

# WEIRS BEACH VILLAGE



[www.WeirsBeachVillageNH.com](http://www.WeirsBeachVillageNH.com)



**BERKSHIRE  
HATHAWAY**

HomeServices

**Verani Realty**

Judy Chesley

REALTOR®

Associate Broker

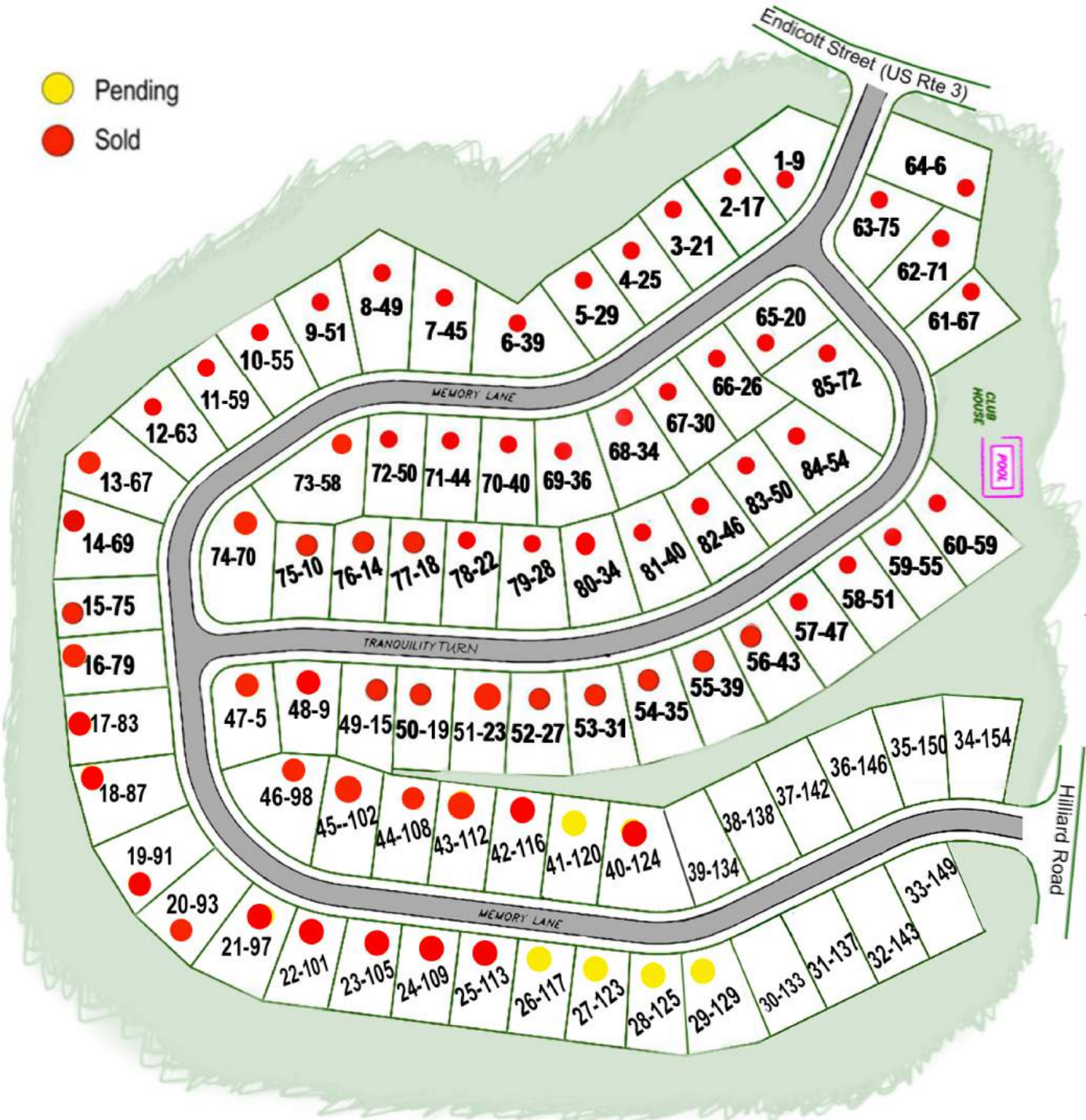
Cell: 603-965-5416

Office: 603-845-2129



# WEIRS BEACH VILLAGE

- Pending
- Sold



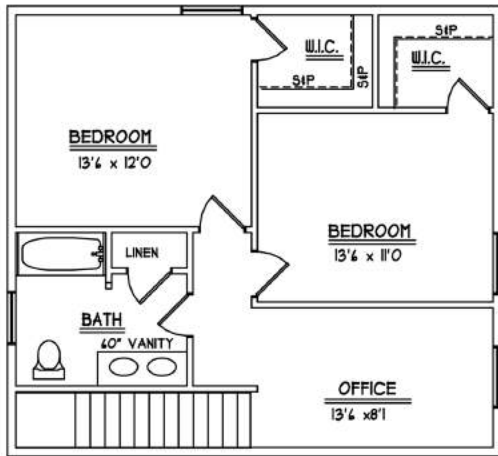
Rte 93 North; Rt 104/Rt-132 towards Meredith/New Hampton. Keep right at fork to NH104  
 Right onto US-3/Daniel Webster HWY; straight through roundabout. End at 198 Endicott St. N



