



Southwestern Community Services

Over 40 years of people helping people in Cheshire and Sullivan counties

36 South Hill Drive, Lempster, NH 03605



Price:	\$165,900
No. of Bedrooms:	3
No. of Baths:	3
Square Footage:	2172
Sq. Ft. Above Ground:	1632
Sq. Ft. Below Ground:	540
Lot Size:	.81 acres
Taxes:	\$2,443
Tax Year:	2011
Year Built:	1972
Effective Year Built:	2011



5 Stars Plus
Energy Rating
See page 2

Property Description

Move-in ready home waiting for you. Energy efficient home in country location with easy access to Hillsboro, Newport, Claremont, and Keene. Very low tax rate. Close to Lake Sunapee, Pillsbury State Park, and many outdoor opportunities. Enjoy lovely views of the windmills. Income limits apply. Down payment assistance may be available.

Property Features

Style/Color:	Dormered Cape
No. of Baths:	1 Full Bath and 2 Half Baths
Water Heater:	Electric
Heating/Cooling Type:	Baseboard, Hot Water, 3 Zone
Water Source:	Drilled Well
Foundation:	Concrete
Construction:	Wood Frame
Exterior:	Vinyl
Driveway:	Paved
Roof:	Shingle-Asphalt
Basement:	Daylight, Full, 60% Finished, Walk Out
Electric:	Underground 100 Amp, Circuit Breaker(s)
Heating Fuel:	Oil
Sewer:	1000 gal. Concrete, Private, Septic
Roads:	Public
Zone Type:	Residential
Flood Zone:	No
Lot Description:	Rural Setting, Sloping, Nicely Landscaped
Garage/Parking:	4 to 6 Spaces
Interior Features:	Hearth
Exterior Features:	Large Deck
School District:	
Elementary:	Goshen-Lempster Coop
Jr. High School:	Choice
High School:	Choice
Seasonal:	No
Surveyed:	No
Map:	000222
Lot:	005000

Room Dimensions

Living Room:	23 x 21
Dining Area:	8 x 14
Kitchen:	10 x 16
Master Bedroom:	10 x 20
Bedroom 2:	10 x 16
Bedroom 3:	9.5 x 16
Family Room:	23 x 24

Contact Information

Larry Troeller
Southwestern Community Services
63 Community Way
Keene, New Hampshire 03431
Phone: 603-719-4281
Email: ltroeller@scshelps.org
Web: www.scshelps.org



This home has received a 5 stars plus energy rating, the highest rating possible.

Home Energy Rating Certificate

36 South Hill Road
Lempster, NH 03605



**5 Stars Plus
Confirmed Rating**

Uniform Energy Rating System

1 Star	1 Star Plus	2 Stars	2 Stars Plus	3 Stars	3 Stars Plus	4 Stars	4 Stars Plus	5 Stars	5 Stars Plus
500-401	400-301	300-251	250-201	200-151	150-101	100-91	90-86	85-71	70 or Less

HERS Index: **58**

General Information

Conditioned Area: 2254 sq. ft. House Type: Single-family detached
Conditioned Volume: 18144 cubic ft. Foundation: Conditioned basement
Bedrooms: 3

Mechanical Systems Features

Heating: Fuel-fired hydronic distribution, Fuel oil, 86.0 AFUE.
Water Heating: Conventional, Electric, 0.94 EF, 40.0 Gal.

Duct Leakage to Outside: NA
Ventilation System: Exhaust Only: 80 cfm, 25.0 watts.
Programmable Thermostat: Heating: No Cooling: No

Building Shell Features

Ceiling Flat: NA Exposed Floor: NA
Vaulted Ceiling: R-36 Window Type: U:0.29, SHGC:0.40
Above Grade Walls: R-21 Infiltration:
Foundation Walls: R-24.0 Rate: Htg: 644 Cfg: 644 CFM50
Slab: R-0.0 Edge, R-0.0 Under Method: Blower door test

Lights and Appliance Features

Percent Fluorescent Pin-Based: 50.00 Clothes Dryer Fuel: Electric
Percent Fluorescent CFL: 50.00 Range/Oven Fuel: Electric
Refrigerator (kWh/yr): 775.00 Ceiling Fan (cfm/Watt): 0.00
Dishwasher Energy Factor: 0.46

The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

REM/Rate - Residential Energy Analysis and Rating Software v12.95

This information does not constitute any warranty of energy cost or savings.
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Rating Number: 11-438

Certified Energy Rater: Chris Johnson

Rating Date: 12/27/11

Rating Ordered For: Southwestern Community Service

Estimated Annual Energy Cost

Use	Confirmed Rating		
	MMBtu	Cost	Percent
Heating	49.6	\$1292	42%
Cooling	0	\$0	0%
Hot Water	13.5	\$573	19%
Lights/Appliances	23.4	\$992	32%
Photovoltaics	-0.0	-\$0	-0%
Service Charges		\$240	8%
Total		\$3097	100%

**This home meets or exceeds the minimum
criteria for all of the following:**

EPA ENERGY STAR Version 2 Home

2009 International Energy Conservation Code

NHEC

579 Tenney Mountain Highway

Plymouth, NH 03264

(603) 536-8672


Certified Energy Rater



An ENERGY STAR® Version 2 Qualified Home

This home built at


36 South Hill Road, Lempster, NH 03605

by Southwestern Community Service
has been verified by NHEC, an independent professional or organization,
to meet or exceed strict energy efficiency guidelines
set by the U.S. Environmental Protection Agency.

HERS Index: 58

12/27/11

www.energystar.gov


Sam Rashkin
National Director
ENERGY STAR for Homes

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