

Residential **Single Family** **94 Court Street** **Listed: 10/1/2023** **\$489,000**
4972308 **Exeter** **NH 03833** **Closed: 11/20/2023** **\$495,000**
Closed **Unit/Lot #** **DOM: 10**



County NH-Rockingham
Village/Dist/Locale
Year Built 1950
Style Cape
Color White
Taxes TBD No
Tax - Gross Amount \$7,586.00
Tax Year 2022
Rooms - Total 6
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
SqFt-Apx Fin Above Grade 1,496
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 1,496
Lot Size Acres 0.96
Lot - Sqft 41,818
Date - Initial Showings Begin 10/5/2023



Directions Take exit 11 off Rte. 101 and head south on Rte. 108/Portsmouth Ave. At the end of Portsmouth Ave, make a right on Rte. 27/High Street. Take the left after the Exeter Bandstand onto Rte. 111/Front Street. After 450 feet, turn left on Rte. 108 /Court Street. Property is 0.6 miles down on the left.

Remarks - Public You'll fall in love with the character and convenience of this delightful Cape! A short 15-minute walk brings you to the historic gazebo in the center of town or to the Amtrak station, so leave your car parked at home. One bedroom downstairs and two up with a bathroom on each floor provides flexible living. An open kitchen/dining space with breakfast bar counter creates exciting options for a gourmet cooking/eating area. The generously-sized living room features a functional wood fireplace and an entrance to a bright, south-facing sunroom easily imagined as a sun-drenched reading area or office space. You'll adore the additional cozy retreats of your custom-built reading nook and dormer alcoves. Second floor bump-outs and breezeway/mudroom deliver more living area than you expect and a garage, basement and 8' by 10' shed provide ample indoor and outdoor storage. Start your mornings by taking a brisk walk around the corner to Gilman Park and the PEA trails or with a cup of coffee on the deck admiring the tranquility of your backyard. Will you keep it wooded and wild or expand the existing gardening beds? Indulge in a second cup as you contemplate the array of possibilities. Showings to begin after Open House on Thursday, 10/5.

STRUCTURE

Construction Status Existing	Estimated Completion Date	List \$/SqFt Fin ABV Grade	\$326.87
Construction Wood Frame		SqFt-Apx Unfn Above Grade	158
Foundation Concrete, Stone		SqFt-Apx Unfn Below Grade	784
Basement Yes		ROOMS	
Basement Access Type Walk-up		Kitchen/Dining	1 Bedroom 2
Exterior Aluminum, Vinyl Siding		Living Room	1 Bedroom 2
Roof Shingle - Asphalt		Bedroom	1 Bath - 3/4 2
Garage Yes		Bath - Full	1 Breezeway 1
Garage Capacity 1		Sunroom	1
Garage Type Attached			
Parking Driveway, Parking Spaces 4			

WATER

Waterfront Property
Water View
Water Body Access

Water Body Name

Water Body Type
Water Frontage Length
WaterFrRit
Water Body Restrictions

SCHOOLS, LOT AND LOCATION

SchDistrict Exeter School District SAU #16	Deed - Recorded Type Warranty
SchElem Lincoln Street Elementary	Deeds - Total
SchMiddle Cooperative Middle School	Deed - Book 4829
SchHigh Exeter High School	Deed - Page 0881

Owned Land

Lot Description Level, Trail/Near Trail, Wooded
Area Description Near Paths, Near Shopping, Near Railroad

UTILITIES AND FEATURES

Heating Electric, Forced Air
Heat Fuel Electric, Gas - Natural
Water Heater Gas - Natural
Cooling None
Water Public
Sewer Public
Electric 200 Amp, Circuit Breaker(s), Generator Ready
Utilities Phone, Cable, Satellite Internet

Features - Exterior Deck, Fence - Partial, Garden Space, Natural Shade, Shed, Window Screens
Features - Interior Blinds, Ceiling Fan, Dining Area, Draperies, Fireplace - Wood, Laundry Hook-ups
Flooring Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank
Appliances Dishwasher, Microwave, Range - Electric, Refrigerator
Equipment Satellite Dish, Smoke Detector, Generator - Portable

CONDO/ASSOCIATION - MOBILE - AUCTION

Condo Name	Mobile Park Name	Auction No
Building Number	Mobile Park Approval	Date - Auction
Units Per Building	Mobile Co-Op	Auction Time
Condo Fees	Mobile Must Move	Auctioneer Name

DISCLOSURES

Fee
Fee 2
Fee 3
Items Excluded

Timeshare/Fract. Ownrshp No
Foreclosed/Bank-Owned/REO No
Flood Zone Unknown
Seasonal No

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency	2.00%	SubAgency	0.00%	NonAgency Facilitator	2.00%	Transactional Broker
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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

PREPARED BY

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Listed By:

Laura Pouliot / The Gove Group Real Estate, LLC

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94 Court Street

Exeter NH 03833



Welcome to 94 Court Street in Exeter



The front door opens into a spacious living room



A sunroom or office with a large closet off the living room



Light and airy living space



Functional woodburning fireplace makes living space cozy



Kitchen with all-wood cabinetry



Breakfast bar in the kitchen/dining area



Grab a quick bite or sit down more formally for meals

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Laura Pouliot / The Gove Group Real Estate, LLC

Ken Perry



Additional storage and convenience for meals



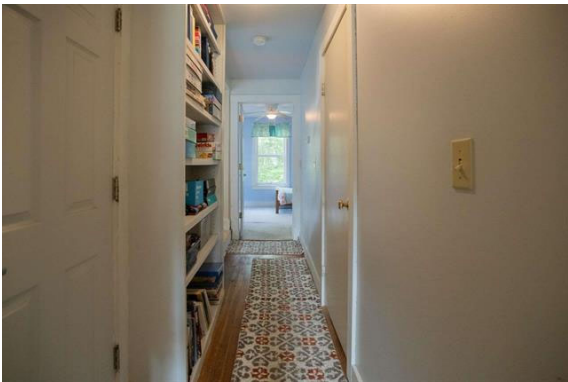
Enjoy the view while dining



Breezeway/mudroom with plenty of space for coats and shoes



Use the space for driveway salt/sand or an extra freezer



The hallway off the living room conveniently leads to downstairs bath and bedroom



Tub and ample closet space in downstairs bathroom



Natural light and fresh air in the bathroom



Downstairs bedroom overlooks peaceful back yard



Spacious bedroom provides flexibility...furniture or gym equipmet, you choose



Plenty of closet space



A fun reading nook with a great outdoor view



Great light from dormers and ceiling fan



Wide enough for a queen with 2 nightstands or king without



Ample storage/closet space as well as crawl space across



Upstairs bath with a quaint pocket door



Upstairs bath with mini closet



Second upstairs bedroom



Cute closets and plenty of crawl space for storage



Updated electrical and generator panel



Basement has sump pump and peripheral trench drains



Exterior of sunroom...a great place to birdwatch



Plenty of yard for gardening or entertaining



Rear of home



Enjoy cocktail hour and dinner on the back deck

94 Court Street

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Your own oasis, walking distance to town



Shed has plenty of space for your generator, snow blower and lawn mower



Adorable even on a cloudy day



94 Court Street...just right!