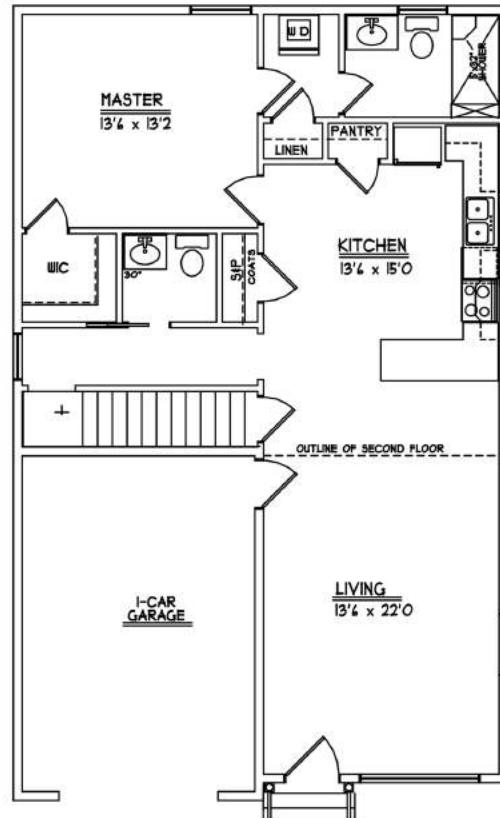
# WEIRS BEACH VILLAGE



## THE MOULTONBORO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

### SQUARE FOOTAGE TABLE

TOTALS EXCLUDE UNFINISHED/STORAGE & BASEMENT

PLAN	SQ. FTG.
FIRST FLOOR	919
SECOND FLOOR	114
	TOTAL: 1493
GARAGE	283



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\* DRAWING IS CONCEPTUAL  
\* ALL DIMENSIONS ARE APPROXIMATE  
2-14-2019

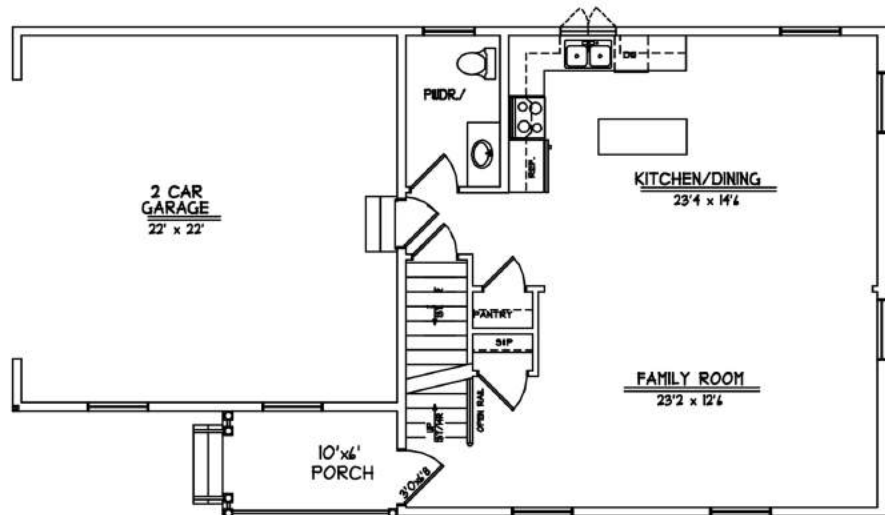


# WEIRS BEACH VILLAGE

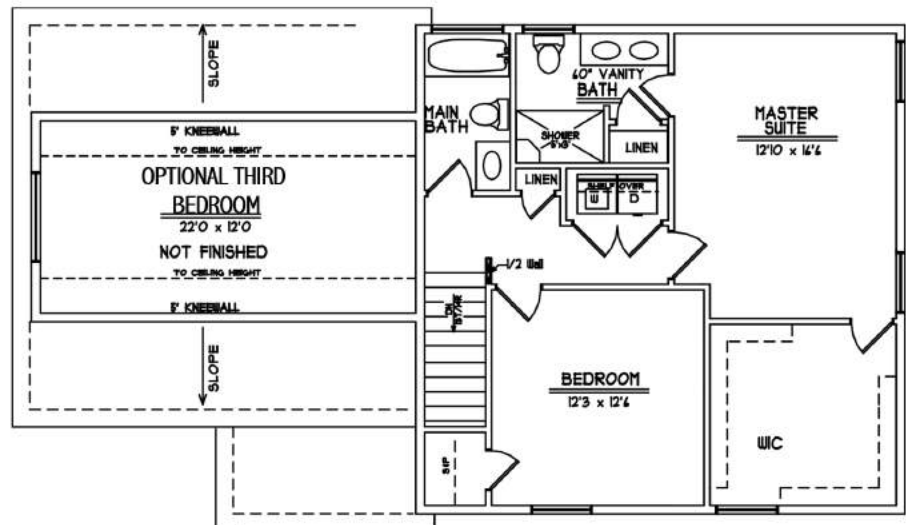
## THE LAKEPORT



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**SQUARE FOOTAGE TABLE**

TOTALS EXCLUDE UNFINISHED/STORAGE & BASEMENT

PLAN	SQ. FTG.
FIRST FLOOR	784
SECOND FLOOR	784
<hr/>	
TOTAL:	1,568
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GARAGE	484

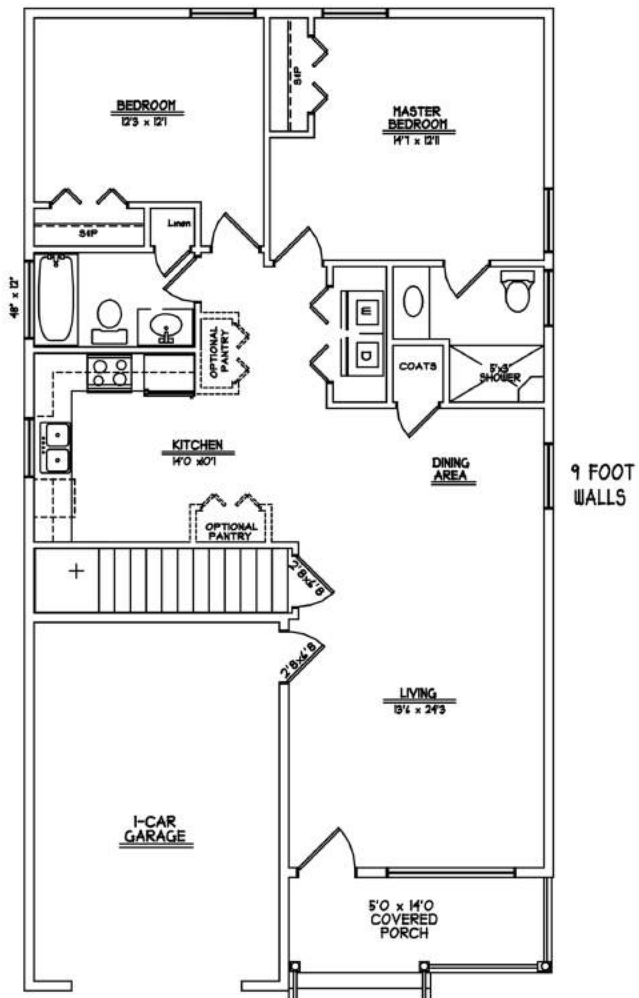


# WEIRS BEACH VILLAGE



## THE WOLFEBORO

SQUARE FOOTAGE TABLE	
TOTALS EXCLUDE UNFINISHED/STORAGE & BASEMENT	
PLAN	SQ. FTG.
FIRST FLOOR	1104
TOTAL: 1104	
GARAGE	280
FARMERS PORCH	10



