

Residential **Condo**
5092370
Coming Soon

22 Dixon Drive
Litchfield
Unit/Lot # 22

Listed: 6/2/2026
Closed:
DOM: 0

\$509,000



County NH-Hillsborough
VillDstLoc
Year Built 2004
Architectural Style Ranch
Color Tan
Total Stories 1
Taxes TBD No
Tax Annual Amount \$6,704.00
Tax Year 2024
Tax Year Notes

Rooms Total 7
Bedrooms Total 2
Bathrooms Total 2
Bathrooms Full 0
Bathrooms Three Quarter 2
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,759
Below Grade Finished Area 0
Total Finished Area 1,759
List \$/SqFt Fin Total \$289.37
Total Area 2,859
Lot Size Acres 0.00
Lot Size Square Feet
Footprint

Activation Date 6/5/2026



Directions

Public Remarks Welcome to this beautifully updated detached condominium located in the highly desirable, pet-friendly Canberra Village 55+ community in Litchfield. Designed for easy single-level living, this move-in-ready home features an open and inviting floor plan, combining comfort, functionality, and tasteful modern updates throughout. Step inside to discover a bright and inviting floor plan featuring cathedral ceilings, new hardwood floors, and an abundance of natural light. The spacious kitchen has been refreshed with stunning new quartz countertops and flows seamlessly into the dining and living areas, creating the perfect space for everyday living and entertaining. Just off the kitchen, you'll find a versatile bonus room that can serve as a home office, guest room, hobby space, or den. The primary suite offers a peaceful retreat with a spacious en suite bathroom, while the sunroom provides the perfect spot to relax with your morning coffee or unwind at the end of the day. Step outside to the composite deck and enjoy the privacy and tranquility of the surrounding community. Recent upgrades include a newer roof, new HVAC system, tankless on-demand hot water system, new quartz countertops, new hardwood flooring, a mini-split system in the garage, and a standby generator for added peace of mind. One of the many benefits of living in Canberra Village is the affordable HOA fee of just \$275 per month, providing low-maintenance living while helping you enjoy more of your time and less of the upkeep. If you're looking for a home that offers space, quality, and easy living in a welcoming 55+ community, this property checks all the boxes. There is truly nothing to do but move in and enjoy. Schedule your showing today because this one is sure to attract plenty of attention!

STRUCTURE

Construction Status Existing
Construction Materials Wood Frame, Vinyl Siding
Roof Asphalt Shingle
Foundation Details Concrete

Estimated Completion Date
Rehab Needed

List \$/SqFt Fin ABV Grade \$289.37
Above Grade Finished Area Source Public Records
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source Public Records
Below Grade Finished Area Source Measured
Below Grade Unfinished Area 1,100
Below Grade Unfinished Area Source Measured
Total Below Grade Area
Total Below Grade Area Source

Basement Yes
Basement Access Type Interior
Basement Description Unfinished
Garage Yes
Garage Capacity 2

ROOMS	DIMENSIONS / LVL
Kitchen	1
Dining Room	1
Sunroom	1
Primary BR Suite	1
Bedroom	1
Bonus Room	1
Living Room	1

ROOMS	DIMENSIONS / LVL
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ROOMS	DIMENSIONS / LVL
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LOT & LOCATION

Development / Subdivision Canberra Village

Owned Land
Common Land Acres 0.00
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

School District Litchfield Sch Dst SAU #27
Elementary School
Middle/Jr School Litchfield Middle School
High School Campbell High School
Lot Features Condo Development

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

Road Frontage TBD
Road Frontage Length
Road Frontage Type Public

UTILITIES		
Heating	Propane, Forced Air	Internet High Speed Intrnt Avail
Cooling	Central AC	Fuel Company
Water Source	Public	Electric Company
Sewer	Private	Water Company
Electric	200+ Amp Service	Cable Company
Utilities	Cable Available, Propane	Phone Company
		Internet Service Provider

FEATURES			
Interior Features	Ceiling Fan, Natural Light, Vaulted Ceiling, 1st Floor Laundry	Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Stove
Flooring	Ceramic Tile, Hardwood	Other Equipment	Air Conditioner, Standby Generator
Exterior Features	Deck, Gazebo, Porch	Accessibility Features	One-Level Home, 1st Floor Laundry
Driveway	Paved		

CONDO -- MOBILE -- AUCTION INFO			
Condo Name	Canberra Village	Bldng#	Auction
Condo Limited Common Area		UntPerBldg	Auction Date
Condo Fees	Yes		Auction Time
Association Amenities	Clubhouse, Master Insurance, Landscaping, Snow Removal, Trash Removal		Auctioneer Name
			Auctioneer License Number
			Auction Price Determnd By
Mobile Park Name			
Mobile Make		Mobile Park Approval	Mobile Anchor
Mobile Model Name		Mobile Must Move	Mobile Co-Op
MobileSer#			

DISCLOSURES			
Fee	\$275.00	Monthly	
Fee 2			
Fee 3			
Foreclosed/Bank-Owned/REO	No	Flood Zone	No
Planned Urban Developmt		Seasonal	No
Rented		Easements	
Rental Amount		Covenants	Yes
Exclusions		Resort	
		Right of First Refusal	

		Timeshare/Fract. Ownrshp	No
		T/F Ownership Amount	
		T/F Ownership Type	
		Surveyed	Unknown
		Surveyed By	

PUBLIC RECORDS				POWER PRODUCTION	
DeedRecTy	Warranty	Map	014	PrdType	PrdType2
Total Deeds		Block	000	PrdOwner	PrdOwner2
Deed Book	9458	Lot	222	MountType	MountType2
Deed Page	1025	SPAN#		Mount Loc	Mount Loc2
Deed 2 Book		Tax Class		PrdSize	PrdSize2
Deed 2 Page		Tax Rate		InstallYr	InstallYr2
PlanSurv#		Current Use		PrdAnnual	PrdAnnual2
Property ID		Land Gains		AnnStatus	AnnStatus2
Zoning	RES	AssmntYr	2024	PrdVerSrc	PrdVerSrc2
		AssmntAmt	\$322,600		
		SpecAssmt			

GREEN PERFORMANCE INDICATORS					
VerBody		VerBody2		VerBody3	
VerPrgm		VerPrgm2		VerPrgm3	
Green Verification Year		Green Verificatn Year 2		Green Verificatn Year 3	
VerRating		VerRating2		VerRating3	
Green Verification Metric		Green Verificatn Metric 2		Green Verificatn Metric 3	
Green Verification Status		Green Verificatn Status 2		Green Verificatn Status 3	
Green Verification Source		Green Verification Source 2		Green Verification Source 3	
Green Verification NewCon		Green Verificatn NewCon 2		Green Verificatn NewCon 3	
Green Verification URL		Green Verificatn URL 2		Green Verificatn URL 3	

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Buyer's and Buyers agent's to confirm measurements and perform own due diligence. Please send offers via PDF to kendall@reyeshometeam.net

Private Office Remarks

Showing Instructions Showing Via Appt Service
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name Boulanger
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	6/2/2026
Listing Office - Phone Number	Off: 855-450-0442	Expiration Date	10/31/2026
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	\$509,000
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	Buyer Financing
Concessions Amount	Right of First Refusal
Concessions Comments	
Appraisal Complete	
Appraisal Type	
Appraiser	
Appraiser Phone	
Appraiser Email	Contingencies
Buyer Name	
Residence	
Title Company	