



**MLS # 70729660 - Active Multi Family - 5-9 Family**

**1 & 2 Wells Village Cir Sandown, NH 03873-2331 Rockingham County**

List Price: **\$860,000**

Color: **Beige**

Total Units: **8**

Total Floors: **2**

Total Rent: **\$8,000**

Total Rooms: **32**

Total Bedrooms: **16**

Total Full/Half Baths: **8/0**

Total Fireplaces: **0**

Grade School: **Sandown Central**

Middle School: **Timberlane Reg**

High School: **Timberlane Reg**

Directions: **Route 93N exit #4 follow Route 102 to Chester, take right 121A, right Wells Village Rd**

**Remarks**

**2 waterfront 4-unit garden style apartment buildings. Each building on a 2.5 acres - DEEDED SEPARATE. Private country setting, water views from every living room window. Well maintained, tile entrys, some tiled kitchen & bath floors. Re-shingled roofs, 1 newer septic. Coin-op washer/dryers, storage units in basement. Private dead end street, wooded views. Broker/owner.**

**Property Information**

Approx. Living Area: **3332 sq. ft.**

Approx. Acres: **2.48 (108029 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**

Parking Spaces: **20** Off-Street

Living Area Source: **Public Record**

Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures: **2 buildings total 6664**

**Annual Expenses for Fiscal Year Ending 2007**

Heating: **\$**

Repair & Maintenance: **\$**

Management: **\$**

Gross Income: **\$96000**

Gas: **\$**

Trash Removal: **\$1680**

Miscellaneous: **\$1000**

Gross Expenses: **\$24645**

Electricity: **\$2400**

Sewer: **\$**

Ann. Prop. Oper. Data: **Yes**

Net Income: **\$87520**

Water: **\$**

Insurance: **\$3400**

Annual Expense Source: **Owner Provided**

**Unit Descriptions**

**Unit #1**

Rooms: **16** Bedrooms: **8** Full/Half Baths: **4/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1000** Lease: **Yes**

Appliances: **Range, Dishwasher, Refrigerator**

Heating: **Electric Baseboard, Individual**

**Unit #2**

Rooms: **16** Bedrooms: **8** Full/Half Baths: **4/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1000** Lease: **Yes**

**Common Areas**

Appliances: **Washer, Dryer, Water Treatment**

**Features**

Basement: **Yes Full, Bulkhead, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric: **220 Volts, Circuit Breakers, 100 Amps, Individually Metered**

Energy Features: **Storm Windows, Insulated Doors**

Exterior: **Vinyl**

Exterior Features: **Deck, Balcony, Gutters, Screens**

Flooring: **Tile, Vinyl, Wall to Wall Carpet, Laminate**

Foundation Size: **24/26x68**

Foundation Description: **Poured Concrete**

Hot Water: **Electric**

Lot Description: **Wooded, Paved Drive, Easements, Shared Drive**

Road Type: **Private, Paved, Privately Maint., Dead End**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **Private Water, Shared Well, Private Sewerage**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Waterfront: **Yes Pond, Frontage, Access**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **Yes**

Disclosures: **Broker/owner**

Exclusions:

Lead Paint: **None**

UFFI: **No** Warranty Available: **No**

Year Built: **1984** Source: **Owner**

Year Built Description: **Actual**

Year Round: **Yes**

**Tax Information**

Pin #: **M:0009 B:0015 L:1A**

Assessed: **\$884,900**

Tax: **\$12480** Tax Year: **2007**

Book: **4367** Page: **2595**

Cert:

Zoning Code: **RES**

Map: Block: Lot: