

# Condo For Sale

3,386 Sqft - 1336 Union Avenue, Laconia, New Hampshire 03246



## Basic Info

Property Type:	<b>Condo</b>
Listing Type:	<b>For Sale</b>
Price:	<b>\$824,000</b>
Bedrooms:	<b>4</b>
Baths Total:	<b>3</b>
Full Bathrooms:	<b>3</b>
Lot Area:	<b>4.25 Acre</b>
Square Footage:	<b>3,386 Sqft</b>
Year Built:	<b>2020</b>
MLS #:	<b>4839821</b>
Days On Market:	<b>1</b>

## Property Details

Listing Status:	<b>Active Under Contract</b>
Garage:	<b>Yes</b>
Tax - Gross Amount:	<b>\$0</b>
Garage Type:	<b>Detached</b>
Garage Capacity:	<b>2</b>
Zoning:	<b>UC</b>
Garage Description:	<b>Assigned</b>
Roads:	<b>Paved, Public</b>
Lot - Sqft:	<b>185,130 Sqft</b>
Road Frontage:	<b>No</b>
Price Per SQFT:	<b>\$367</b>
Easements:	<b>Yes</b>
Suitable Use:	<b>Recreation, Residential</b>
Style:	<b>Contemporary, End Unit, Garden</b>

## Location

Address:	<b>1336 Union Avenue</b>
County:	<b>NH-Belknap</b>

## Exterior

Waterfront:	<b>Yes</b>
Parking:	<b>Paved, On-site, Garage, Visitor, Deeded,</b>

Country:	<b>US</b>
State:	<b>NH</b>
City:	<b>Laconia</b>
Zipcode:	<b>03246</b>
Flood Zone:	<b>Unknown</b>
Directions:	<b>Union Ave just south of Weirs Boulevard intersection</b>

[Reserved](#)

Construction:	<b>Wood Frame</b>
Foundation:	<b>Concrete</b>
Roof:	<b>Shingle - Architectural</b>
Construction Status:	<b>Pre-Construction</b>
Water Body Restrictions:	<b>Unknown</b>
Water Body Type:	<b>Lake</b>
Water Body Name:	<b>Lake Winnepesaukee</b>
Water Frontage Length:	<b>402</b>
Features - Exterior:	<b>Boat Slip/Dock, Day Dock, Docks, Balcony, Deck, Natural Shade, Other, Slip, Window Screens, Beach Access</b>
Lot Description:	<b>Condo Development, Deep Water Access, Lake Access, Lake Frontage, Lake View, Lakes, Landscaped, Level, Mountain View, View, Water View, Waterfront</b>
Driveway:	<b>Common/Shared, Paved</b>

## Interior

Flooring:	<b>Carpet, Ceramic Tile, Hardwood, Other</b>
-----------	--

Basement Description:	<a href="#">Finished, Daylight, Concrete, Stairs - Interior, Climate Controlled, Exterior Access, Walkout</a>
-----------------------	---

## Room [Details](#)

Unit/Lot #:	<b>Unit 2 (1 NORTH)</b>
Units Per Building:	<b>8</b>
Room 1 Type:	<b>MBR Suite</b>
Room 2 Type:	<b>Bedroom</b>
Room 3 Type:	<b>Bedroom</b>

Features -  
Interior:

**Blinds,Dining  
Area,Elevator,Eleva  
tor -  
Passenger,Fireplac  
e -  
Gas,Kitchen/Dining,  
Master BR w/  
BA,Natural  
Light,Security,Walk  
-in Closet,Walk-in  
Pantry**

Room 4 Type: **Bath - Full**

Room 5 Type: **Bath - Full**

Room 6 Type: **Living Room**

Room 7 Type: **Kitchen/Dining**

Room 8 Type: **Foyer**

Room 9 Type: **Laundry Room**

Room 10 Type: **Utility Room**

Room 11 Type: **Other**

Room 12 Type: **Family Room**

Room 13 Type: **Bath - Full**

Room 14 Type: **Bedroom**

Rooms: Level B: **Level B:  
Bedroom,Level B:  
Bath - Full,Level B:  
Fam**

Association  
Amenities: **Building  
Maintenance,Mana  
gement  
Plan,Master  
Insurance,Landscap  
ing,Beach  
Access,Beach  
Rights,Boat  
Slip/Dock,Common  
Acreage,Day  
Dock,Docks,Elevato  
r,Snow Removal**

Baths - 1/4: **0**

Baths - 3/4: **0**

Rooms: Level 1: **Level 1:  
Bedroom,Level 1:  
Bath - Full,Level 1:  
Foyer,Level 1:  
Kitchen/Dining,Lev  
el 1: Laundry  
Room,Level 1:  
Living Room,Level  
1: Master Bdm  
Suite,Level 1:  
Other,Level 1:  
Utility Room**

## Utilities

Sewer: **Public**

Heating System: **Forced air**

Cooling System: **Central Ac**

Water: **Public**

Electric: **150 Amp**

Heat Fuel: **Gas - LP/Bottle**

Utilities: **Cable,High Speed  
Intrnt -  
Avail,Phone,Underg  
round Utilities**

Features -  
Accessibility: **1st Floor Hrd  
Surfce Flr,Access  
Laundry No  
Steps,Hard Surface  
Flooring,1st Floor  
Laundry**

## Listing Info

Listing Agent  
First Name: **Jeremy**

Listing Agent  
Last Name: **Avery**

Listing Office: **Roche Realty  
Group, Inc**

## Agent Info



Cowan & Zellers

✉ [info@cowanandzellers.com](mailto:info@cowanandzellers.com)

603-225-3333 - 30 South Main Street

