

Residential **Condo**
5046913
Active

32 Lochmere Lane
Nashua **NH 03063**
Unit/Lot #

Listed: 6/17/2025 **\$415,000**

Closed:

DOM: 1



County NH-Hillsborough
VillDstLoc
Year Built 1989
Architectural Style Townhouse
Color Grey
Total Stories 2
Taxes TBD Yes
TaxAnnIAmt \$5,004.00
Tax Year 2023
Tax Year Notes

Rooms - Total 6
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total Finished 1,354
SqFt-Apx Total 1,730
Lot Size Acres 0.00
Lot - Sqft
Footprint

Delayed Showing No
Date - Showings Begin

Directions



Remarks - Public Welcome to desirable Kessler Farm, one of Nashua's most sought-after communities in the vibrant North End! This beautifully maintained townhouse offers a blend of comfort, convenience, and modern updates in all the right places. Enjoy summer to the fullest with access to community amenities including multiple pools, tennis and basketball courts, and scenic walking areas. Step inside to find an inviting layout perfect for everyday living and entertaining. The updated kitchen flows seamlessly into a bright and open living room, ideal for hosting friends or enjoying quiet nights in. The entry-level garage adds everyday convenience, while the partially finished basement offers bonus space for a home office, gym, or playroom. Upstairs, two generously sized bedrooms provide plenty of comfort and tranquility. Whether you're starting out, downsizing, or looking for low-maintenance living, this home checks all the boxes. Showings begin Thursday, 6/19 at the Open House from 4-6 PM. Don't miss your chance to see this gem in person!

Construction Status Existing
Rehab Needed
Construction Materials Wood Frame
Foundation Concrete
Roof Shingle
Basement Yes
Basement Access Type Walk-up
Basement Description Partially Finished
Garage Yes
Garage Capacity 1
Parking Parking Spaces 2

STRUCTURE

SqFt-Apx Fin Above Grade 1,228
List \$/SqFt Fin ABV Grade \$337.95
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 126
List \$/SqFt Fin Below Grade \$3,293.65
SqFt-Apx Fin BG Source Public Records
List \$/SqFt Fin Total \$306.50
SqFt-Apx Unfn Below Grade 376
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. /	LVL	ROOMS	DIMS. /	LVL
Kitchen - Eat-in		1			
Living Room		1			
Bedroom		2			
Bedroom		2			
Laundry Room		1			
Bonus Room		B			

PUBLIC RECORDS

Deed - Recorded Type Quit Claim
Deeds - Total
Deed - Book 9360
Deed - Page 1632
Deed 2 - Book
Deed 2 - Page
Plan Survey Number
Property ID
Zoning PRD
Map 00G
Block 00455
Lot 380
SPAN#
Tax Class
Tax Rate
Current Use
Land Gains
Assessment Year
Assessment Amount
Assessments - Special

LOT & LOCATION

Development / Subdivision Kessler Farm
Owned Land
Common Land Acres 163.00
School - District Nashua School District
School - Elementary Charlotte Ave Elem School
School - Middle/Jr Pennichuck Junior High School
School - High Nashua High School North

Waterfront Property
Water View
Water Body Access

Road Frontage TBD
Road Frontage Type Paved
Road Frontage Length

Lot Features Condo Development

Water Body Name

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel

Surveyed Unknown

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES			
Heating	Natural Gas, Forced Air	Utilities	Cable - Available
Cooling	Central AC	Internet	DSL - Available
Water Source	Public		
Sewer	Public	Fuel Company	
Electric	100 Amp	Electric Company	
		Cable Company	
		Phone Company	
		Internet Service Provider	

FEATURES	
Features - Exterior	Trash, Balcony, Basketball Court, Tennis Court
Driveway	Paved
Parking	Parking Spaces 2
Flooring	Carpet, Vinyl Plank
Appliances	Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer

CONDO -- MOBILE -- AUCTION INFO	
Condo Name	Kessler Farm
Building Number	
Units Per Building	6
Condo Limited Common Area	
Condo Fees	Yes
Association Amenities	Exercise Facility, Master Insurance, Basketball Court, Pool
	- In-Ground, Snow Removal, Tennis Court, Trash Removal
Mobile Park Name	Mobile Anchor
Mobile Make	Mobile Co-Op
Mobile Model Name	Mobile Park Approval
MobileSer#	Mobile Must Move

DISCLOSURES	
Fee	\$390.00
	Monthly
Fee Includes	Landscaping, Plowing, Recreation, Sewer, Trash, Water, HOA Fee
Fee 2	
Fee 3	
Foreclosed/Bank-Owned/REO	No
Planned Urban Developmnt	
Rented	
Rental Amount	
Items Excluded	
Flood Zone	No
Seasonal	No
Easements	
Covenants	Yes
Resort	
Timeshare/Fract. Ownrshp	No
T/F Ownership Amount	
T/F Ownership Type	

POWER PRODUCTION	
Power Production Type	Power Production Type 2
Power Production Ownership	Power Production Ownership 2
Mount Type	Mount Type 2
Mount Location	Mount Location 2
Power Production Size	Power Production Size 2
Power Production Year Install	Power Production Year Install 2
Power Production Annual	Power Production Annual 2
Power Production Annual Status	Power Production Annual Status 2
Power Production Verification Source	Power Production Verification Source 2

HOME PERFORMANCE INDICATORS	
Green Verificatn Body 2	
Green Verificatn Progrm 2	
Green Verificatn Year 2	
Green Verificatn Rating 2	
Green Verificatn Metric 2	
Green Verificatn Status 2	
Green Verification Source 2	
Green Verificatn NewCon 2	
Green Verificatn URL 2	
Green Verificatn Body 3	
Green Verificatn Progrm 3	
Green Verificatn Year 3	
Green Verificatn Rating 3	
Green Verificatn Metric 3	
Green Verificatn Status 3	
Green Verification Source 3	
Green Verificatn NewCon 3	
Green Verificatn URL 3	
Green Verification Body	
Green Verification Progrm	
Green Verification Year	
Green Verification Rating	
Green Verification Metric	
Green Verification Status	
Green Verification Source	
Green Verification NewCon	
Green Verification URL	

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Remarks - Non-Public Buyers and buyers agent to do own due diligence. Please send offers to kendall@reyeshometeam.net in a single PDF. DO NOT SEND VIA DOTLOOP.

Remarks - Intra-Firm

Showing Instructions Showing Via Appt Service
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name Bradshaw
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	REAL Broker NH, LLC	Date - MLS List	6/17/2025
Listing Office - Phone Number	Off: 855-450-0442	Date - Expiration	12/31/2025
Listing Office - Phone Number 2		Date - Active Under Contr	
List Agent - Agent Name and Phone	Kendall A Reyes - Cell: 603-691-3780	Date - Pending	
List Agent - Phone Number	Cell: 603-691-3780	Date - Withdrawn	
List Agent - E-mail	kendall@reyeshometeam.net	Date - Terminated	
List Team - Team Name		Date - Closed	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Listed in other Prop Type	No
Co List Agent - Phone Number		Primary MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	Yes
Buyer Office - Phone Number		Short Sale	No
Buyer Office - E-mail		Price - Original	\$415,000
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

Concessions	Financing-Buyer
Concession - Amount	
Concession - Comments	
Appraisal Complete	
Appraisal Type	
Appraiser	
Appraiser Phone	
Appraiser Email	Contingencies
Buyer Name	
Residence	
Title Company	