

FREE

RE/MAX[®]

REAL ESTATE GUIDE

Residential • Camps • Commercial • Multi-Family • Land

LICENSED IN NH, VT & ME

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Northern Edge **REALTY**

BERLIN, NH
232 Glen Ave.
(603) 752-0003

COLEBROOK, NH
114 Main Street
(603) 237-5850

LANCASTER, NH
89 Main Street
(603) 788-2131



About Us...

Progressive, innovative, a leader in the industry...

These are the words often to describe RE/MAX Northern Edge Realty. Locally owned and operated, RE/MAX Northern Edge Realty is headquartered in Berlin, NH and services all of Coos County, NH & the North East Kingdom of VT with conveniently located offices in Lancaster, NH and Colebrook, NH.



RE/MAX *Northern Edge REALTY* has a comprehensive knowledge of the real estate market with talented local agents and the advantage of a worldwide brand, a name people know and trust, a website (remax.com) that attracts millions of visitors each month and a presence in over 110 countries. This combination delivers the best in real estate services and the best results for Home Buyers and Home Sellers alike.

RE/MAX *Northern Edge REALTY* is the local real estate leader. A commitment to professionalism, personalized customer service, and results is the key to the firm's success.



RE/MAX *Northern Edge REALTY* incorporates proven, professional state of the art techniques specializing in the marketing, listing and selling of residential homes, luxury homes, multi-family homes, investment property, condominiums, land parcels and commercial property. The firm maintains a full-time staff of well-trained real estate professionals who continually strive to provide top quality service for their individual clients and customers.



Northern Edge REALTY

Why RE/MAX Northern Edge Realty?

As a member of the RE/MAX Global Network, RE/MAX Northern Edge Realty agents take advantage of a unique referral system that promotes your property around the world. With state-of-the-art technology, exposing your property to thousands of buyers in a matter of minutes, and the famous balloon logo, our international reputation translates to instant credibility in the marketplace. With our team of experienced agents, you'll receive the winning combination of strength and knowledge providing you the results you need.



LOCAL EXPERTISE, WORLDWIDE CONNECTIONS,
POWERFUL MARKETING &
WE MARKET YOUR PROPERTY TO THE WORLD!

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. With the power of a worldwide brand, we have the resources to market your property to the highest possible number of potential buyers. With 100,000 talented agents in over 100 countries & territories around the world, we expose your property to buyers all over the world. In addition, we receive clients from other RE/MAX offices around the globe who are interested in purchasing a home. When your home is posted to our website locally, it is immediately promoted worldwide. It is also immediately connected to the websites within our global network, remax.com and global.remax.com, plus **ALL** Real Estate websites via the Multiple Listing Service (MLS) including but not limited too: Realtor.com, Zillow.com, Trulia.com, Homes.com and many more.

We have three high traffic locations in Coos County, NH so we are able to cross market your property to potential buyers, we also have a great working relationship with RE/MAX Presidential located in Conway, NH as well as RE/MAX Offices throughout NH, New England, The United States & Worldwide.

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HOW CAN WE HELP YOU!

Do home buyers need the help of a Buyer Representative?

You bet! Because when buyers work with a real estate professional who is 100% loyal and completely committed to them, chances are that the entire home buying process will go smoothly, with more buyer satisfaction.

O.K. Exactly what is a Buyer Representative?

A Buyer Representative works solely for you and has no legal or other responsibilities to the seller. When working with a Buyer Representative, you have the advantage of personal representation, independent counseling, loyalty, confidentiality and trust. On the other hand, while helping you present an offer, negotiate, and close a transaction, a general real estate agent has certain fiduciary responsibilities to the seller and agent of any property you choose.

Can a Buyer Representative show us the same properties?

Yes, a Buyer Representative can show you every home listed in the Realtor's® Multiple Listing Service, PLUS Real Estate Owned (REO) and For Sale By Owner (FSBO) properties. Additionally, a Buyer Representative can show you brand new and unlisted homes.

