

# 104 Campbell Lane, Deering NH

## Year-Around Waterfront Home on Deering Lake

### Listing Information

Location Information	Property Information	House Information
Town of Deering NH	122' lake frontage	10 Room
Hillsborough County	2 docks and private sand beach	4 Bedrooms & 3 3/4 Bathrooms
Hillsboro-Deering Cooperative School District (Schools in Hillsboro)	0.86 Acres	3,651 SF Finished Living Area 1,863 SF Enclosed Unfinished Area
Campbell Lane - private paved road	2 sections separated by private road	Colonial/Contemporary
143' Road Frontage	Paved driveway - parking for 4+ cars	Built in 1982 and 1994-9
350-Acre Deering Lake	Drilled well with good water	Foundation concrete & cinder block
On secluded Campbell Cove	Septic system - 4-bedroom (1994)	Wood frame construction
General zone for most of town	Barn/Garage on back section	Cedar shingles / aluminum & vinyl trim
40 minutes from Concord	Abuts Forest Preserve	Asphalt roof shingles
40 minutes from Manchester & Airport	2022 Property Tax \$10,390	Oil-fired forced hot air heating
		Oil-fired Hot Water Heater
		2 fuel oil tanks

#### Room Information

Lower Level (Walk-out - lake view)		First Floor (Street Level)		Second Floor	
Office (or Bedroom)	15.7 x 8.8	Living Room	13.5 x 17.4	<b>Master Bedroom Suite</b>	
Second Kitchen	16.5 x 7	Dining Room	14.9 x 12.9	Master Bedroom	13.3 x 14.8
Common Room	Irregular	Main Kitchen	17.2 x 9.8	Study or Nursery	11.6 x 8.6
Full Bathroom		Family Room	15.7 x 11.8	Large Walk-in Closet	10.8 x 6.1
Workshop / Storage		Fourth Bedroom	9.4 x 11.5	Full Bathroom	
Second Laundry		Laundry / Pantry	7.4 x 9.4	<b>Family Area</b>	
		Full Bathroom		Second Bedroom	12.4 x 12.5
		Coat & Linen Closets		Third Bedroom	12.4 x 12.5
		Enclosed Porch	11.5 x 13.0	3/4 Bathroom	
		Deck with Stairs	10 x 30	Linen & Game Closets	

#### Features

Large unfinished attic	Wood Stove	<b>Main Kitchen</b>
<b>Options for in-law quarters</b>	Ceiling Fans	Propane Kitchen Range
Separate Kitchen and Bathroom	Smoke Detector System	Microwave / Stove Hood
With separate walk-out entry	Central Vacuum	Refrigerator & Dishwasher
Lake view and covered patio	Washer & Dryer	2 Kitchen Sinks
<b>Enclosed porch ready for hot tub</b>	Laundry sinks (1st Floor and Basement)	Maple kitchen cabinets
Ceiling Fans	Pantry counter and cabinets	Cathedral Ceiling with Fan
Hardwood and tile flooring	Circuit Breakers - multiple panels	<b>Basement Kitchen</b>
Skylights	Wired for generator	Electric range with Vented Hood
Invisible Dog Fence	Air conditioner for Master Suite	Refrigerator
Fiber Communications Service (2016)	Perennial Garden Beds	Cabinets and Closet
TV, Telephone, Wi-Fi, HS Internet		