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# WEIRS BEACH VILLAGE

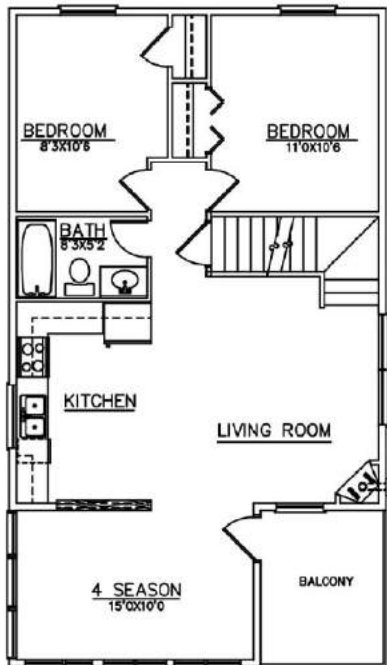


FRONT & REAR

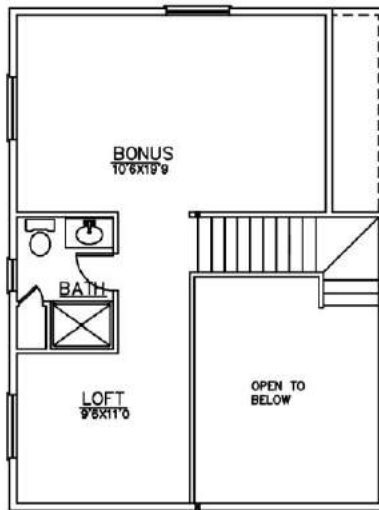
*CENTER HARBOR-S*

### SQUARE FOOTAGE TABLE

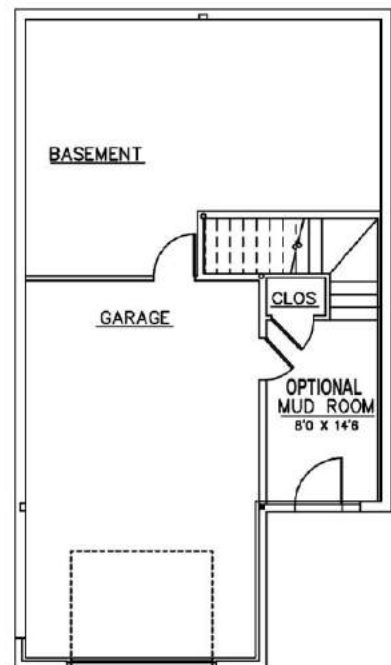
TOTALS EXCLUDE UNFINISHED/STORAGE & PORCH	
PLAN	SQ. FTG.
FIRST FLOOR	928
BONUS ROOM	495
OPTIONAL MUDROOM	
TOTAL:	1423
	116



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT PLAN





## Weirs Beach Village Features & Specifications Rev. December 2018

### **FOUNDATIONS & BASEMENTS**

8" poured concrete foundation walls with drains  
Foundation to be damp proofed (both full & crawl)  
All slabs on grade shall bear on compacted fill  
Slab floors average 4" of 3,000 psi concrete

### **GARAGES**

Electrical for lighting with 1 garage door opener  
1 – 9x7 insulated door – Carriage House style with  
wrought iron accent hinges  
Dry Wall ceiling and knee walls, Primed finish

### **FRAMING**

2"x 6" pressure treated sill w/sill seal  
Exterior walls; 2"x 6", 16" on center  
Uninsulated and unheated gable walls 2"x 4", 16" O.C.

### **INSULATION**

Exterior heated walls R-21  
Ceilings have R-38 blown in or batt.  
Basement ceiling has R-30 batt.

### **EXTERIOR SIDING**

Clapboard style EcoSide or LP Siding  
OSB sheathing with house wrap  
Cornerboards, fascia and rake trim will be PVC or EcoSide,  
Soffits to be solid or vented vinyl

### **INTERIOR WALLS**

Drywall with flat latex paint  
3 ½" base boards; 2 ½" colonial casing  
on doors and windows

### **FLOORING**

Tile on kitchen & bath floors  
Carpet in living room, bedrooms, halls,  
stairs and other rooms  
Pre-finished ¾" hardwood - upgrade optional  
Tile shower - upgrade optional

### **SHELVING**

Ventilated wire shelving

### **KITCHEN/BATHS**

Wood box cabinets and vanities  
Selection of door styles and finish of  
natural or painted wood  
Granite countertops & vanity tops  
Stainless Steel Appliances include  
Dishwasher – Microwave - Electric Range

### **WINDOWS EXTERIOR**

Tilt in, vinyl, double hung with  
Removable screens & grills  
Casement window over kitchen sink

### **ROOFING**

Architectural style asphalt shingles,  
30-year warranty, over #15 lbs felt paper  
Roof sheathing 1/2" OSB  
Ice and Water barrier on all eaves and gables  
Continuous soffit and ridge vents



Weirs Beach Village Features & Specifications  
Rev. December 2018

**HEATING**

Propane fired forced warm air system-single zone  
Size of system varies by home design and determined  
by heating contractor  
Hot water tank is 40-gal electrical  
Central Air Conditioning upgrade option

**PLUMBING**

Elongated bowl commode - white  
Stainless steel under mount kitchen sink  
Single lever brushed nickel finish kitchen faucet  
Fiberglass tub/shower 5' combo  
Hookups for electric washer & dryer  
Waterline for Ice Maker

**EXTERIOR DOORS**

Insulated fiberglass or steel

**ELECTRICAL**

100 AMP panel  
Standard light package  
Wiring for 2 cable outlets  
Wiring for 2 telephone outlets  
Fan/light in all baths