Will a Buyer Representative disclose more information to us?

Yes indeed. Because a Buyer Representative's fiduciary responsibility is to YOU, he or she can be more forthcoming with any negative aspects about properties that you're investigating for purchase.

Does a Buyer Representative make decisions for us?

No. As your personal ally, advocating your best interests, a Buyer Representative is obligated to provide you with maximum information about buying a home, each step of the way. That means disclosing specific about location, property values, offering price, negotiations, counter offers, contingencies, financing, and the entire closing process. Armed with such vital and detailed information, you'll be thoroughly prepared to make decisions that are right for you and your family.

What about negotiating the details?

First, a Buyer Representative is fully qualified and highly skilled in the back and forth negotiations and financing queries that precede the closing of most real estate transactions. Second, a Buyer Representative is also experienced and committed to helping protect your best interests in the purchase. In representing and supporting you, that's a powerful combination!

What did you mean by "confidentiality?"

Since a Buyer Representative is legally obligated to only you, he or she can help you maintain absolute privacy with regard to financial and personal information. That's another important benefit of working closely with a qualified Buyer Representative.

A few more questions?

We have the answers and many more details about Buyer Representation by a RE/MAX® professional. Please call us today. We'll answer your questions in full.



MILAN, NH

This beautiful log cabin was built in 2020. Built with (D) Logs which interlock together. Designed and built with great attention to detail. Hand peeled beams, and railings are beautifully designed. Also features a great 2-car + garage! This beautiful, heated garage is also logged with the (D) logs and is 30 x 30. If you are looking to enjoy some tranquil time in the White Mountains, then it is a must to check out this new retreat situated on 5.38 acres. **MLS# 4936791 - \$489,999**

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MILAN, NH

Beautiful & immaculately maintained ranch home. 4 bedrooms, 4 baths! Situated on 9.96 acres. Oak hardwood floors. 2 car attached garage, and another detached 2 car garage! Primary bedroom with private bath and large walk-in closet. Patio doors to back deck and private yard. Basement has been finished into a large family room with pellet stove. Nice views of the Androscoggin River.

MLS# 4939326 - \$449,000



CANAAN, VT

Nestled in the middle of the woods with stunning views, is this charming off the grid 2 bedroom log cabin! 100+/-acres, this parcel offers a stocked rainbow trout pond, Capon Brook frontage, a water fall and beaver pond! With direct snowmobile access, this great property is ready for you to enjoy! The cabin built in 2004, has a great enclosed front porch, open first floor plan with a cozy living room with wood stove, kitchen and dining area and a 3/4 bath. Upstairs are two bedrooms spacious for you and your guests. There is a dug well, battery bank charged by generator and a large storage shed. If you want privacy and to enjoy the outdoors, this property is waiting for you! Coming furnished as well. Winter access is via snowmobile or could be maintained by its new owners.

MLS# 4932623 - \$325,000



ERROL, NH

Location! Location! Location! Great opportunity to run your business in the adorable log framed shop located on Main St. in Errol, and live in the attached home. Plenty of space to continue running a gift shop, salon, office or any other business. The spacious 3-4 bedroom home has had many upgrades including; 3 propane Rinnai heaters, Rinnai- on demand hot water heater, vinyl replacement windows, spray foam in the basement, Pex plumbing, and upgraded electrical. Lots of possibilities with this great home/business property.

MLS# 4936246 - \$325,000

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DALTON, NH

Built in 2003, this impressive 3 Bedroom/2 Bath home sits on 2.5 Acres with attached 2 car garage and covered front porch overlooking a small pond! The main floor features a cozy living room with wood-burning fireplace, spacious kitchen with all newer appliances, mud room, laundry area, separate dining room, primary bedroom with private bath featuring a jacuzzi tub, 2 additional bedrooms, and a full bath for guests. A pull-down ladder in the hallway allows easy access to the attic area with plenty of storage space, and the lower level of this home features a full finished walk-out basement, workshop area, private office, and utility room. This property also features a private backyard, stream, storage shed, and DIRECT snowmobile trail access!

