

# PUBLIC AUCTION

## *Four Bedroom Home in Balmoral*

FRIDAY, JUNE 9, 2023 AT 3:00 PM



## *77 Mountain View Drive, Moultonborough, NH*

ID#23-139 • One and a half story chalet style home located on a 0.27± acre lot in a private Lake Winnepesaukee access community just off Rt. 109 • 1989 built home offers 1,152± SF GLA, 6 RMS, 4 BR, 2 BA • Features include raised basement, wood panel exterior, front deck, detached shed and FHA/Gas Heat • Community features include private boat ramp, private beach, tennis courts, playground, and clubhouse • Served by community well and private septic • Tax Map 72, Lot 71. Total Assessed Value: \$245,200. 2022 Taxes: \$1,172.



### 5% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEW:** Friday, June 2, 2023 from 11am to 1pm and by appointment with auctioneer.

**TERMS:** \$10,000 deposit by cash, certified check, bank check or other form of payment satisfactory to Seller at time of sale, balance due within 30 days. Sold subject to seller confirmation. Conveyance by Warranty Deed.

*All information herein is believed but not warranted to be correct. The auctioneer does not warrant the condition or existence of any feature described above.*

**ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
603-734-4348 • [www.jsjauctions.com](http://www.jsjauctions.com)