

FEATURED DETAILS OF 251 NORTH ROAD, DEERFIELD NH



Presented by Michael Travis, REALTOR® | Berkshire Hathaway HomeServices - Verani Realty
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PROPERTY FEATURES



MAIN HOUSE INTERIOR FEATURES

- Timber Frame construction of this home emphasizes the use of large wooden structural elements and create visually striking architecture.
- Mortise and Tenon Joints
- Tongue and groove wood ceilings
- Fir wood posts and beams
- 2- story Window wall facing lake
- Main floor En Suite Primary Bedroom
- Main floor Laundry room
- Large entry coat closet
- Main floor half bath with carved stone basin on granite vanity.
- Many custom Arts & Craft fixtures
- Massive Natural stone fireplace soaring floor to ceiling
- Efficient Napoleon Wood Stove Insert.
- Soaring Cathedral Ceilings
- Dining area adjacent to Kitchen, Great Room and Screened Porch
- Maple hardwood Flooring
- Solid wood interior doors



GOURMET KITCHEN

- Over 18 ft of Granite counters, stone tile back splash, soft close cabinets.
- Reclaimed wood island
- Farmhouse sink
- Commercial style double oven range
- KitchenAid Stainless Frig
- Bosch super-quiet dishwasher
- Under cabinet task lighting
- Vented stove fan/
- Built-in in drawer microwave
- Custom Toe-kick drawer for pet bowls
- Pantry and other storage

PRIMARY BEDROOM WING

- Large windows facing the lake
- Ceiling Fan
- Separate stone shower, glass door
- Hammered copper soaking tub.
- Walk-in Closet
- Stone tiled floor in Bathroom
- Double hammered copper vessel sinks with granite tops
- Large closet with shelves and poles
- Mini Split for climate control

HOME OFFICE

- Glass and wood paneled doors
- Decorative wall sconces

THREE SEASON PORCH

- Full floor-to-ceiling screening
- Under-deck screening system to prevent insects entering from below)
- Hard-lined propane grill connection
- Recently refinished decking (2024)

LAUNDRY AND MUDROOM

- Full-size Maytag washer dryer
- Laundry risers
- Granite counters and custom shelving
- Utility wash sink / drying rack
- Natural stone cabinet hardware

SECOND FLOOR FEATURES

- Upper level "Blue Suite" with large

en suite bathroom. Lake views, Vaulted Ceiling, Walk-in Closet Granite Vanity in full bath. 3 beds including bunk bed

- Upper level "Grey Suite" with large en suite bathroom. Lake views, sliding rustic barn door. Granite Vanity in full bath. 3 beds including bunk bed
- Both bedrooms could be additional primary bedrooms.
- Central sitting area Loft
- Custom laser-cut wrought iron railing
- Overlooks Living room with cathedral ceilings and lake views

FINISHED BONUS ROOM

- Acoustic sound separation from main house
- Slider with separate screen door to balcony deck
- Mini-split climate control
- Dormer alcove fits pull-out couch
- Makes great game room space and perfect for overflow guests

LOWER LEVEL SPACE

- Separate mini-split unit with heat, A/C, and dehumidifier
- Double doors to lake side yard
- Built-in Bar and sitting area
- Perfect setup for lakeview fitness area
- Large open shelving storage area
- Utility room with tons of storage
- Custom built-in refrigerator alcove
- Tile flooring in finished space
- Built-in security safe
- Large capacity storage shelving

LOWER LEVEL BEDROOM SUITE

- Bedroom with Large closet
- Mini-split for private climate control
- Full tub and shower
- Wi-Fi controlled smart radiant heated floors in bath
- Hammered copper sink

PROPERTY FEATURES



SYSTEMS

- High-efficiency Geothermal heating and cooling system
- Ultra-efficient hybrid heat pump water heater
- Whole-house Kohler backup propane generator
- Smart Home integration (Nest thermostats, Ring security)
- ADT security system hardware
- New septic system (Installed 2024). Stone and pipe field, with over-engineered multi-chamber dual-tank system (Tank 1: 1,000 gallon, Tank 2: 1,250 gallon + 500 gallon)
- PEX, Copper and PVC plumbing throughout

MAIN HOUSE EXTERIOR FEATURES

- Cedar shakes and trim
- Architectural Shingles
- Copper standing seam metal roof over front porch
- Natural stone chimney
- Black Brass and Glass lighting
- **View Deck** 45' x 10' deck overlooking

- lake with access by double doors from main living room, screened porch and stairway to yard
- Two covered entry porches with granite steps to wood deck .
- Arts and Craft style wood doors.

LANDSCAPING

- Natural wooded buffer on the north property line
- Abuts restricted recreational lot to the south property line
- 397 feet of water frontage
- Gradual sandy walk-in beaches
- Crystal clear water Oligotrophic lake
- Lush level grassy areas
- Beautiful panoramic lake views
- Curved stone front walkway
- Hardscaped granite stairs from house to lakeside patio to 500sf platform near lake (built 2023)
- Asphalt paved driveways

ATTACHED 2-CAR GARAGE

- Insulated 2-car capacity
- Fits full-size truck
- Interior-matched molding and trim
- Wi-Fi / internet connected garage door control system
- Rear pedestrian door to backyard

DOCKING SYSTEMS

- **Main House:** 40 foot Shoremaster dock system, aluminum wood-styled panels, extension and platform

- Hand crank boat lift for 24ft boat
- Floating Jet ski lift
- Kayak/paddle board racks
- **Cottage:** 30 foot Shoremaster dock system, aluminum wood-styled panels, with water-entry dock steps



THE PLEASANT LAKE COTTAGE

This charming private cottage is a top Airbnb destination with significant income. Visit and you will see why.

- **www.PleasantLakeCottage.com**
- Panoramic views of Pleasant Lake
- 800+/- square feet
- Log Siding
- Refinished oak flooring (2023)
- Butcher block kitchen counters (2022)
- Natural wood interior with beamed cathedral tongue & groove ceilings
- 20' x 8' Screened porch facing Lake
- Full eat-in kitchen with table, frig, electric stove and porcelain sink
- Living room with large picture window
- Primary room with queen size bed
- Second bedroom with 2 twin beds
- Renovated bathroom (2023)
- Updated lighting fixtures (2023)
- Ceiling Fans
- Wi-Fi smart window A/C units
- Wi-Fi smart locking entry door lever
- Independent well, septic, and electric
- Baseboard and electric wall heater
- Outdoor sitting area with fire pit
- Small deck off porch with grill
- Multi-level staircase to lake (2023)
- 10 ft x 10 ft deck for lakeside dining



It's All in the Details