MLS# 4941455 - \$325,000



BERLIN, NH

This upgraded, newer manufactured home has everything you need! Properly tied down and nicely situated on 2.3 acres of land, 3 bedrooms, 2 baths, central air conditioning, detached 2 car garage. The only residential home in Berlin that is supplied by natural gas which means very reasonable heating bills this winter! City water & city sewer. ATV from the 24x28 garage to the trails. If you have friends that want to bring their campers there is a 50 amp and (2) 30 amp services and 2 dump stations for campers. Enjoy (bug free) time out on your screened in porch or sitting around your outdoor firepit. All appliances and the electric fireplace in the living room will be included.

MLS# 4929016 - \$284,900



STEWARTSTOWN, NH

Here are some of the most spectacular views around, ATV trail access and an area with the most snow due to its high elevation. Little Diamond and Diamond Pond are just a few minutes away! A state maintained paved road brings you this property for easy access year-round. Setting on a knoll is the mobile home with 27x16 addition giving lots of space including 3 bedrooms and a loft. Property comes furnished. Updated metal roof, A-frame addition overlooks the wonderful views. Storage shed, gated driveway, nice mixture of open land in the front with woods in the back. Come get-away, ride the trails, do a little fishing and just relax. (Available with extra 6.3 acre lot).

MLS# 4940151 - \$179,900

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BERLIN, NH

Great opportunity to finish this 6,100 SF retail property on over 2 acres of land. The current owners finished the full renovation in 2020 and the building is ready for a build-to-suit based on the buyers needs. Situated along Route 110 and minutes from the Jericho Mountain State Park which is well known as the hub for the over 1000 miles of off-road vehicle trails (Ride the Wilds ATV trail system). This area is well known for outdoor recreation such as ATV's fishing, kayaking, snowmobiling, mountain biking, hiking and more! Up and coming location with so many possibilities! Owner financing options available.

MLS# 4918699 - \$1,200,000



BERLIN, NH

Location! Location! Location! This home is currently being used as a short-term rental! Completely remodeled home on the ATV trail! 3 bedrooms, 2 bathrooms, nicely remodeled kitchen on a large level lot. 3 year old heating system, 2 year old metal roof, updated 200 amp circuit breakers. Enjoy the warmth of the fireplace in the cozy living room. Home is in close proximity to Wildcat Ski area, hiking trails, fishing, snowmobiling, The Presidential and White Mountain National Forest, and you can see the entrance the Jericho Mtn. State Park from your yard! Furnishings negotiable.

MLS# 4923505 - \$225,000

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STEWARTSTOWN, NH

What a gorgeous piece of land! The south / right side boundary of the property is bordered the whole way by Bishop Brook. The fields have been maintained, cultivated & hayed. The snowmobile trail goes thru the parcel. This would make a special place for a new home, especially going in a ways further towards the back of the land. Views are beautiful. Would also lend itself to easily be subdivided for several nice building lots. Easy paved road access.

MLS# 4878352 - \$169,000



BERLIN, NH

Beautiful, 3-story brick building in the heart of downtown Berlin! This great building has had many upgrades including completely updated wiring and a new heating system in 2020. The last 35 years a very successful bridal shop has been run out of this building. Now it's your turn....continue with a successful bridal shop or run your own spectacular business! The possibilities are endless!

MLS# 4840758 - \$120,000

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PITTSBURG, NH

Are you looking for privacy and beautiful views?? Look no further. This 5.5 acres has incredible view potential with some clearing. Located on a well maintained road with year round access. Snowmobile access is possible from this property and electric is on the street.

