

Residential **Single Family**
5070187
Active

43 Sterling Place
Bow **NH 03044**
Unit/Lot #

Listed: 11/19/202 **\$1,395,000**
Closed:
DOM: 1



County NH-Merrimack
VillDStLoc
Year Built 1986
Architectural Style Ranch
Color Creme
Total Stories 1
Taxes TBD No
TaxAnnAmt \$18,945.28
Tax Year 2024
Tax Year Notes

Rooms Total 10
Bedrooms Total 3
Bathrooms Total 5
Bathrooms Full 2
Bathrooms Three Quarter 1
Bathrooms Half 2
Bathrooms One Quarter 0
Total Finished Area 5,842
Total Area 10,124
Lot Size Acres 6.15
Lot Size Square Feet 267,894
Footprint

Delayed Showing No
Date - Showings Begin

Directions Brown Hill Road to Sterling



Virtual Tour URL Unbranded

Property Panorama VTour

Public Remarks Welcome to 43 Sterling Place! This stunning custom-built luxurious ranch is nestled on over 6 acres with over 5,000 sq. ft. of living space. Enter through the expansive living room with a marble foyer, vaulted ceilings, and incredible views to several mountain ranges. The primary suite features a spacious dressing area, walk-in closets and a luxurious bath with a walk-in shower, jacuzzi tub and laundry area. Also there's two spacious guest bedrooms, each with its own bathroom, ensuring privacy and comfort for guests. The enormous Chef's kitchen features granite counters, eat in area, newer appliances and plenty of room for social gatherings. When the sun goes down, you'll be treated to amazing sunsets from most of the rooms! Outside, there are multiple entertaining areas, a pond and plenty of space for creating your own outdoor oasis. This meticulously maintained, single-level home also features new hardwood floors, newer appliances and a freshly painted exterior. The lower level is partially finished and has the potential for many uses, including a teen/in-law suite, game room, home gym and much more. The attached 3-car and detached 3-car garages are perfect for car enthusiasts, hobbyists or extra storage. Sterling Place is the premier neighborhood in Bow with top-rated schools. You'll love this one!

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Materials Wood Exterior
Foundation Details Poured Concrete
Roof Shingle
Basement Yes
Basement Description Climate Controlled, Partially Finished, Interior Stairs, Storage Space, Walkout, Exterior Access
Basement Access Type Walkout
Parking Features Direct Entry, Driveway, Garage, Parking Spaces 1 - 10, Attached, Detached
Garage Yes
Garage Capacity 6

Estimated Completion

Above Grade Finished Area 5,062
List \$/SqFt Fin ABV Grade \$275.58
Above Grade Finished Area Source Assessor
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source Assessor
Below Grade Finished Area 780
List \$/SqFt Fin Below Grade \$1,788.46
Below Grade Finished Area Source Measured
List \$/SqFt Fin Total \$238.79
Below Grade Unfinished Area 4,282
Below Grade Unfinished Area Source Estimated
Total Below Grade Area
Total Below Grade Area Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen/Dining	28x21	Bathroom Full	10x10	1 DeedRecTy	Quit Claim
Dining Room	28x19	Family Room	30x26	B Total Deeds	Map 12
Living Room	30x19	Bathroom Half	7x7	B Deed Book	Block 3
Den	21x17	Foyer	17x17	1 Deed Page	Lot 29-0
Media Room	27x19	Workshop	25x22	B Deed 2 Book	SPAN#
Primary BR Suite	32x27			Deed 2 Page	Tax Class
Bedroom with Bath	23x14			PlanSurv#	Tax Rate
Bedroom with Bath	17x14			Property ID	Current Use
Sunroom	16x11			Zoning	Land Gains
Bathroom Half	8x6				Assessment Year
Bathroom Full	10x6				Assessment Amount
					Special Assessments

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres
Road Frontage Yes
Road Frontage Type Cul-de-Sac, Paved
Road Frontage Length 778
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel
School District Bow School District SAU #67
Elementary School Bow Elementary
Middle/Jr School Bow Memorial School
High School Bow High School
Lot Features Landscaped, Mountain View, Pond, View, Neighborhood
Surveyed Unknown
Surveyed By

