




Land		Granite Ridge		L\$225,000 <input type="checkbox"/>		
2723996 Active		Sunapee, New Hampshire 03782		  (4)		
	Type:	Residential	Lot Acre:	5.52		
	Taxes:	\$ 2,463.00	Lot SqFt:	240,451		
	Taxes TBD:		Est Open Spc:	%		
	Tax Year:	2008	Price/Acre:	\$ 40,760.87		
	Zoning:	rural lands,res	Permit Num:			
	Flood Zone:	No	Pole Num:			
	Road Frontage:	235	Easements:			
	Water Frontage:		Power Co:			
	Water Acc Type:		Exposure:			
	Water Body Type:		Surveyed:	Yes		
	Water Body Name:		Surveyed By:			
	Current/Land Use:		Monthly Assoc.\$:	\$		
	Water Body Restri.:					
	Public Rems:	Spectacular view lot with drilled well, driveway and housesite cleared. Lot consist of 5.52 acres with beautiful large open views of surrounding Mtns.& Lake Sunapee.Located close to area ammenities, skiing , swimming etc. A perfect place to build your dream home. A must see location.				
Directions:	Rte.11, turn right at general store, then immediate left on Prospect Hill Road. Granite Ridge on right with lovely stone wall entrance. Continue up Granite Ridge Road to lot#2 on right.					
FEATURES						
Amenities:	Near Golf , Near Shopping , Near Ski					
Location:	Near Country Club , Near Golf , Near Skiing					
Description:	Pasture/Field , Sloping , View					
Electric:	Other	Shore Rights:				
Gas:	None	Restrictions:	Deed , Other			
Roads:	Private	Financing:				
Water/Sew:	On Site Well Exists	Docs Avail:	Surveyed			
Book/Pg:	488/ 1691	Tax Rate:	\$ 13.98	Tax Class:	No	
Current Use:	No	Veteran:		Other:		
Covenant:	Yes	Assmt:	\$	Assmt Yr:		
Elem Sch:	Sunapee Central School	Jr./Mid Sch:	Sunapee Middle High School	High Sch:	Sunapee Sr. High School	
County:	Sullivan	Source SqFt:		Devel/Subdiv:	Granite Ridge	
Excl Sale:				Closed Date:		
PREPARED BY						
	Daniel O Halloran		Email : dano@colbyinc.com			
	Colby Real Estate/New London		Off. Ph# : (603) 526-2471			
	#11 Pleasant Street		Agt. Ph# : (603) 526-2471 ext.			
	New London, NH 03257		Cell Ph# : (603) 252-6428			
	Lister: Karen Haskell of Country Houses Real Estate		Fax Ph# : (603) 526-2443			
www.ohalloranrealestate.com		 www.colbyinc.com				
<small>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. Copyright 2006 Northern New England Real Estate Network, Inc. 09/10/2009 02:14 PM Printed By: Daniel O Halloran</small>						

Photo Gallery MLS# L2723996A



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.
Copyright 2006 Northern New England Real Estate Network, Inc. 09/10/2009 02:14 PM Printed By: Daniel O Halloran







Land 2734565 Active	Lot 11 Granite Ridge Sunapee, New Hampshire 03782	   (1)	L\$270,000 <input type="checkbox"/>
	Type: Residential Taxes: \$.00 Taxes TBD: Tax Year: 2007 Zoning: Res Flood Zone: Unknown Road Frontage: Water Frontage: Water Acc Type: Water Body Type: Water Body Name: Current/Land Use: Yes Water Body Restri.:	Lot Acre: 5.14 Lot SqFt: 223,898 Est Open Spc: % Price/Acre: \$ 52,529.18 Permit Num: Pole Num: Easements: Yes Power Co: Exposure: South , West Surveyed: Yes Surveyed By: Platt Monthly Assoc.\$: \$	
Public Rems:	Lovely 5 acre lot with impressive views of Lake Sunapee and surrounding ridgeline. Southwestern exposure - sunsets galore! Land is mostly level or gently sloping - ideal for building your dream home. Walk to Georges Mills Harbor.		
Directions:	From Georges Mills Harbor - proceed up Prospect Hill - watch for right turn onto Granite Ridge - proceed up Granite Ridge Road - bear left to property.		
FEATURES			
Amenities:	Near Paths , Near Shopping , Near Ski , Near Snow Mobile Trails		
Location:			
Description:	Mountain , View		
Electric:	At Street	Shore Rights:	
Gas:	None	Restrictions:	
Roads:	Public	Financing:	
Water/Sew:	On Site Septic Needed , On Site Well Needed	Docs Avail:	Surveyed
Book/Pg:	00/ 00	Tax Rate:	\$ 13.50
Current Use:	Yes	Veteran:	No
Covenant:	No	Assmt:	\$
Elem Sch:	Sunapee Central School	Jr./Mid Sch:	Sunapee Middle High School
County:	Sullivan	Source SqFt:	
Excl Sale:		Devel/Subdiv:	Granite Ridge
		Closed Date:	
PREPARED BY			
	Daniel O Halloran Colby Real Estate/New London #11 Pleasant Street New London, NH 03257 Lister: Pamela Perkins of New London Agency Sotheby's Int. Re	Email : dano@colbyinc.com Off. Ph# : (603) 526-2471 Agt. Ph# : (603) 526-2471 ext. Cell Ph# : (603) 252-6428 Fax Ph# : (603) 526-2443	
www.ohalloranrealestate.com			www.colbyinc.com
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. Copyright 2006 Northern New England Real Estate Network, Inc. 09/10/2009 02:14 PM Printed By: Daniel O Halloran			