MLS# 4764384 - \$85,000



NORTHUMBERLAND, NH

Great Business Opportunity. This 3200 sq. ft. Main Street building hosts the popular and thriving North Country Family Restaurant! All the kitchen equipment and dining room furniture will remain. There is a 3 bedroom, 1 bath apartment on the 2nd floor, that is currently occupied. Enjoy this rental income or use as owners' quarters. There is plenty of space on the 2nd Floor to finish another apartment. ATV enthusiasts drive right to this convenient location before hitting the trails!

MLS# 4922993 - \$120,000



GORHAM, NH

Well established Flower and Gift shop business for sale. This turn-key business has been providing beautiful floral arrangements, holiday specialties and creative gifts for all occasions in the area for 25 years +. Their main focus is their custom designs and attention to detail on every order. Gorham House Florist hosts an 800 number, two phone lines and website for better response to all your floral needs. This business has also been voted #3 Florist in NH for 3 years running by WMUR's viewer's choice. This sale includes all the inventory at the time of sale (including all the seasonal decorations, merchandise, props, etc.), walk-in cooler, separate work room in the back and plenty of storage in the basement.

MLS# 4940555 - \$180,000

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MILLSFIELD, NH

Nestled between Dixville Notch, the home of the Balsams and Lake Umbagog, Pond Brook Estates is waiting for its new investors! 400 + acres with direct trail access to both ATV and Snowmobile in Millsfield NH, an unincorporated town in the Coos county is a true hidden gem! Stream frontage on Millsfield Pond Brook, roads throughout and nature at your fingertips, this parcel would make a great subdivision for its new owners. Don't let this opportunity pass by.

MLS# 4944499 - \$2,800,000



THINKING OF *Selling?*



1) Professional Representation

You consider choices for real estate representation based on reputation and resources, but ultimately you make your selection according to the knowledge, character and ability of a professional REALTOR®. As a RE/MAX Agent, we are a natural choice, because you can expect an uncommon level of personal commitment and industry expertise, which includes:

- Extensive knowledge of the current market
- Unlimited networking opportunities
- Proven negotiation skills
- Access to comprehensive resources and technology

RE/MAX Agents excel because real estate is their chosen profession, selling homes is what we do best!

2) Strategic Pricing

The single most important factor impacting the sale of your home is more than your asking price. It's your pricing strategy. If the objective is to protect the value of your home in every-changing market conditions and throughout the course of your transaction, RE/MAX Agents understand the best way to achieve the highest closing price for you. Taking into consideration all of the relevant information - the current market, competing properties, interest rates, your motivation - your RE/MAX Agent will guide you in determining the best pricing strategy. By outlining the benefits of competitive pricing versus speculative pricing, for example, your RE/MAX Agent can help you understand risks and make informed decisions.



3) Marketing Innovation

When it comes to marketing your home, we think outside of the industry standards. More than traditional print advertising and a yard sign, your personalized marketing plan takes into account how technology has vastly changed real estate. With business in an information age comes an expanding means for attracting buyers and unlimited networking opportunities. Moreover, the RE/MAX real estate community consists of over 100,000 RE/MAX Professionals in more than 100 countries from El Salvador to Singapore. On a local level, that means name recognition and a wealth of connections for our team at RE/MAX Northern Edge Realty.



4) Complete Transaction Management

One of the many benefits of information technology is the way our RE/MAX Agents maintain accessibility and accountability throughout the transaction. You will always have a direct line of communication with your agent, and access to up-to-the minute details of the negotiation.

Your RE/MAX Agent will work diligently to bring all the pieces together - potential buyers, lenders with a wide array of financing options, the title company and escrow procedures - while protecting the value of your home. With the support of RE/MAX resources, your RE/MAX Agent can conduct negotiations patiently, confident that he/she can attain your greatest advantage.

5) A Successful Sale

Once your home sells, our Team looks forward to offering continued support as your real estate professional of choice. In fact, much of the business we do comes from referrals and a long list of clients who turn to us again and again. Our goal is to be your trusted source for real estate information - some-one who you know looks after your very best interests.

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