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Oil, Baseboard, Multi Zone
Cooling Central AC
Water Source Private
Sewer Leach Field, Private
Electric Circuit Breaker(s)

Utilities Cable
Internet Unknown

Fuel Company
Electric Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Exterior Features Outbuilding, Patio
Driveway Paved
Parking Features Direct Entry, Driveway, Garage, Parking Spaces 1 - 10, Attached, Detached
Flooring Hardwood, Tile
Interior Features Central Vacuum, Blinds, Cathedral Ceiling, Ceiling Fan, Dining Area, Wood Fireplace, 3+ Fireplaces, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Natural Woodwork, Skylight, Vaulted Ceiling, Walk-in Closet, Wet Bar, Whirlpool Tub, Window Treatment, 1st Floor Laundry

Appliances Electric Cooktop, Dryer, Microwave, Double Oven, Refrigerator, Washer, Warming Drawer
Other Equipment Smoke Detector
Accessibility Features One-Level Home

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Exclusions

Flood Zone No
Seasonal No
Easements Unknown
Covenants Yes
Resort

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verification Body
Green Verification Progm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 2
Green Verificatn Progm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2
Green Verificatn Body 3
Green Verificatn Progm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Rooms sizes are approximate. Buyer/and or their agent to perform their own due diligence. Please contact Nancy with any questions (978) 314-4003

Private Office Remarks

Showing Instructions ShowingTime 800-746-9464
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name First City Realty LLC
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Foundation Brokerage Group	MLS List Date	11/19/2025
Listing Office - Phone Number	Off: 800-983-1945	Expiration Date	5/19/2026
Listing Office - Phone Number 2		Active Under Contract Date	
List Agent - Agent Name and Phone	Nancy Dowling - Cell: 978-314-4003	Pending Date	
List Agent - Phone Number	Cell: 978-314-4003	Withdrawn Date	
List Agent - E-mail	nancydowlingre@gmail.com	Terminated Date	
List Team - Team Name		Close Date	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	Yes
Buyer Office - Phone Number		Short Sale	No
Buyer Office - E-mail		Original List Price	\$1,395,000
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing

Contingencies

My Info: Nancy Dowling - Cell: 978-314-4003



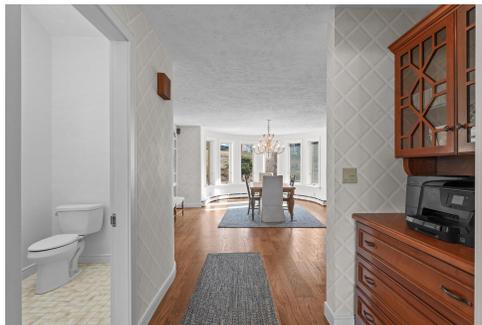
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Prep By: Foundation Brokerage Group

Listed by:

Nancy Dowling / Foundation Brokerage Group

Nancy Dowling



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Prep by: Foundation Brokerage

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Listed by: Nancy Dowling / Foundation Brokerage Group

