



# HIGHLIGHTS & FEATURES

7 Carol Ann Lane, Amherst, NH 03031

*Stunning Colonial - 14 rooms, 6 bedrooms, 3.5 baths, 4800+ sq ft, on 5.18 acres*





## Interior/1<sup>st</sup> Level

### Welcoming Front Foyer

- Craftsman-style door with decorative glass, sidelights, transom window, and access to the charming farmer's porch.

### Spacious Living Room

- Bright and airy with double-hung and transom windows, elegant stone wood-burning fireplace, custom floor-to-ceiling built-ins, and seamless flow to the screened-in porch and backyard.

### Formal Dining Room & Nook

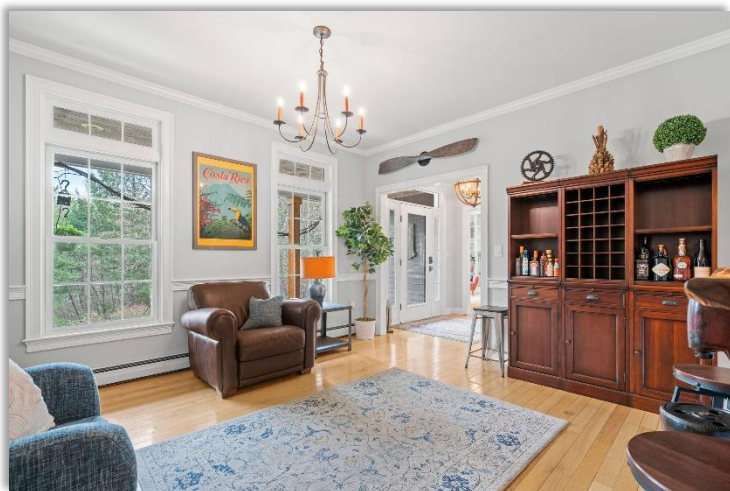
- Classic setting with chair rails, sunlit by windows, and connected to a cozy breakfast nook.

### Gourmet Kitchen

- Features stainless steel appliances, Statuario Classic Eterno quartz countertops, tiled backsplash, floating shelves, beautiful cabinets and a large black walnut butcher block island.
- Farmhouse sink with backyard views, gas oven with custom range hood, butler's pantry, built-in coffee station with beverage fridge, sunlit eat-in nook, floor-to-ceiling built-ins, and updated lighting.

### Additional Highlights

- Renovated half bath off the kitchen and convenient access to the garage.







## Interior/2nd Level

### Primary Suite

- Features 12' ceilings, Jacuzzi tub, walk-in shower, double vanity, spacious walk-in closet with custom built-ins, and a sleek barn door accent.

### Additional Bedrooms & Bath

- Three spacious bedrooms with double closets and a full bath with double vanity and tub/shower combo.

### Conveniences & Living Spaces

- Dedicated laundry area, custom built-in desk, and an expansive family room ideal for relaxing or entertaining.





## Interior/Lower Level

### Private 2nd Primary Suite

- With custom finishes, designer lighting, spa-like oversized walk-in shower with rainfall head, double vanity, custom walk-in closet, and slider to the new deck and backyard.

### Additional Highlights

- 1 additional bedroom with closet.
- Home office with custom wood accents, industrial shelving, and built-in desk.
- Spacious entertainment room perfect for gatherings or media use.
- Multiple storage rooms for organized living.
- Stylish barn doors throughout, adding warm farmhouse charm.
- High-efficiency heating system with sleek Runtal radiators for modern comfort.







## Exterior

- 5+ private acres backed by 350 acres of protected land for ultimate privacy.
- Lush landscaping with mature perennials and four raised garden beds with water supply.
- Charming chicken coop for farm-to-table living.
- 3-season screened-in porch with reclaimed wood accents and custom pet doors.
- Welcoming farmer's porch with scenic views and a spacious patio for entertaining.
- Low-maintenance Hardy vinyl siding and composite deck for easy indoor-outdoor living.
- Barn-style shed and dedicated carpenter's shed for ample storage and projects.
- Oversized 3-car garage with central vac, EV charger, and hot/cold water access.
- Parking for 10+ vehicles—ideal for guests, trailers, or recreational vehicles.

## Additional Features

- Hardwood and tile floors, some with radiant heat
- Recessed and motion sensor lighting.
- Ceiling fans throughout
- 5 zones/smart thermostats



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