

3.3 INDIAN POINT FEATURES LIST

- 2.9 ACRE LOT WITH 100 FEET OF PRIVATE WATERFRONT
- WATER AT DOCK IS 12' DEEP FOR EASY AND SAFE SWIMMING AND DIVING
- DOCK IS A RECENTLY UPDATED CRANKOUT SYSTEM AND COMES COMPLETE WITH A SWIMMING RAFT
- LARGE WATERFRONT DECK PROVIDES LOUNGING AREA
- HOME IS LOCATED AT THE QUIET NORTHERN END OF NEWFOUND LAKE WITH MINIMAL BOAT TRAFFIC
- WATERFRONT IS ACCESSED VIA A 6 MINUTE STROLL THROUGH GORGEOUS NATURAL SCENERY
- HOME IS ALMOST 7,000 SQUARE FEET OF FINISHED LIVING SPACE
- MAIN FLOOR INCLUDES A BEAUTIFUL SUN-FILLED KITCHEN WITH HUGE ISLAND
- KITCHEN OPENS OUT TO AN AMAZING SUNROOM WITH LAKE VIEWS
- GARAGE IS A 3-CAR WITH CHARGER, ACCESSED THROUGH A SPACIOUS MUDROOM/LAUNDRY AREA. LAUNDRY INCLUDES AN OVERSIZED WASHER AND TWO DRYERS.
- FORMAL ENTRY FOR GUESTS
- FIRST FLOOR ALSO FEATURES A DEN/OFFICE SPACE
- FIRST FLOOR PRIMARY SUITE PROVIDES GREAT SPACE AND A SPRAWLING BATH WITH WALK-IN CLOSET
- UPSTAIRS IN THIS CLASSIC YET UPDATED CAPE DESIGN ARE TWO BEDROOMS WITH A SHARED FULL BATH
- UPSTAIRS ALSO FEATURES A WALK-IN ATTIC FOR EASY STORAGE
- FINISHED WALK-OUT BASEMENT SPACE REFLECTS THE NATURAL BEAUTY OF THE AREA
- WET BAR AND SPACIOUS SEATING ALLOWS FOR ENTERTAINING
- LARGE MOVIE SCREENING SPACE WITH LUXURIOUS SEATING

- GUEST ACCOMADATIONS IN THE FINISHED BASEMENT MAKE THIS AN AMAZING HOME FOR FAMILY AND FRIENDS TO GATHER AT ALL TIMES OF THE YEAR
- UNFINISHED AREA PROVIDES WORKSHOP/GYM/STORAGE SPACE
- DECK ON THE BACK OF THE HOUSE PROVIDES MULTIPLE SPACES FOR DINING OR ENTERTAINING.
- HOT TUB FOR THOSE SUMMER AFTERNOONS OR CRISPY FALL NIGHTS
- A STAND-BY GENERATOR PROVIDES PEACE OF MIND WHETHER YOU ARE HOME OR AWAY
- MODERN AIR FILTRATION SYSTEM WAS RECENTLY INSTALLED FOR EVEN HIGHER AIR QUALITY
- HOME IS HEATED BY A MODERN PROPANE-FIRED HOT AIR SYSTEM, SERVICED VIA AN OVERSIZED 1,000 GALLON TANK
- MULTIPLE SUPPLEMENTAL HEAT SOURCES INCLUDING A DOUBLE-SIDED FIREPLACE PROVIDE COMFORT AND AMBIANCE
- AS CURRENTLY ORGANIZED, THE HOME CAN SLEEP 15 PEOPLE COMFORTABLY. MOST OF THE FURNITURE IS AVAILABLE FOR PURCHASE.
- PROPERTY IS LOCATED IN THE DESIRABLE COMMUNITY OF HEBRON, NH
- HEBRON FEATURES ONE OF THE LOWEST PROPERTY TAX RATES IN THE STATE
- HEBRON TOWN BEACH IS REKNOWNED FOR IT'S BEAUTY AND SPACIOUSNESS
- MULTIPLE CONSERVATION PROPERTIES ABUT THE LAKE. THESE INCLUDE THE CHARLES BEMIS CONSERVATION AREA, THE HEBRON AUDUBON SANCTUARY, GREY ROCKS CONSERVATION AREA, AND THE PARADISE POINT NATURAL AREA. TOGETHER THEY HELP PROTECT OVER A MILE OF FRONTAGE ON NEWFOUND LAKE AND PROVIDE HUNDREDS OF ACRES TO EXPLORE. MOST OF THESE PROPERTIES ARE VIEWABLE FROM 33 INDIAN POINT.

