

Property Features

11 Aspen Lane, Bedford, NH 03110
www.11Aspen.com

- Robert Scott Signature Custom Home
- Built 2002
- Laurel Woods / Cul-de-Sac
- 7,418 sft - 5 BR - 4.5 BA
- Perfect for Entertaining
- Chef's Center-Island Kitchen & 4 Season Sunroom
- Finished Walkout Lower Level
 - Family Room / Wet Bar
 - Game Room
 - Kitchen
 - Bedroom
 - 3/4 Bath
- In-Law / Au-Pair Potential
- 2.11 Private Acres /ADD A POOL
- Professionally Landscaped Grounds
- 14' x 23' Deck, Paver Patio and Hot Tub
- 3-Car Garage



*M*ajestically sited at the end of a cul-de-sac in the premier Laurel Woods neighborhood, this exceptional

Robert Scott custom home exudes timeless elegance and superior craftsmanship, with signature exquisite details. This luxury residence offers a harmonious blend of sophistication and comfort throughout its flowing expansive floor plan. As you enter the grand foyer you will be bathed in light and have visions of your future family and friends treasured memories here (too soon to picture the Christmas tree?). The first perception is the magnificent 2 story Great Room with a wall of glass and views to the wooded private back gardens/woods. To your left a music room/den and a home office, and to your right an elegant dining room. The chef's center island kitchen has views to the private back yard and 4-season porch, which adjoins the 14 x 23 deck/paver patio, inviting you to a serene sanctuary and outdoor enjoyment. The 2nd floor is equally captivating. The luxurious master suite has a sitting area and updated bathroom, plus there are 3 more bedrooms/bathrooms (see floor plan). Another WOW is the spectacular walkout lower with an enviable family room, rec. room, wet bar, kitchen, gym, bedroom, 3/4 bathroom and hot tub/patio area. Professionally landscaped 2.11 acres. Add a POOL? Just 15 mins. from Manchester airport, and appx. 1 hour to New Hampshire's great lifestyle, including mountains, lakes & an easy drive to Boston or New York. **Schedule your VISit today.**



www.11Aspen.com

SCAN TO VIEW
3D WALK-THRU VIDEO
Or visit

https://youriguide.com/11_aspen_in_bedford_nh/



SCAN for
NHmoves.com &
to contact Marianna

Exclusively Marketed by **MARIANNA VIS** • (603) 860-8115 • VIS@NHmoves.com

Subject to errors, omissions, prior sale, change or withdrawal without notice. All offices are independently owned & operated. Copyright 2024 Marianna Vis
MLS #4992361 11 Aspen Lane, Bedford, NH 03110 Page 1

FIRST FLOOR



Entry Foyer: 19' 11" x 13' 8"

- 2 story entry
- Chandelier
- Turned staircase
- Entry door with transom window
- Custom crown molding and wainscoting indicative of millwork found throughout
- Entry to great room, dining room and music room/ den
- Hardwood flooring



Dining Room: 14' 11" x 13' 9"

- Recessed lights
- Sound system speakers
- Arch and graceful columns
- Crown molding and chair rail details
- Hardwood flooring



FIRST FLOOR



Great Room: 20' 6" x 24' 6"

- Dramatic two story vaulted ceiling
- Recessed lights
- Ceiling fan
- Arches, columns & crown molding mill work
- Balcony overlook from 2nd floor hall
- Built-in cabinetry / gas fireplace
- Bank of windows overlooks back yard
- Hardwood flooring



Music Room / Den / Office 2: 14' 1" x 12' 10"

- Recessed lights
- Crown molding
- Hardwood flooring



Office: 11' 8" x 13' 10"

- Recessed lights & center light
- Sound system speakers
- Crown molding, wainscoting
- Built-in bookcases
- Wall-to-wall carpeting

FIRST FLOOR



Kitchen: 14' 11" x 21' 3"

- Recessed lighting
- Sound system speakers
- Quality cabinetry
- Tile backsplash
- Center island
- Peninsula seating area
- Honed granite surfaces
- Stainless porcelain sink
- New High End Jenn Air Stainless appliances
 - Refrigerator
 - High end 6 burner gas range with drop down exhaust
 - Dishwasher
 - Double oven
 - Microwave
- Extensive desk center
- Hardwood flooring