Prep by: Foundation Brokerage
Nancy Dowling

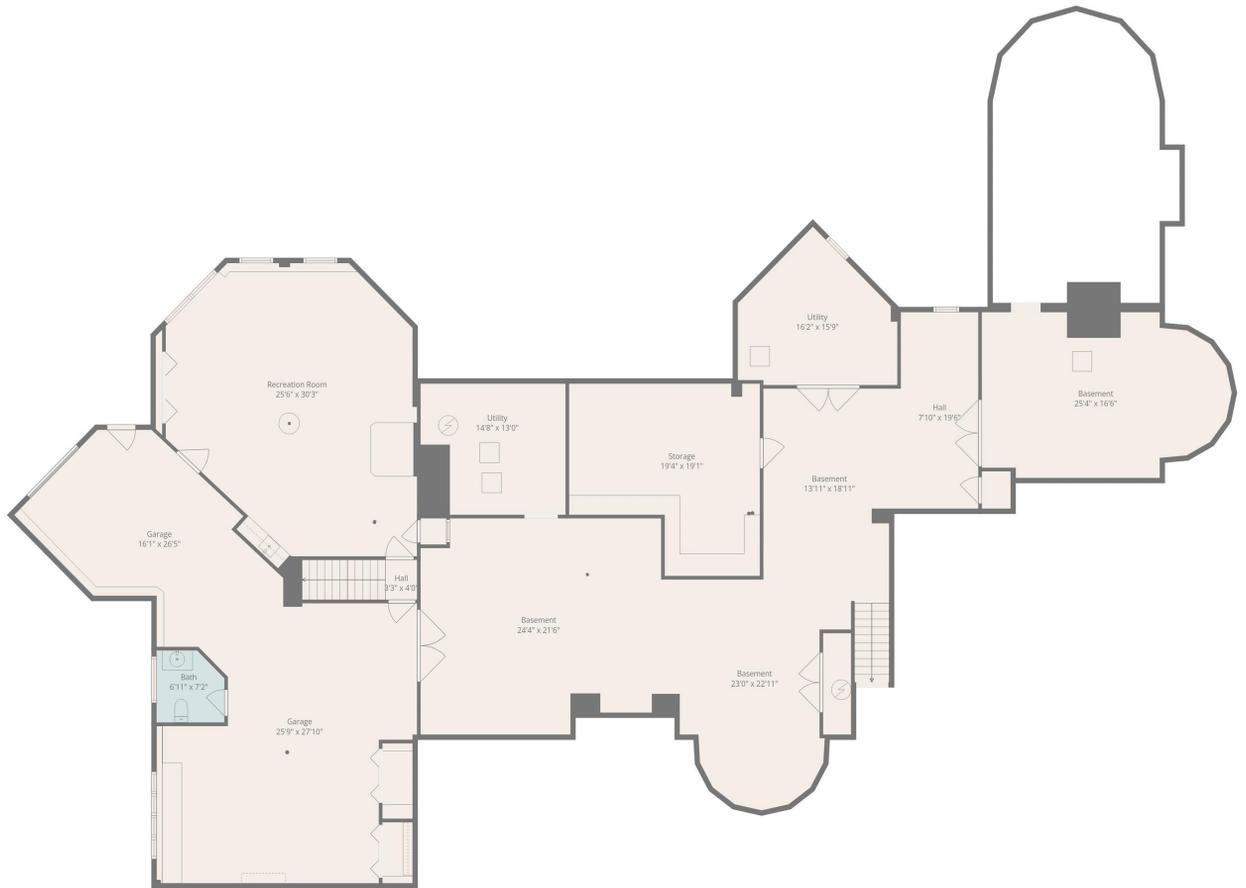


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Listed by:

