

3 Luxury Condominium Units + Carriage House Exeter, NH

Exeter Station Properties presents 102 Front Street, a historical circa 1890 home in the downtown area of Exeter, NH. This property is nearing completion of extensive renovations to bring it back to its former stately status. The historic home used to be a single-family residence. It is now being readied for conversion into three luxury condominium units and a detached residential carriage house unit. Homeowners will enjoy luxurious finishes and sweeping layouts with ties to Exeter's rich history. Private decks, grand common entrances, large basement storage units, a sizable yard, and off-street parking are a few of the features of these properties. 102 Front Street provides an ideal in town setting due to its location, just steps from Phillips Exeter Academy (PEA).



102 FRONT STREET

EXETER STATION
PROPERTIES



Mary Strathern, Realtor®
603.686.0114 | direct
The Gove Group Real Estate
70 Portsmouth Ave | Stratham, NH
603.778.6400 | TheGoveGroup.com
102FrontStreetExeter.com


THE GOVE GROUP
REAL ESTATE



102 FRONT STREET

EXETER STATION
PROPERTIES

The History of 102 Front Street Exeter, NH

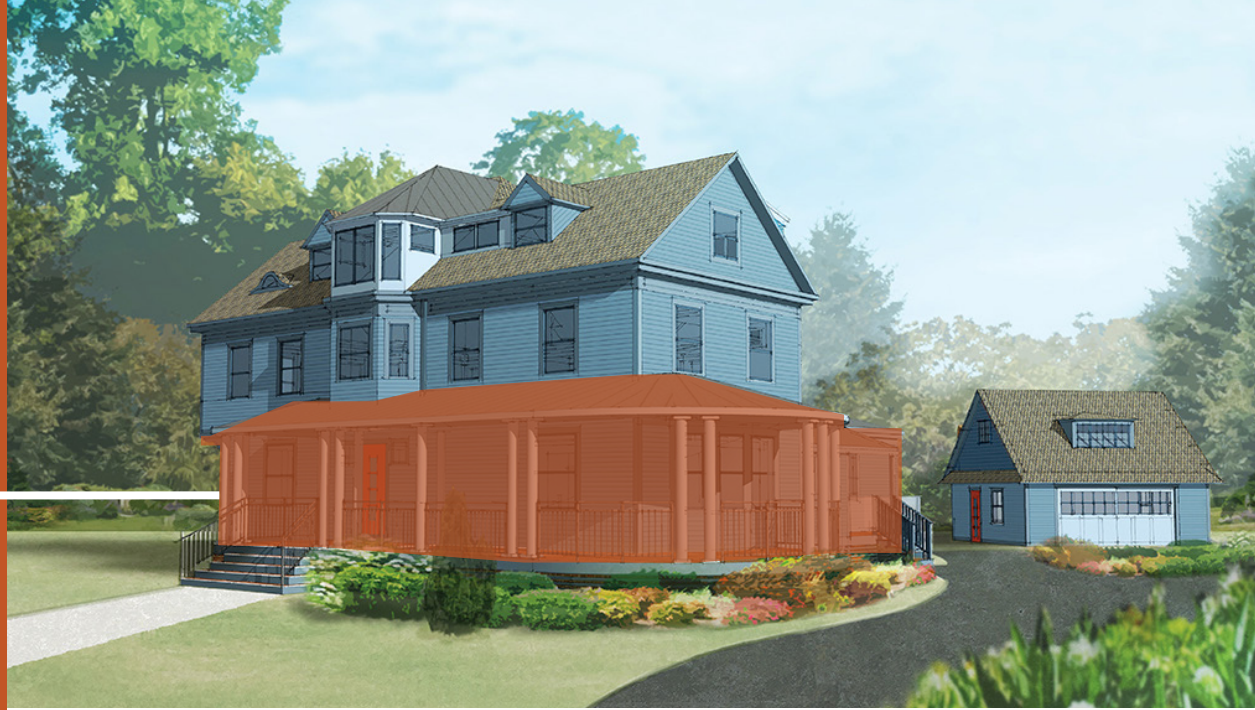
The former farmland was purchased for development by William Burlingame in 1881. This corresponds with the house build date of circa 1890 offered by the Assessor's office. It was then sold in 1892 to Mira Richards, the wife of George Richards. At that time, it was common to have real estate listed in the wife's name.

