

OWNER'S SALE AT

PUBLIC AUCTION

★ NEWFOUND LAKE WATERFRONT ★ 8-Unit Cottage Colony k/a Picture View Cottages

Monday, October 27 At 11:00 AM
31 Waring Road, Bristol, NH

■ **ID #14-432** • Prime income waterfront property on beautiful Newfound Lake! • 1.98± acres with 204± feet of frontage along West Shore Road and 200± feet of gently sloping waterfront with sandy beach along the western shore of Newfound Lake opposite Mayhew Island • **(4) seasonal 2-BR cottages**, each with exceptional lake views and **(4) year-round gambrels** (3 with 4-BR & 1 with 3-BR) • Boat dock, swim raft, playground, outdoor fireplace overlooking lake, and maintenance/storage building • Served by public water & private septic systems • Lake District Zoning.



**EXCELLENT
INVESTMENT
POTENTIAL!**



■ **Real Estate & Tax Data:**
Tax Map 109, Lot 63. Assessed value: \$1,309,600. 2013 taxes: \$26,428.

■ **Counsel:**
Sale per order of Owner by facilitator: Gallagher, Callahan & Gartrell, PC, Concord, NH; Charles P. Bauer, Esq.



■ **Directions:** From the jct. of Rtes. 3A & 104 in Bristol, follow Rte. 3A north (Lake Street) for 2.1 miles. Turn left on West Shore Road for 1.2 miles to a right on Waring Road (private road) into Picture View Cottages; #31 is on the left.

■ **Preview:** By appointment with Auctioneer.

■ **Terms:** \$10,000 deposit by cash, certified check, or bank check at time of sale, balance due within 45 days. Conveyance by Warranty Deed. Other terms may be announced at time of sale.

James R. St. Jean Auctioneers has attempted to provide accurate information and descriptions. We do not represent, warrant, or insure the accuracy of the information. Bidders must rely on their own independent evaluation and all bids submitted shall be based solely upon such evaluation.

Please contact Auctioneer for Bidder's Packet and for additional information including terms of sale and site investigation: (603) 734-4348 or website: www.jsjauctions.com

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#2279

James R. St. Jean
AUCTIONEERS