Nancy Dowling / Foundation Brokerage Group

Nancy Dowling



TOTAL: 5516 sq. ft

BELOW GRADE: 746 sq. ft, 1st floor: 4770 sq. ft

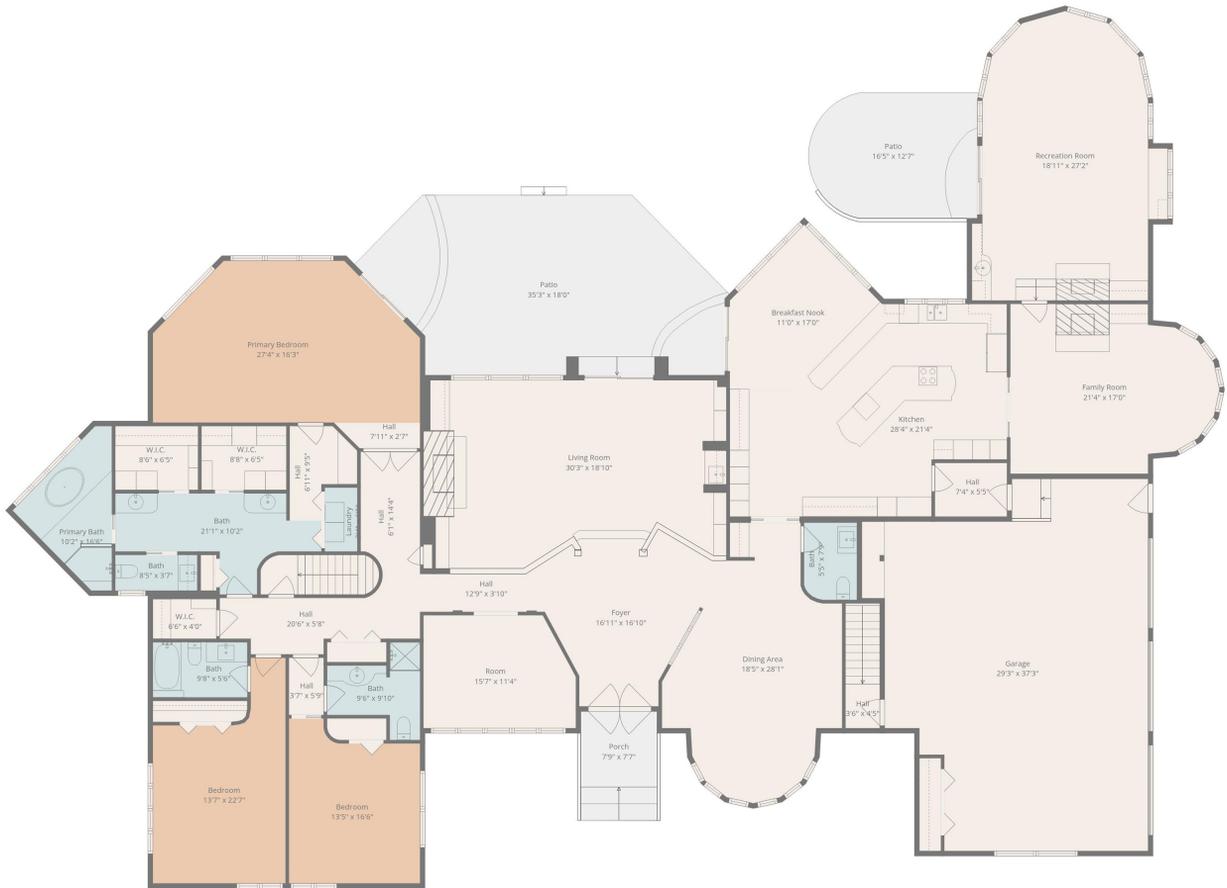
EXCLUDED AREAS: UNDEFINED: 108 sq. ft, STORAGE: 331 sq. ft, UTILITY: 391 sq. ft,

BASEMENT: 1513 sq. ft, LOW CEILING: 469 sq. ft, HALL: 154 sq. ft,

GARAGE: 1821 sq. ft, PATIO: 754 sq. ft, PORCH: 85 sq. ft,

WALLS: 514 sq. ft





TOTAL: 5516 sq. ft

BELOW GRADE: 746 sq. ft, 1st floor: 4770 sq. ft

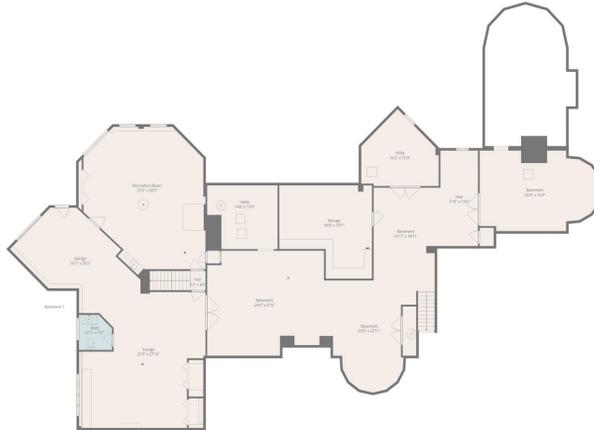
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New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 43 Sterling Place, Bow, NH 03304

d. LEACH FIELD: Yes No Other _____
IF YES, Location: straight out from primary & living room Size: _____ Unknown
Date of installation of leach field: unknown Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

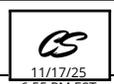
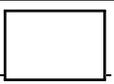
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>

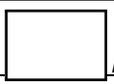
8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: see attachments
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

Yes No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

Yes No Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

Yes No Unknown Comments: _____

g. Has the property been surveyed?

