

REDUCED TO \$190,000

Must sign P&S by Wednesday 7/2

Experience peaceful living and incredible natural beauty in this brand-new 2-story home, perfectly situated on **6.11 private acres** with a scenic brookside view.
Walking distance to Melendy Pond

BROOKLINE NH

Property Details:

Newly Built 25' x 30' 2 Story Home on 6.11 acres

- Plan to Replace Garage with 2 Bedrooms
- 3 Bedroom - 2 Bath - AVR ~ \$450,000
- Drywall and Floors are Biggest Items to Finish
- Leachfield Needs to be Replaced ~ \$15,000
- Manage Surface Water & Drainage for Driveway ~ \$10,000
- Replace Deck ~ \$17,000

Deal Breakdown/Terms:

- Buyer pays all closing costs, including the seller's cost.
- Agents please contact us for referral fee information.
- Buyers do their own due diligence.
- Assignable Contract and the property is sold "AS IS, WHERE IS" condition.



Property Condition:

- Permitted well installed - Drilled & fracked at over 500 feet deep
- 4 Bedroom Septic Tank Installed
- Finish work remains
- All appliances except fridge are onsite
- Sheetrock & Floors need to be completed

**Viewing
6/30
Monday 11am**

Must sign P&S by Wednesday 7/2
\$5k of earnest money will be required (non-refundable)

FOR MORE INFORMATION REACH US AT:

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PHOTO AND ADDRESS AVAILABLE UPON REQUEST