Eat-In Breakfast: 9' 11" x 14' 3"

- Open to kitchen, great room and sunroom
- Recessed lighting
- Bay window
- Hardwood flooring



FIRST FLOOR

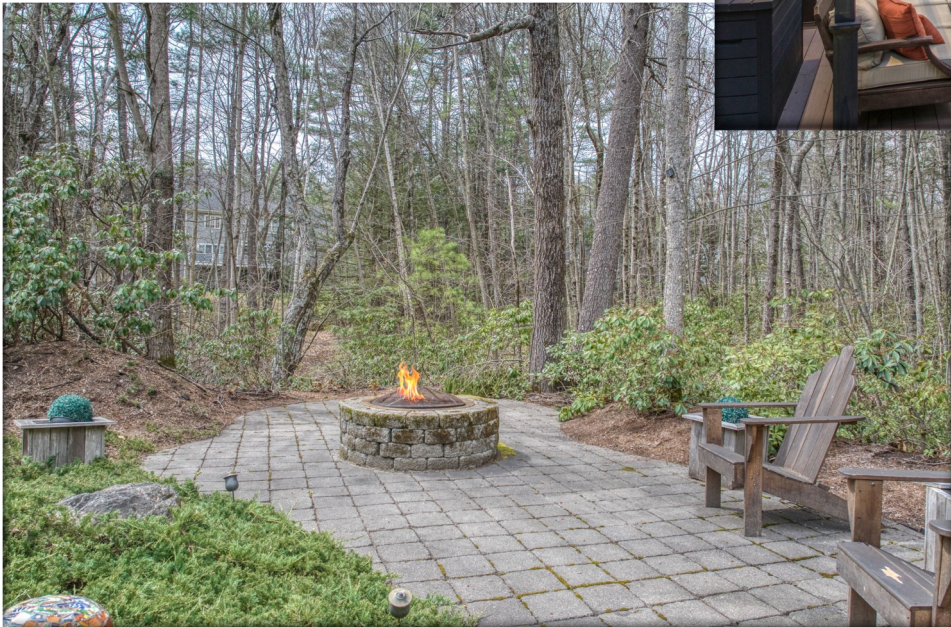
Sun Room: 11'5" x 18' 1"

- Recessed lights
- Ceiling fan
- Sound system speakers
- Beadboard walls
- French slider doors open to deck
- Wood plank flooring



Deck: 14' x 23'

- Sound system speakers
- Maintenance free decking
- Stair to firepit / patio



Firepit / Patio:

- Pavers to firepit
- Stone firepit

FIRST FLOOR



Bedroom or Office : 14' 10" x 11' 5"

- Direct access to 3/4 bathroom
- Wall to wall carpeting



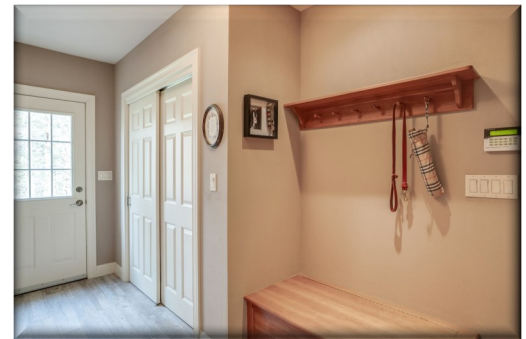
3/4 Bath: 8' 10" x 11' 4"

- Recessed lighting
- Access to bedroom and mudroom
- Granite surfaced vanity
- Glass door shower
- Wood plank flooring



Mudroom: 12' 5" x 15' 9"

- Recessed lighting
- Built-in cabinetry
- Access to garage
- Wood plank flooring



Laundry: 12' 5" x 13' 9"

- Overhead light fixture
- Built-in cabinetry
- Laundry sink
- Honed quartz surfaces
- Tile flooring

Powder Room: 5' 11" x 7' 2"

- Located near den and office
- Crown molding
- Sconce lighting
- Honed quartz surfaced vanity
- Hardwood flooring



SECOND FLOOR



Upper Foyer:

- Recessed lighting
- Chandelier
- 2 Way catwalk overlooks to entry and great room
- Wall-to-wall carpeting