Yes No Unknown If YES, By: _____
If YES, is survey available? Yes No Unknown

h. How is the property zoned? res

i. Heating System Age: unknown Type: FHW Fuel: Oil Tank Location: basement

Owner of Tank: homeowner
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____

j. Roof Age: unknown Type of Roof Covering: _____

Moisture or leakage: no
Comments: _____

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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k. Foundation/Basement Full Partial Other: _____ Type: _____

Moisture or leakage: _____
Comments: _____

l. Chimney(s) How Many? 2 Lined? _____ Last Cleaned: spring 2025 Problems? _____

Comments: _____

m. Plumbing Type: pvc and copper Age: _____

Comments: _____

n. Domestic Hot Water Age: New Type: off boiler Gallons: 75

o. Electrical System # of Amps 200 Circuit Breakers Fuses

Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: Routine prevention with Garfield Pest control

r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning Type: Central Age: _____ Date Last Serviced and by whom: 3/2025

Comments: _____

t. Pool Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

u. Generator Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable
Comments: not presently working needs repair

v. Internet Type Currently Used at Property: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: irrigation & alarm system has been abandoned and not operable

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

All new faucets, new hot water tank, one new toilet
Serviced boilers, replaced circulator pump
Replaced some baseboards
Replaced hardwood floors in 5 rooms and hallway
Refinished other existing wood floors
Rebuilt front brick steps and circular walkway
Upgraded landscaping and pruned trees throughout
Repainted exterior of home and detached garage
Updated electrical with new switches and lights
Painted kitchen cabinets.
Replaced 8 ft slider in back oval room.
Replaced some interior doors.
Repaired central vac.

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Charles Sargent
SELLER
dotloop verified
11/17/25 6:55 PM EST
TK5D-LQGG-SY9L-RTEG
DATE

SELLER
DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER
DATE

BUYER
DATE

SELLER(S) INITIALS *CS* /
11/17/25 6:55 PM EST
dotloop verified

BUYER(S) INITIALS /

43 STERLING PLACE

Location 43 STERLING PLACE

MBLU 12/ 3/ 29-O/ /

Owner FIRST CITY REALTY LLC

Assessment \$957,800

PID 1168

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$741,700	\$216,100	\$957,800

Owner of Record

Owner FIRST CITY REALTY LLC

Sale Price \$0

Co-Owner

Certificate

Book & Page 3873/2591

Sale Date 11/12/2024

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
FIRST CITY REALTY LLC	\$0		3873/2591	11/12/2024
SARGENT, CHARLES	\$807,000		3872/2199	10/31/2024

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 5,062
Replacement Cost: \$1,525,774
Building Percent Good: 47
Replacement Cost
Less Depreciation: \$717,100

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential

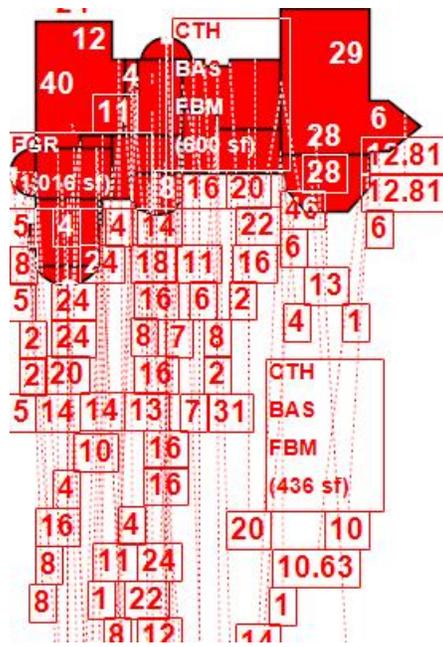
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	2
Total Xtra Fixtrs:	4
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<https://images.vgsi.com/photos/BowNHPhotos/\00\00\18\79.jpg>)

Building Layout



(<ParcelSketch.ashx?pid=1168&bid=1168>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,062	5,062
CRL	Crawl Space	521	0
CTH	Cathedral Ceiling	2,369	0
FBM	Basement, Finished	3,285	0
FGR	Garage, Framed	1,016	0
UBM	Basement, Unfinished	1,208	0
		13,461	5,062

