

Residential
5095375
Active

Single Family

17 Carmel Road
Pelham
Unit/Lot #

NH 03076

Listed: 6/17/2026
Closed:
DOM: 7

\$1,399,900



County NH-Hillsborough
VillDstLoc
Year Built 2026
Architectural Style Colonial, Craftsman
Color Grey
Total Stories 2
Taxes TBD Yes
Tax Annual Amount
Tax Year
Tax Year Notes

Rooms Total 10
Bedrooms Total 4
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 3,347
Below Grade Finished Area 0
Total Finished Area 3,347
List \$/SqFt Fin Total \$418.26
Total Area 4,715
Lot Size Acres 1.03
Lot Size Square Feet 44,867
Footprint

Activation Date

Directions Use GPS. Salem St to Silver Brook Road, left on Beechwood. Carmel Road is at the end. Take a right, 3rd property on the left.



Public Remarks Welcome to 17 Carmel Road, a brand-new home in this exclusive high-end development in Pelham. Situated on a premium, flat one-acre lot, this property offers endless possibilities for your dream backyard, whether you envision a pool, patio, or outdoor entertaining oasis. Ideally located just minutes from the Massachusetts border, Tuscan Village, and major commuter routes, this home combines luxury living with exceptional convenience. Thoughtfully designed with modern finishes and high-quality craftsmanship throughout, the home welcomes you with hardwood floors, a grand two-story foyer, and soaring ceilings. The main level features a private office, spacious great room with a gas fireplace, and a stunning designer kitchen complete with quartz countertops and premium Thermador appliances. A formal dining room, breakfast nook, mudroom, and powder room on the main floor provide space and functionality for everyday living and entertaining. Upstairs, you'll find three generously sized guest bedrooms, a full bath, and a convenient second-floor laundry room. The oversized primary suite serves as a private retreat, featuring vaulted ceilings, a large walk-in closet, and a luxurious spa-inspired bath with dual vanities, a tiled shower, and a soaking tub perfectly positioned beneath the window. No detail has been overlooked in this exceptional home, which showcases quality construction and timeless design throughout. The unfinished basement features high ceilings and offers abundant storage or the opportunity to create additional living space to suit your needs. Scheduled for completion this summer, this is your chance to own one of the last lots in Pelham's most desirable new construction neighborhoods. Don't miss this incredible opportunity. Photos are of a similar build on the same street or have been digitally enhanced.

STRUCTURE

Construction Status New Construction
Construction Materials Wood Frame, Vinyl Siding
Roof Architectural Shingle
Foundation Details Concrete

Estimated Completion Date 8/14/2026
Rehab Needed

List \$/SqFt Fin ABV Grade \$418.26
Above Grade Finished Area Source Plans
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source Plans
Below Grade Finished Area Source Plans
Below Grade Unfinished Area 1,368
Below Grade Unfinished Area Source Plans
Total Below Grade Area
Total Below Grade Area Source

Basement Yes
Basement Access Type Interior
Basement Description Bulkhead, Interior Access
Garage Yes
Garage Capacity 3

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Kitchen	1	Bedroom	2		
Great Room	1	Bedroom	2		
Office/Study	1				
Dining Room	1				
Breakfast Nook	1				
Laundry Room	2				
Primary BR Suite	2				
Bedroom	2				

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel
Road Frontage TBD
Road Frontage Length
Road Frontage Type Paved

School District Pelham
Elementary School Pelham Elementary School
Middle/Jr School Pelham Memorial School
High School Pelham High School
Lot Features Level, Subdivision, Walking Trails, Near Golf Course, Near Shopping, Neighborhood

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Propane, Energy Star System, Forced Air
Cooling Central AC
Water Source Drilled Well, Private
Sewer 1250 Gallon, Private
Electric 200+ Amp Service, Circuit Breaker(s)
Utilities Propane

Internet High Speed Intrnt Avail
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Dining Area, Gas Fireplace, Kitchen Island, LED Lighting, Primary BR w/ BA, Walk-in Closet, Walk-in Pantry, 2nd Floor Laundry, Pot Filler
Flooring Carpet, Hardwood, Tile
Exterior Features Deck, Low E Window(s)
Driveway Paved

Appliances Dishwasher, Microwave, Gas Range, Refrigerator, Exhaust Fan, Vented Exhaust Fan
Other Equipment Air Conditioner, CO Detector, Radon Mitigation, Smoke Detector
Accessibility Features 1st Floor 1/2 Bathroom, Paved Parking

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldg#
UntPerBldg

Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee \$990.00 Yearly **Fee Includes** Plowing, For Reserves
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Exclusions

Flood Zone No
Seasonal No
Easements
Covenants Yes
Resort
Right of First Refusal

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

Surveyed Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty **Map** 18
Total Deeds **Block** 12-16
Deed Book 9946 **Lot** 04
Deed Page 2946 **SPAN#**
Deed 2 Book **Tax Class**
Deed 2 Page **Tax Rate**
PlanSurv# **Current Use**
Property ID **Land Gains**
Zoning Residential **AssmntYr**
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType **PrdType2**
PrdOwner **PrdOwner2**
MountType **MountType2**
Mount Loc **Mount Loc2**
PrdSize **PrdSize2**
InstallYr **InstallYr2**
PrdAnnual **PrdAnnual2**
AnnStatus **AnnStatus2**
PrdVerSrc **PrdVerSrc2**

GREEN PERFORMANCE INDICATORS

VerBody
VerPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
VerPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
VerPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks All showings are assisted. You can use Showingtime or text Kendall Reyes directly (603) 691-3780. Photos are of a similar home in the neighborhood by the builder. The exterior photos are a rendering. A builder P&S will be used. Please see attached spec sheet.

Private Office Remarks

Showing Instructions Showing Via Appt Service, Text List Agent
Showing Service ShowingTime

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

LISTING & CLOSING INFORMATION

Listing Office - Office Name	REAL Broker NH, LLC	MLS List Date	6/17/2026
Listing Office - Phone Number	Off: 855-450-0442	Expiration Date	10/28/2026
Listing Office - Phone Number 2		Active Under Contract Date	
List Agent - Agent Name and Phone	Kendall A Reyes - Cell: 603-691-3780	Pending Date	
List Agent - Phone Number	Cell: 603-691-3780	Withdrawn Date	
List Agent - E-mail	kendall@reyeshometeam.net	Terminated Date	
List Team - Team Name		Close Date	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other 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		Original List Price	\$1,399,900
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
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

My Info: Kendall A Reyes - Cell: 603-691-3780

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