

# Year-Around Waterfront Home on Deering Lake NH

104 Campbell Lane, Deering NH



View of Property from Lake

## Property Highlights

### Location

- In the scenic rural Town of Deering, NH.
- In the hilly and mountainous Monadnock Region of Southwest NH.
- On popular clean 350 acre Deering Lake.
- At quiet sheltered Campbell Cove.

## The House

### Overall

- Spacious Colonial/Contemporary Home
- 10+ large rooms
- 4 Bedrooms and 3 3/4 Bathrooms
- 3,651 SF of finished living space, plus 1,242 SF of enclosed unfinished space.
- Built in 1978 and enlarged in 1994-6.
- Suitable as year-around Primary or Second Home.

### Construction and Exterior

- Wood frame Construction on full foundation (except Enclosed Porch).
- Exterior is Cedar Shingles with aluminum and vinyl trim.



House's North End, facing the road



Fantastic modern Kitchen with lake view,  
two sinks, and cathedral ceiling



*Foreground:* Dining Room with Wood Stove  
*Background:* Family Room



Enclosed 4-season Porch with lake view  
Ready for Hot Tub



Living Room



Master Bedroom, with great view of Lake

## **Interior First Floor**

- Kitchen with tile floors and ceiling fan.
  - Propane Kitchen Range with microwave / vent hood.
  - Ample maple cabinets.
- Dining Room with sliding doors to deck, lake view, wood stove and built-in cabinets.
- Family Room with sliding doors to deck and lake view.
- Deck (10' x 30') with stairs to lower yard.
- Enclosed 4-season Porch with lots of windows, ceiling fan and vent fan.
  - Entry door with ramp to driveway.
- Living Room with closet.
- Bedroom #4.
- Full Bathroom.
- Laundry / Pantry with washer, dryer, sink, cabinets and counter.
- Covered Entry porch on west side.
- Tile and Hardwood Floors.

## **Interior Second Floor**

- Master Bedroom Suite
  - Two rooms with lake views.
  - Large walk-in closet and full bathroom with two vanities and skylight.
- Mirror Image Bedroom #2 and Bedroom #3.
- $\frac{3}{4}$  Bathroom and 2 closets in hall.
- Ceiling Fans in all bedrooms.

## **Basement**

- Full height basement.
- Partially-finished front half.
  - Common room, and bedroom (or office) with great Lake views.
  - Second kitchen (eat-in) and private full bathroom.
- Walk-out to yard, parking, and covered patio under deck.
- Unfinished rear half with workshop and second laundry

## **Other**

- Large walk-up unfinished attic, with view of Lake (Could be finished into 2+ rooms).
- Fiber Service for Telephone, TV, and **High Speed Internet**.
- 200 Amp Electric Service with multiple Breaker Panels.
  - Emergency Generator for key electrical loads.
- Central Vacuum System.
- Oil-fired forced hot air central heat and separate hot water heater.
- Wood Stove in Dining Room and Wood Furnace in Garage.

## **Optional Quarters for Extended Family**

- House is ready to partition off separate living quarters.
  - Ideal for Adult Children, Parents or a Caretaker.
  - Main section would be 4 rooms in walk-out basement.
  - Could include three first floor rooms.
  - Private outside entrances from house's lower yard and parking.



Waterfront view from House's Deck



Twin docks at water's edge

## The Property

### The Waterfront

- Located at quiet secluded Campbell Cove.
- 122' of private Lake Frontage.
- Clear clean water, about 7' deep.
- Pair of permanent Docks that can berth 4 boats.
- Sand Beach extending to neck deep and swimming float.
- Driveway for vehicles or snowmobiles sloping from road to beach.
  - Usable as boat launching ramp.
- Foot path from Docks to House.
- Electrical posts with floodlights and outlet.
- Great for swimming, boating, and fishing.
- A wide variety of wildlife and plants.

### The Lot

- 0.86 acres.
- Divided into 2 tracts by private paved Campbell Lane.
- Quiet wooded lot and neighborhood, with buffers between houses.
- Rear of lot abuts large protected Wilkins-Campbell Forest.
- Two paved driveways, with parking for 4 vehicles.
- Parking for 2 more vehicles on gravel.
- Additional free parking on road for 3+ vehicles.
- Detached 32' W x 30'D Garage (or Barn) with large storage loft and attached shed.
- Small 8' x 8' shed.
- **Private drilled well with good quality high quantity water.**
- **State approved 4-bedroom (600 GPD) septic system.**
- House setback required 75' from Lake.



Location on Deering Lake



One of many small islands on the lake.

## Deering Lake, Deering NH

- Clean and scenic, surrounded by beautiful undeveloped hills
- 350-acres – Adequate for most boating, including water skiing.
  - Pontoon boats are very common.
- Very popular, with increasing year-around community.
- Mostly private homes, no industry or commercial businesses.
- Good fishing, swimming and unrestricted boating.
- Lake is at 919' altitude and is the headwaters of the Piscataquog River.
- Has a substantial amount of undeveloped protected forest shore.
- 5 miles from shopping and services in Hillsboro NH.
- 40 minutes from the cities of Concord or Manchester.
- Close to ski areas in adjacent Henniker and Franconia.
- LOW RISK of earthquakes, wild fires, tornadoes, flooding, coastal storm damage, extreme heat, animal attacks, water or air pollution, crime, or civil unrest.
- Also known as Deering Reservoir (for flood control).