

12 Holts Landing Drive
Merrimack, NH 03054

kW METROPOLITAN
KELLERWILLIAMS. REALTY
BEDFORD

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MLS# 4696361



\$ 390,000

The price is misleading...This rare lot is more than what you think...And you have to see the infrastructure investment that comes with it. This is a wooded, WATERFRONT lot with a 400' finished gravel driveway complete with a concrete bridge crossing. The bridge is located about half-way to the home site and crosses a small stream. Water, telephone, and cable lines were installed to the home site from the street. The 75,000 ton, concrete bridge is built to carry a fire engine per city requirements and is rated to have HS-20 loading. Loam and seed installed in 2009 has matured along with 30 evergreen and maple trees along the property line. The cost for this infrastructure, installed in 2009, was a \$73,000 improvement. All this and the final result is: a private, rare, LEVEL home site in an established neighborhood of fine executive homes. Test pit data indicates a 6' depth of loamy sand, blocky, friable material. There are not many lots left this perfect! Add the ideal commuter location minutes to Route 3/Everett Turnpike, Exit 11. Manchester, Nashua, Amherst, Bedford, all nearby and travel into Massachusetts, Boston extremely convenient. "don't judge the book by its cover...this is a must see ready to build lot if you seek a property that has been secret too long--and offers great value for its amenities. Building plans...



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