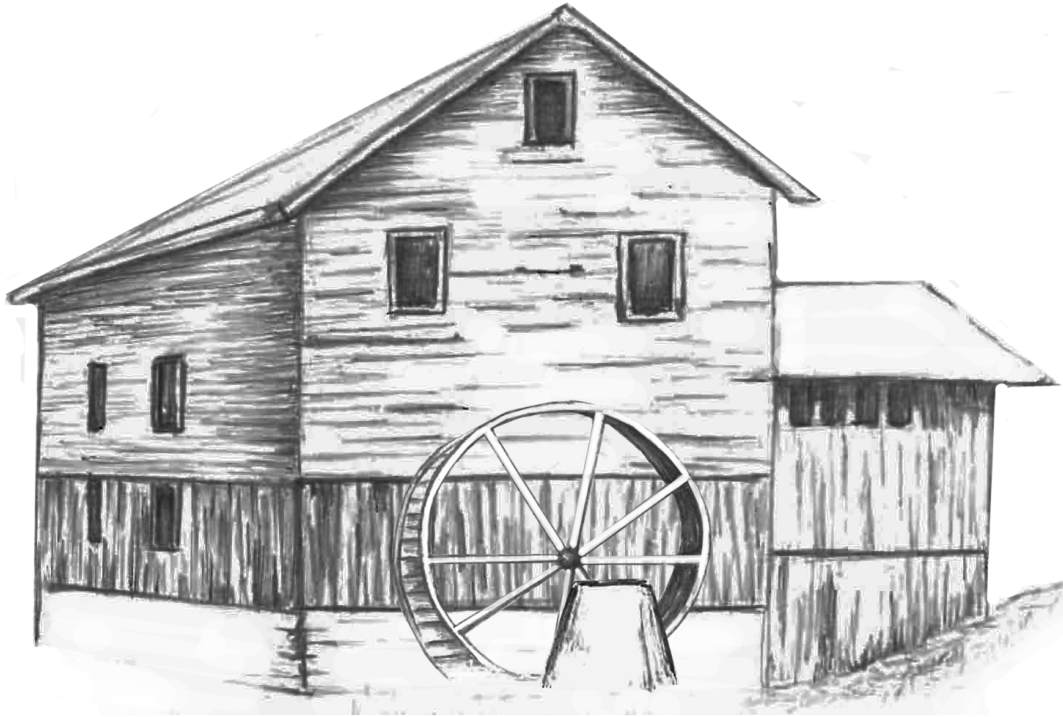




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MASIELLO  
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# Cider Mill Properties

SURRY, NEW HAMPSHIRE



## Cider Mill Properties

Exciting and rare opportunity to build the house of your dreams in a new 2-3+/- acre lot subdivision known as Cider Mill Properties in the Quaint Town of Surry, NH. Bordering the City of Keene and currently utilizing both Keene and Surry school systems, this location is approx. 3 miles from Smith's Medical, Peerless Ins. Co., and C&S Corp. Headquarters while being about 4 miles from Cheshire Medical Center/Dartmouth-Hitchcock. For shopping, schools, churches, library, Central Keene, Keene State College and other employers; Cider Mill Properties is roughly 6-7 miles away, about 15 minutes or less. All lots have mixed woods, a few with seasonal views. Test Pit results are available upon request. Minimum 1600 sf living space home requirement. Other restrictive covenants apply. See for yourself why this beautiful country setting convenient to Keene amenities, just might become one of the most desirable new neighborhoods around!

### Advantages of Building a New Home

**Custom Design** – A new home can be custom-designed to your needs and tastes. Personal touches, like a hot tub, higher-end counter tops, or lighting fixtures, can be easily added.

**Energy Efficiency** – Houses that are older are often drafty and outfitted with appliances that waste energy. New homes have the latest Energy Star® rated appliances and furnaces, and are much easier to heat and cool efficiently.

