

RISE ABOVE

REALTY

UTILITY INFORMATION

PROPERTY: 2 Carroll Cir, Derry, NH 03038

ELECTRIC CO: Eversource TEL 800-286-2000

APPROXIMATE MONTHLY ELECTRIC COST: \$ 190

OIL CO (IF APPLICABLE) NA TEL _____

APPROXIMATE YEARLY GALLONS USED _____ APPROX YEARLY COST \$ _____

FURNACE SERVICED BY: _____ TEL _____

PROPANE CO (IF APPLICABLE) Palmer Gas & Oil TEL 603-898-7986

APPROXIMATE YEARLY GALLONS USED 825 APPROX YEARLY COST \$ 2985

NATURAL GAS CO (IF APPLICABLE) NA TEL _____

APPROXIMATE YEARLY COST _____

PUBLIC WATER (IF APPLICABLE) NA TEL _____

APPROXIMATE YEARLY COST _____

TELEPHONE SERVICE NA TEL _____

CABLE CO Comcast TEL 1-800-934-6489

INTERNET PROVIDER Comcast TEL 1-800-934-6489

GARBAGE PICK UP DAY NA

DRIVEWAY PLOWED BY NA TEL _____

SEPTIC SERVICE BY Derry Septic TEL _____

BUS STOP unknown TIME _____

Home Improvements

Property Address: 2 Carroll Cir, Derry, NH 03038

Exterior

- Professionally hardscaped wood-burning fire pit with a matching Paver patio surround (2020)
- Repaved front driveway (2022)
- Graded and resurfaced back gravel driveway (2025)

Interior

- New appliances:
 - washing machine (July 2022)
 - Refrigerator (November 2023)
 - microwave (November 2023)
 - Dishwasher (October 2025)
- Floating shelving in Kitchen
- Floating shelving in downstairs bathroom

These are a few of my "favorite things"

(written by seller)

80 PM, VT 03038

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1. Outdoor Privacy - surrounded by mature trees and lush greenery for ultimate outdoor privacy
2. Main Living Area Windows - an abundance of windows floods the main living area with natural light and peaceful outdoor views
3. Town Access - unbeatable location is perfectly situated to provide a seamless balance of quiet living and fast access to both downtown + highways
4. Tucked-Away Fire Pit - intimate hidden fire pit for cozy autumn nights and fireside gatherings
5. Rail Trail & Parks Proximity - just a short drive to both the Derry and Windham rail trail entrances as well as a number of local parks + playgrounds
6. Two-Level Front Porch - double-decker front porch, offering the choice of sunny relaxation or cool, shaded comfort
7. Original Hardwood Floors - beautifully preserved original hardwood flooring for timeless elegance
8. Primary Walk-In Closet - expansive walk-in closet in primary bedroom with ample storage space
9. Cooling Features (Brick, Shade, AC) - classic brick architecture, mature trees and Central AC combine to keep the home effortlessly cool in the summer
10. Drivable Back Access - convenient rear driveway access provides ultimate convenience for unloading groceries and gear