not Applicable  
**Fee Includes:** Landscaping , Plowing , Trash **Water Heater:** Domestic  
**Disability:** **Building Certs:**  
**Negotiable:** Dryer , Hot Tub , Washer **Docs Available:** Association Docs , Deed  
**Excl Sale:**

**Tax Rate:** **Assmt:** **Assmt Yr:**  
**Tax Class:** **Unadjusted Taxes:** **Tax Reduct:** Unknown  
**Elderly:** **Veteran:** **Other:**  
**Covenant:** Yes **Source SqFt:** **County:** Strafford  
**Recorded Deed:** Warranty **Book/Pg:** 2965/ 0618 **Plan/Survey:**  
**Map/Blck/Lot:** 2001/ / 1b **Property ID:** **SPAN # (VT):** --  
**Devel/Subdiv:** **Const. Status:** Existing **Home Energy Rating Index:**  
**District:** **High Sch:** **Jr./Mid Sch:**  
**Elem Sch:** **Cable:** **Electric Co:**  
**Fuel Co:** **Phone Co:** **Resort:**  
**Timeshare/Fract. Ownrshp:** No **# Weeks:** **Timeshare %:**

**DOM:** 213

**PREPARED BY**

Jason Garland

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Photo Gallery MLS# T4039857A



Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
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