**New Technology** – New homes are built using the newest technology, which makes any home a lot safer.

**Environmental Quality** – If the environment is important to you, then you can choose to have an environmentally-friendly home built. Such initiatives as Energy Star® and WaterSense® help make green building easier and more cost-efficient. You can also add solar panels and skylights to any new construction, which is something that would be harder to do with an older construction.

**Timely Closing** – A new home has no prior owner with whom you must deal. There is no worry of a current home owner first needing to find a new home or obtain a mortgage before selling to you. You have only the home's builder, who is of course highly motivated to sell.

**Easier Maintenance** – Newer homes are often constructed with siding and window trim that does not require yearly painting. New roofing is thicker and lasts longer. Nothing is in need of immediate repair or replacement.

**Possible Higher Resale Value** – Selling your new home may be easier than selling an old home. Since most home buyers want to purchase a newly renovated and updated home, a new construction will have a lot more appeal to these buyers than an old one. In today's market, buying a newly built home makes a lot of financial sense.



Cider Mill Properties

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## Surry, NH

The Currier and Ives area of New Hampshire is the Monadnock Region. This 'Quiet Corner' encompasses Surry and Cheshire County. Geographically situated in the heart of New England, residents and visitors have easy access to and from several popular metropolitan areas. In a few hours or less you can be in Boston, Hartford-Springfield and within four hours you're in Montreal, Portland or New York.

Surry offers many outdoor recreational opportunities such as fishing and camping. It is home to Surry Mountain campground and dam.

According to the 2006 U.S. Census Bureau, Surry's population at the time included 679 people, 206 families and 268 households. The average family size was 2.84 and the average household was 2.51. A ten minute ride from Surry brings you to the city of Keene.

Although Keene is wonderfully tucked away in the southwestern corner of NH, it still offers it's residents and visitors a wide range of cultural and educational opportunities. The Monadnock Region is home to two respected liberal colleges and a nationally recognized graduate school. It is also home to an international music school, and artist colony and numerous individual writers and artisans. Music and theater are presented in many forms and venues, often showcasing Grammy award winning performers and national touring companies. This multifaceted city is also home to the Keene Music Fest, the Ice and Snow Fest and the whimsical Keene Pumpkin Festival, a Guinness World Record holder for most carved and lighted pumpkins. Shoppers and diners find a broad array of shops and cuisines. Shoppers can run the gamut of experiences from exploring the nooks and crannies of local antique or craft shops to ranging the wide aisles of national merchandisers. When it comes to dining, there is an abundant selection of menus from traditional hot dog vendors and family restaurants to fine dining and international fare.

Our employers are on the leading edge of their technologies to stay on top in a global marketplace. From new robotic design, agricultural research, state of the art optical and medical devices, aerospace and computer components to advance labeling systems, furniture, filtration systems, non-woven fabric and custom-packing, our thriving economy possesses a vitality and stability that has made the region a model for others in NH to emulate.

It is this diverse quality of life that brings vibrancy to our towns and villages. It's the way life is supposed to be lived. People live here because they want to. We hope you will, too.

