



31 TIDEWATER FARM ROAD
GREENLAND, NEW HAMPSHIRE
31TIDEWATERFARMROAD.COM

Tate & Foss | **Sotheby's**
INTERNATIONAL REALTY

566 Washington Road, Rye NH

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LiveSeacoast.com

This expanded Cape style home offers a lifestyle that seamlessly blends luxury living with the breathtaking views of Great Bay. Situated on a private spacious lot, traditional and modern style are combined with the finest craftsmanship. As you step inside you are greeted by expansive windows framing panoramic views of Great Bay, creating a serene and inviting atmosphere. The open-concept layout effortlessly connects the sunroom, living room, dining area, and kitchen, forming a perfect hub for entertaining or enjoying everyday life. Rounding off the 1st level, are a Rumford wood-burning fireplace, soaring cathedral ceilings, a study, and a spacious first-floor primary bedroom suite. On the 2nd floor you will find three additional bedrooms and a separate game and media room. Step outside and immerse yourself in the captivating waterfront landscape. The meticulously landscaped yard gently slopes down to the water's edge, providing direct access to a world of aquatic adventures. Spend your days boating, kayaking, or simply basking in the serenity of nature. As the evening progresses, entertain friends on the wrap around deck with gazebo, savoring the picturesque sunset. For the car enthusiast, a separate 4 car heated barn is part of the offering. Don't miss this unparalleled opportunity to make 31

Property Highlights



- Residents to have direct access to the water and enjoy activities such as boating, fishing, or simply taking in the serene waterfront environment
- Spend your days on the water, or the water's edge and enjoy the wildlife all around Great Bay
- Witness the stunning sunsets with unparalleled water views

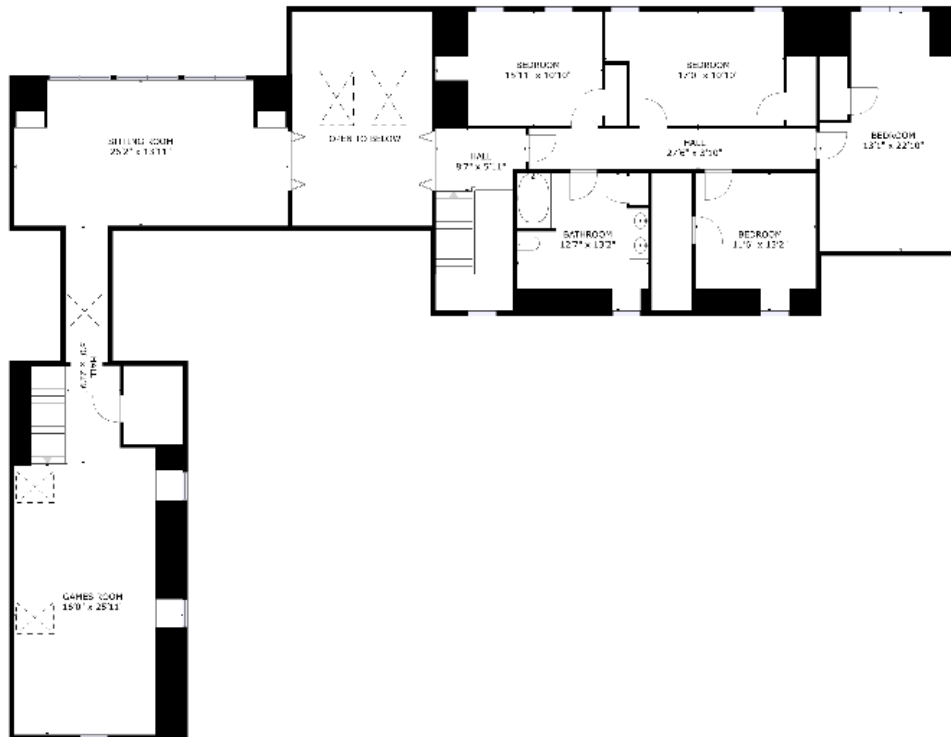
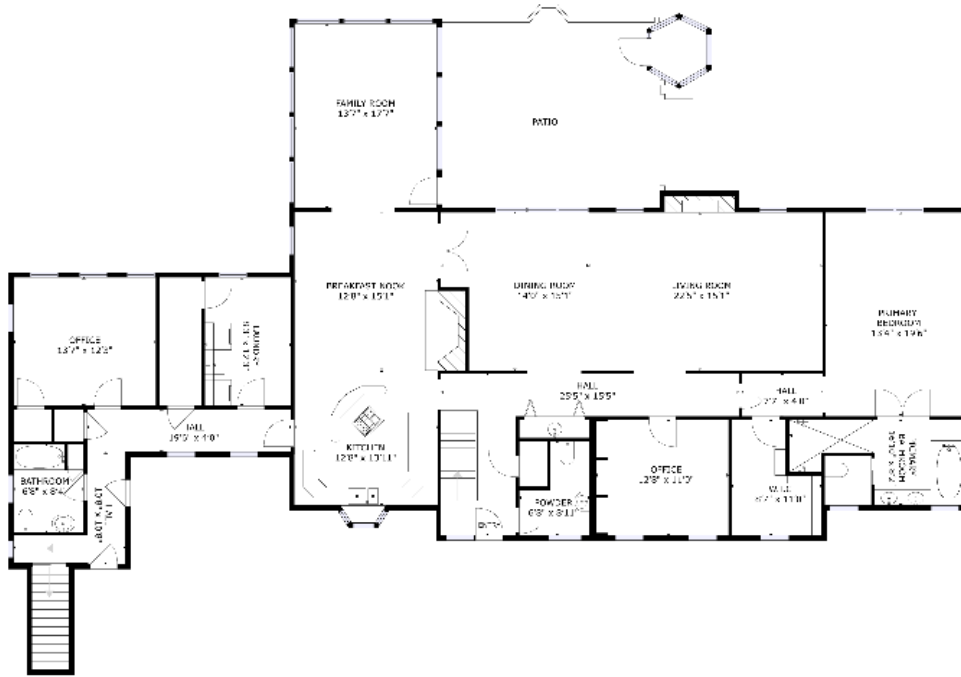


- Over 4 acres of meticulously landscaped yard that offers serene living with an abundance of privacy
- The outdoor space enhances the curb appeal of the property adding to the natural beauty of the home



- The kitchen that leads to the living room, sunroom, and adjacent dining room makes this an ideal area to entertain
- A cozy Rumford fireplace creates a classic New England charm

Subject to errors and omissions. Users are advised to independently verify all information.



GROSS INTERNAL AREA
 FLOOR 1: 2744 sq.ft, FLOOR 2: 2368 sq.ft
 TOTAL: 5112 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.