Extra Features

Extra Features

Legend

Code	Description	Size	Assessed Value	Bldg #
FPL1	FIREPLACE 1 ST	2.00 UNITS	\$5,000	1
FPO	EXTRA FPL OPEN	1.00 UNITS	\$800	1
HARTH	HEARTH	1.00 UNITS	\$2,800	1
WHL	WHIRLPOOL TUB	1.00 UNITS	\$2,400	1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone RU
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 6.15
Frontage
Depth
Assessed Value \$216,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
FGR1	GARAGE-AVE			1040.00 S.F.	\$13,600	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$741,700	\$216,100	\$957,800
2023	\$564,500	\$141,600	\$706,100
2022	\$561,000	\$141,600	\$702,600

B 1534 P 0120

DECLARATION OF RESTRICTIONS FOR SUBDIVISION OF LAND

STERLING PLACE, BOW, N.H.

WHEREAS, the Grantors have subdivided and developed said property into various tracts in accordance with the subdivision plan known as Subdivision Plan, Sterling Place, Bow, New Hampshire, made by W. G. Howard, Inc. surveyed and dated June 1984 which subdivision is filed with and approved by the Bow, New Hampshire Planning Board on June 26, 1985 and recorded in the Merrimack County Registry of Deeds, Book 1505, Page 0669 August 13, 1985; and

WHEREAS, the intent of these restrictions is to insure the use of the Sterling Place Subdivision (hereinafter called "Subdivision") for attractive private residential purposes only, to prevent nuisances, to preserve the peaceful country atmosphere of the Subdivision, and to maintain the desired tone of the community, including the investment and resale value of the property;

NOW, THEREFORE, in consideration of the benefits being granted herein to the prospective owners of tracts in the Subdivision, and in consideration of the benefits reserved by or anticipated by the said Grantors, this Declaration of restrictions, conditions, covenants, charges, easements and servitudes (hereinafter called "restrictions") is made to apply to Lots 29-K through 29-0 of the said Subdivision and abutting Lot 29-H, for the benefit of all the land in the Subdivision.

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1. Said restrictions shall run with, apply to, and bind the land as restrictions for a period of fifty (50) years from the signing of this Declaration unless rescinded or otherwise revoked by the Grantors and a majority of the lot owners residing in the Subdivision; however, said restrictions may be extended and renewed for a like period of thirty (30) years upon written consent of a majority of the lot owners residing in the Subdivision whose lots are subject to said restrictions.

2. Unless otherwise indicated, all restrictions herein are imposed on, charged on, and run with the land and bind not only the original purchasers of lots in the Subdivision, but also their assigns, grantees, legal representatives, heirs and mortgagees. Failure to specifically refer to and include or incorporate this Declaration of restrictions in deeds to tracts of the Subdivision shall not in any manner affect the validity and effectiveness of these restrictions upon any lot made subject to said restrictions by this Declaration.

3. Not more than a single private residence designed for occupancy of one family may be erected or maintained on any one tract, including all tracts enlarged or recreated by the shifting or relocation of boundary lines. Consistent with Paragraph 5, a detached garage may be erected and maintained as part of the residence subject to the other restrictions herein. All residence's constructed shall have a two-car garage as minimum. Carports shall not be erected.

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4. No single tract as shown on the present or hereinafter modified Sterling Place Subdivision may be subdivided except for lot line revision.

5. No residence, garage or other structure or amenity shall be erected until plans have been submitted to and approved in writing by the Grantors or their business successors. Said plans shall include but not be limited to the primary structure, landscaping, external decorations, including exterior color and harmony of external design with existing structures located in the Sterling Place Subdivision location with respect to topography and finish grade elevation.

6. No building shall be erected nearer than eighty (80) feet to the front or fifty (50) feet to the rear lot line, and not nearer than twenty-five (25) feet to the side lot line. Where two or more lots are acquired and used as a single building site, the side lot lines shall refer only to the lines bordering on the adjoining property owner.

7. All buildings erected or constructed on any lot shall contain a minimum of two thousand (2,000) square feet for a one-story building, and two thousand six hundred (2,600) square feet for a one and one half or two-story building. The method of determining the area of proposed buildings and structures shall be to multiply the outside horizontal dimensions of the building or structure at each floor level excluding garages, breezeways, decks, porches, patios and terraces in the calculation of the minimum square foot area. Unusual architecturally designed dwellings shall in the first instance be reviewed by the Grantors for their approval and their decision shall be final. Split Entry type dwellings shall be considered two-story buildings.