*Keene Chamber of Commerce*



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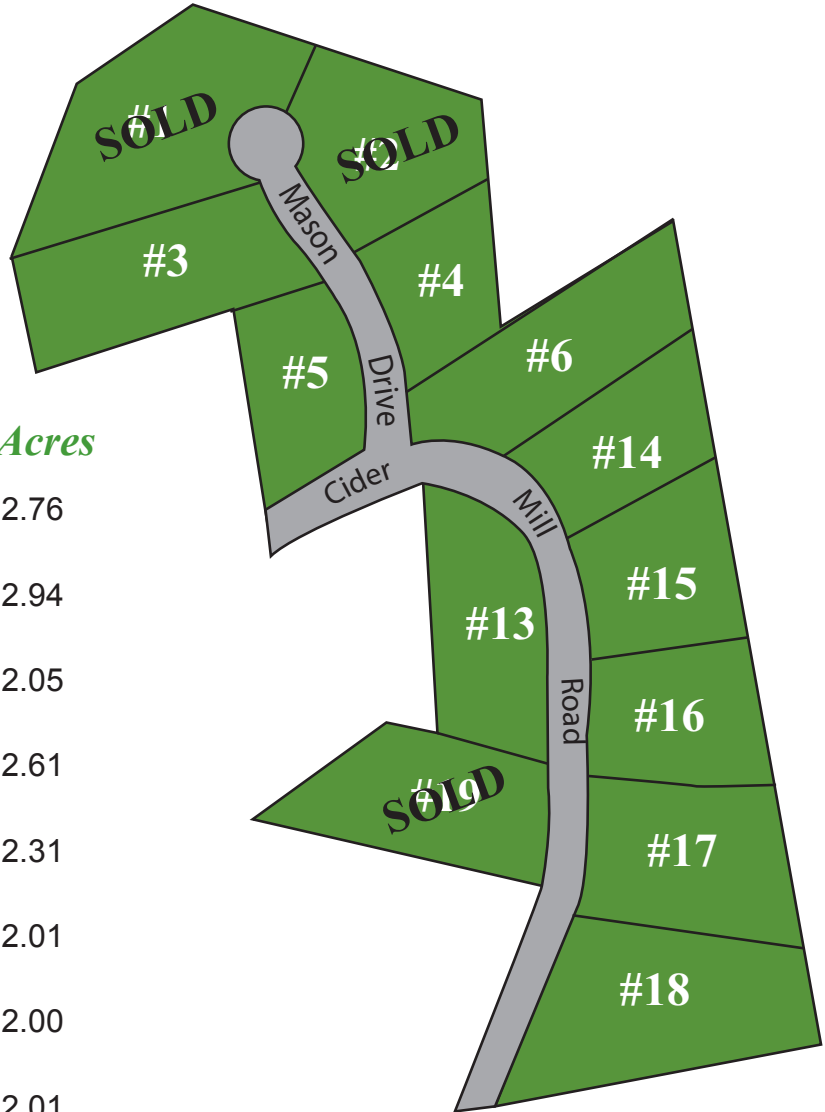
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Cider Mill Properties  
Surry, New Hampshire

**Site Map**



<i>Lot #</i>	<i>Price</i>	<i>Acres</i>
Lot 3	\$119,900	2.76
Lot 4	\$119,900	2.94
Lot 5	\$119,900	2.05
Lot 6	\$119,900	2.61
Lot 13	\$109,900	2.31
Lot 14	\$109,900	2.01
Lot 15	\$109,900	2.00
Lot 16	\$109,900	2.01
Lot 17	\$109,900	2.46
Lot 18	\$109,900	3.05



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## Lending Institutions

### Connecticut River Bank

**Annie Bilodeau**  
603.357.1619  
[abilodeau@crna.com](mailto:abilodeau@crna.com)



### People's United Bank

**Theo Bassett**  
603.358.5665  
[theo.bassett@peoples.com](mailto:theo.bassett@peoples.com)



### Savings Bank of Walpole

**Michelle Hayward**  
Mortgage Loan Originator  
603.355.1610 – Office  
603.398.8051 – Cell  
[mhayward@SavingsBankofWalpole.com](mailto:mhayward@SavingsBankofWalpole.com)



### TD Bank

**Becky Ryll** – AVP/Senior Mortgage Loan Officer  
603.532.1416 – Office  
603.532.8724 – Fax  
[Rebecca.Ryll@TDBanknorth.com](mailto:Rebecca.Ryll@TDBanknorth.com)  
[www.TDBank.com/BeckyRyll](http://www.TDBank.com/BeckyRyll)



*Please Feel Free to Contact One of These Lenders  
or a Lender of Your Choice*



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