

**38 Rowe Farm Road #205-25-7**  
Gilford, NH 03249

**kW METROPOLITAN**  
KELLERWILLIAMS. REALTY  
**BEDFORD**

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**MLS# 4670521**



**\$ 499,000**

**3 Bedrooms . 2 Bathrooms . 2,440 Sqft**

PRE-CONSTRUCTION: NEW DESIGN featuring 4-season SunRoom & 3 Car Garage. The last of 2 remaining lots for this outstanding area and what a terrific home for this VIEW lot. The builder specializes in custom homes and with an accommodating manner, and can bring this home to your specifications. Many innovative choices for finish details. Hardwood and tile flooring are standard in some areas. Allowances provide for all stainless appliances, including refrigerator and kitchen island with breakfast bar. Kitchen/Breakfast Nook/Great Room features a cathedral ceiling in an open concept that focuses on a custom gas fireplace. A separate, formal dining room or office offers versatility and function. Mudroom/laundry from garage. All first floor bedrooms, with POTENTIAL for a sizable 2nd floor bonus room (not included in base price). Pastoral setting for private lot on cul-de-sac street and recorded easements protect the property views. Builder has list of accomplished subdivisions and custom homes in Southern NH and Lakes Region. Experience and attention to detail matters and is brought to you with great care. (Please note: specifications may change at any time during construction of a home built on speculation once construction is underway.) PHOTOS are from Builder's Portfolio of other homes already...



**Andrea Kenney**

PHONE  
**603-232-8282**

CELL  
**603-582-5166**