Primary Suite: 24' 8" x 14' 5"

- Recessed lighting & center light
- Double tray ceiling
- Sound system speakers
- Bay window sitting area overlooks back yard
- Walk-in closet
- Wall-to-wall carpeting



Primary Bath: 10' 5" x 18' 5"

- Recessed and vanity lighting
- Sound system speaker
- Soaking tub
- Glass door and tile shower with rain shower head
- Two vanities with quartz surface
- Separate WC
- Tile flooring



SECOND FLOOR



Bedroom with Shared Bath: 15' 7" x 13' 11"

- Overlooks front yard
- Ceiling light
- Sound system speaker
- Walk in closet
- Wall-to-wall carpeting



Shared Full Bathroom: 10' 10" x 8' 2"

- Recessed light and vanity lights
- Dual sink vanity with quartz surface
- Tile flooring



Bedroom with Shared Bath: 15' 6" x 18' 5"

- Overlooks side yard
- Ceiling light
- Sound system speaker
- Wall-to-wall carpeting

Sitting Room: 8' x 7' 6"

- Connects bedroom to craft / bedroom
- Wall-to-wall carpeting

Craft / Bedroom: 31' 7" x 13' 9"

- Ceiling lights
- Sound system speakers
- Wall-to-wall carpeting



WALKOUT LOWER LEVEL

Game Room: 21' 11" x 18' 9"

- Arch and Column
- Robert Scott signature quality on every level
- Sound system speakers
- Recessed lighting
- Pendant lighting
- Bead board wainscoting
- Wall-to-wall carpeting



Kitchen: 14' x 15' 3"

- Recessed and pendant lighting
- Sound system speakers
- Center island
- Leathered granite surface
- Stainless refrigerator and wine fridge
- French doors to Hot Tub
- Tile flooring



Exercise Room: 12' x 13' 11"

- Overhead lighting
- Sound system speakers
- Mirror wall
- Low pile carpeting



6 Person Dolphin Hot Tub

- Circular brick patio under hot tub

Exclusively Marketed by **MARIANNA VIS** • (603) 860-8115 • VIS@NHmoves.com

Subject to errors, omissions, prior sale, change or withdrawal without notice. All offices are independently owned & operated. Copyright 2024 Marianna Vis

MLS #4992361 11 Aspen Lane, Bedford, NH 03110

Page 9

LOWER LEVEL



Rec Room: 29' 8" x 20' 9"

- Recessed lighting & overhead lighting
- Sound system speakers
- Built in cabinetry
- French doors to walk-out to private back yard
- Wall-to-wall carpeting



Bar: 7' 8" x 7' 2"

- Overhead lighting
- Peninsula with seating
- Granite surfaces
- Stainless dishwasher, mini fridge
- Tile flooring



3/4 Bathroom: 9' 8" x 10' 3"

- Vanity lighting
- Granite surfaced vanity
- Glass door shower
- Wood plank flooring



Bedroom: 13' 4" x 12'

- Overhead lighting
- Direct access to 3/4 bath
- Walk-in closet
- Wall to wall carpeting

EXTERIOR

Home:

- Signature Robert Scott Craftsmanship
- Wood clapboard painted 2022
- Paver walkways
- 3-Car attached garage

Grounds:

- 3.11 Acres privately set back from the road at the end of the cul-de-sac
- Add a Pool
- Professionally landscaped
- Exterior lighting
- Irrigation system



Side Entry from Garage



SYSTEMS:

Also See Seller's Disclosure

- Central vacuum
- Central air
- Zoned Elan Audio Video System
- The rack downstairs holds the satellite boxes and audio equipment. Turn on the radio, CD, TV sound etc. from the switches in various rooms. There is surround sound built in and speakers located in various rooms around the house.
- HVAC system (forced hot air) serviced twice a year by AJ LeBlanc
- Portable generator hookup
- 60 Gallon hot water tank
- Radon air system
- Humidifier
- 2 septic tanks - 1500 gallons - inspected Jan 2024
- Alarm system
- Irrigation system
- Electric pet fence
- Roof Caps replaced 2022
- Driveway regraded and paved 2022
- Exterior painted 2022
- New lights on posts 2023
- New mailbox 2023