8. Once construction is commenced upon a building, completion of all construction shall be accomplished as soon as is reasonable and, in no event shall it take longer than one year from the time of commencement to complete construction. Completion shall include, but shall not be limited to exterior finishings, including exterior landscaping, decorating and driveways. Driveways shall be finished with asphalt or stone.

9. No temporary buildings, shed, trailer, vehicle or structure shall be erected or placed on a lot except during the active phase of constructing a residence. For purposes of interpreting this clause, the "active phase of constructing" shall be limited to the period of one (1) calendar year from the day work is commenced in clearing for the foundations of the residence.

10. No earth, stone or gravel removed from the site of the foundations shall be allowed to remain on the lot in an unsightly manner.

11. No buildings shall be left with an unfinished exterior. The exterior of buildings shall be kept in a proper state of repair and maintenance.

12. No outside toilets or lavatories shall be permitted. Every residential unit shall have a sewage disposal or septic tank system which shall comply with the laws of the State of New Hampshire and ordinances of the Town of Bow, New Hampshire. No lot owner shall cause or allow sewage or waste of any kind to flow directly or indirectly onto the land of adjoining lot owners.

13. No buildings shall be erected having a simple tarpaper roof or aluminum clapboard or vinyl siding or concrete block foundation or walls.

14. All oil or liquid fuel tanks shall be installed in the ground or installed in either the garage or the residence.

15. No incinerator shall be erected or maintained by property owners.

16. All garbage and trash containers and bottle gas tanks must be placed in attractive and suitable walled or screened areas so that they shall not be visible from the adjoining properties.

17. No outdoor clothes drying areas or stored cordwood of any dimension shall be allowed except in the rear yard and shall be walled or screened in an attractive manner so as to not be visible from the adjoining properties and public roads and ways.

18. All lawns or other suitable landscaped areas shall be maintained in an attractive manner. No trash, waste, filth, tools, garden equipment, or children's playthings shall be allowed to accumulate on the lot and exterior of the residence in such manner as to give an unsightly appearance, to create a nuisance, or depreciate the Subdivision.

19. No wall, screen, or fence erected at a boundary shall be constructed with a height of more than six (6) feet above the ground level of the adjoining property.

20. Private swimming pools and tennis courts or similar areas for outdoor physical activities or games, if any, shall not be erected or constructed in the front of the residences and in each event shall be fenced in accordance with the ordinance of the Town of Bow, New Hampshire. No above ground pools shall be erected on any lot. No such areas for outdoor physical activities or games shall be allowed to become offensive to abutters or to become a nuisance by reason of noise.

21. No lot, or buildings which may be erected thereon, shall be used for any trade, business, profession, commercial activity, or other occupation whether for profit or not. No lot, or any building which may be erected thereon, shall be used for warehouse purposes or any commercial purposes whatsoever. Commercial shall mean retail or wholesale to the public or private parties. This shall not prevent an owner of a residence from renting said property for residential use.

22. No boarders shall be taken in as members of a household except immediate members of the lot owner's family such as parents, children, brothers and sisters. An owner, however, may in his absence, rent his property for residential use subject to the restrictions herein. In such an event, the lot owner, his lessee and their families are subject to the restrictions herein.

23. No mobile home, trailer, or other similar, temporary or movable product or structure used as a residence shall be erected, placed, or causes to remain upon any lot of the Subdivision.

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24. No unregistered motor vehicle of any type and no junk shall be allowed to remain on any lot herein.

25. No truck, boat, trailer of any type, or vehicle of any type shall be stored or parked on said tracts unless stored in a garage so as to not be visible from the public roads and adjoining tracts. No truck larger than a three-quarter ton pickup shall be garaged in the Subdivision, and no commercial vehicle of any size except for a single vehicle used for the private transportation of the owner of the lot.

26. No obstruction of traffic on the public roads and no blocking of entries to the various tracts by reason of the parking of vehicles and trailers is allowed. Lot owners shall be responsible for any such obstruction by members of their household, their lessees, invitees and guests.