Photo Gallery MLS# L2734565A



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.
Copyright 2006 Northern New England Real Estate Network, Inc. 09/10/2009 02:14 PM Printed By: Daniel O Halloran




Land		13 Granite Ridge		Sunapee, New Hampshire 03782		L\$300,000 <input type="checkbox"/>	
2724348 Active							
	Type:	Residential	Lot Acre:	5.21			
	Taxes:	\$.00	Lot SqFt:	226,948			
	Taxes TBD:		Est Open Spc:	%			
	Tax Year:	2008	Price/Acre:	\$ 57,581.57			
	Zoning:	Rural Lands,Res	Permit Num:				
	Flood Zone:	No	Pole Num:				
	Road Frontage:		Easements:				
	Water Frontage:		Power Co:				
	Water Acc Type:		Exposure:				
	Water Body Type:		Surveyed:	Yes			
	Water Body Name:		Surveyed By:				
	Current/Land Use:	No	Monthly Assoc.\$:	\$			
	Water Body Restri.:						
	Public Rems:	Top of the world view at its best! This is a must see lot. Conveniently located just 10 minutes from New London and only 15 minutes to Mt Sunapee this lot is the ultimate in privacy, views and convenience.					
Directions:	From Exit I89 exit 12 head towards Georges Mills/Sunapee on Rte 11. Take 1st right after gas station and take immediate left onto Prospect Hill. Granite ridge is on the right with immense stone entrance.						
FEATURES							
Amenities:	Near Golf , Near Shopping , Near Ski						
Location:	Near Country Club , Near Golf , Near Skiing						
Description:	Level , Sloping , View , Alternative Lots Avail.						
Electric:	At Street		Shore Rights:				
Gas:	None		Restrictions:				
Roads:	Public		Financing:				
Water/Sew:	On Site Septic Needed , On Site Well Needed		Docs Avail:				
Book/Pg:	0/ 0	Tax Rate:	\$ 13.50	Tax Class:		Tax Reduct:	No
Current Use:	No	Veteran:	No	Other:	No	Map/Blck/Lot:	0/ / 13
Covenant:	Yes	Assmt:	\$	Assmt Yr:		Deed:	Warranty
Elem Sch:	Sunapee Central School	Jr./Mid Sch:	Sunapee Middle High School	High Sch:	Sunapee Sr. High School	District:	Sunapee
County:	Sullivan	Source SqFt:		Devel/Subdiv:	Granite Ridge	Village/District:	
Excl Sale:				Closed Date:			
PREPARED BY							
	Daniel O Halloran			Email : dano@colbyinc.com			
	Colby Real Estate/New London			Off. Ph# : (603) 526-2471			
	#11 Pleasant Street			Agt. Ph# : (603) 526-2471 ext.			
	New London, NH 03257			Cell Ph# : (603) 252-6428			
	Lister: Daniel O Halloran of Colby Real Estate/New London			Fax Ph# : (603) 526-2443			
www.ohalloranrealestate.com							
www.colbyinc.com							
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. Copyright 2006 Northern New England Real Estate Network, Inc. 09/10/2009 02:14 PM Printed By: Daniel O Halloran							

Photo Gallery MLS# L2724348A



Lake Sunapee



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.
Copyright 2006 Northern New England Real Estate Network, Inc. 09/10/2009 02:14 PM Printed By: Daniel O Halloran

Photo Gallery MLS# L2724348A



Ledge Pond



Mount Sunapee

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.
Copyright 2006 Northern New England Real Estate Network, Inc. 09/10/2009 02:14 PM Printed By: Daniel O Halloran