27. No snow, ice, gravel, loam, compost, leaves, fertilizers, or other mineral waste products or commodity shall be piled or stored within twenty (20) feet of lines of adjoining properties and snow and ice shall not be dumped on public roads so as to create an obstruction to traffic or interfere with the view of adjoining property owners.

28. That no noise or disturbance shall be done, suffered or permitted on any lot so as to constitute a nuisance to adjoining or neighboring lots in the Subdivision.

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29. Any purchaser of a lot of the Sterling Place Subdivision, Bow, New Hampshire shall be allowed to keep on his premises any common domestic household animals. In interpreting this clause, domestic animals shall be dogs, cats, fish, birds, hamsters and related animals, and rabbits. Any and all other animals shall be considered nondomestic. In addition, any Grantee upon submitting to the Grantors appropriate plans for housing, fencing and pasture area may be allowed to keep one (1) horse for each lot of land owned in the Sterling Place Subdivision. Under no circumstances shall commercial dog kennels or veterinary hospitals be allowed.

30. No permanent tenting is allowed. Temporary tenting shall be restricted so as not to be visible from adjoining properties.

31. Only one "For Rent" or "For Sale" sign not larger than Four (4) feet square may be erected or displayed on the lot or on any structure on said tract. No other signs or displays, including but not limited to commercial and political signs, shall be erected or displayed on the tracts or structures thereon.

32. No mortgage or deed of trust made in good faith and for value upon a tract of the Subdivision shall be defeated or rendered invalid by any breach of restrictions as to said lot. In the event of any mortgage foreclosure, said restrictions shall be binding upon the mortgagees as well as any new owner of said tract acquired through foreclosure, trustee's sale, or otherwise.

33. The restrictions set forth herein are made for the benefit of the Grantors and their business successors, as well as for any lot owner of all or part of the Subdivision. All persons having an interest in said restrictions have the right to stop or prevent the violation of said restrictions by injunction or other lawful procedure.

34. The failure to enforce any restriction herein, however long continued, shall not be deemed laches or a waiver of the right to enforce thereafter these restrictions as to similar or other violations, or as to the same continuing breach or violation.

35. The Grantors and their business successors reserve the right, to themselves, their agents, employees, contractors and subcontractors, to enter upon the land covered by these restrictions for the purpose of carrying out and completing the development of the Subdivision as well as to abate, remove, or correct any violation of these restrictions, and such entry, abatement, or removal shall not be deemed a trespass, conversion, or other actionable wrong.

36. Invalidation of any of these restrictions by a court of competent jurisdiction shall in no way affect or invalidate any of the other restrictions which shall remain in full force and effect. In the event of a conflict between the restrictions set forth herein and the ordinances or regulations of the Town of Bow, it is understood and agreed that said ordinances and regulations shall take precedence over these restrictions.

37. Notwithstanding anything to the contrary contained herein, the Grantors, their heirs, successors, or assigns, shall have the right but not the obligation to waive any of the restrictions contained herein. Upon submission in writing to the Grantors of a request to so waive a restriction, the Grantors shall review same and render a decision in writing to the party so requesting a waiver. Their judgement to so waive or not to waive shall be solely within their discretion and shall be binding upon all parties and their judgement or reasoning shall be final. A decision to waive any restriction contained herein shall be an individual decision and shall in no way affect or invalidate any of the other restrictions which shall remain in full force and effect.

IN WITNESS WHEREOF, We, Robert S. Audley and Florence L. Audley, as General Partners of Sterling Place, do hereby affix our signatures and seal this 21st day of October, 1985.

WITNESS

George P. Murray

Dwight Ferris

STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

Robert S. Audley
Robert S. Audley

Florence L. Audley
Florence L. Audley

On this 21st day of October, 1985, before me, personally appeared Robert S. Audley and Florence L. Audley, known to me to be the persons whose names are subscribed to the within instrument and acknowledged they executed the same freely, voluntarily, and for the purposes therein contained.

MERRIMACK COUNTY RECORDS
Recorded Oct. 22, 10-55A.M.1985

Kathi L. Sney
Register

Richard L. [Signature]
Notary Public/Justice of the Peace
my Comm. Exp. 10/1/88