George Richards was a well-known writer and worked as a Washington correspondent for the Exeter News-Letter, the Boston Herald and the Manchester Union. In 1898 he was elected as the register of probate for Rockingham County but kept up his writing on the side. After George's death, Mira carried the torch and for ten years she was the only woman admitted to the capitol press gallery in Washington, D.C. Her weekly column, Washington Letter, in the Exeter News-Letter, kept readers informed of how their senators and representatives were voting. Like many writers of the time, Mira wrote under a variety of pen names. The Worcester Sunday Telegram noted, "Hidden behind the laconic signature 'Richards' for some years has been a most interesting woman, confidante of many Washington men and women in politics, who are serene in the knowledge that confidence will not be abused." Locally, Mira's pen name "Morgan" and her columns were a dependable part of the Exeter News-Letter – always on the front page – from 1911 until shortly before her death in 1934. In them, her true name was never given and if she's mentioned at all in local news it was always as "Mrs. George Richards."

It was shortly after George's death that Mira sold the home she and George had built on Front Street to Harry Merrill. Harry left it to his children and it was inhabited by Sydney Merrill. The Merrill family owned the house from 1913 – 1976. Harry Merrill, lifelong resident and prominent citizen of Exeter, had represented Exeter in the General Court for several terms; a state senator in 1927-28, and member of the governor's Council in 1929-1931. He was for many years president of the Exeter Cooperative Bank; a director of the Exeter Banking Company; a trustee and treasurer of Exeter Hospital for 25 years; trustee of the Exeter Public Library; treasurer of the trustees of the trust fund of the Congregational Parish; a former member of the A.L. Merrill Trust of Boston, and trustee of the Gilman Park Association. He was a member of the Exeter and New Hampshire Historical Societies and a member of the Exeter Sportsman's Club.

Sydney's wife, Patricia Carnegie Merrill and her sister, Nancy Carnegie Merrill, married to David Merrill, both lived on properties on Front Street. Nancy served as the Director of Collections for the Exeter Historical Society from 1972 until her retirement in 2000. Both sisters, and their brother Andrew who moved to Exeter with his sisters, were very proud of their Scottish ancestry and their distant family connection with the famous industrialist Andrew Carnegie.

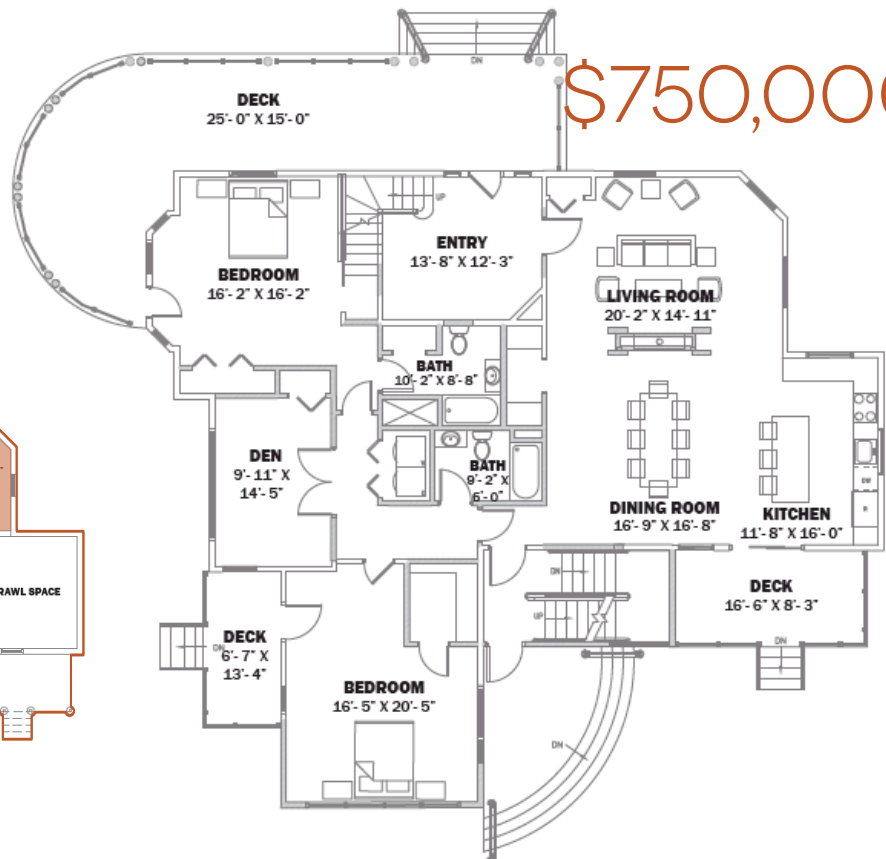




1ST FLOOR CONDOMINIUM

\$750,000

BASEMENT



1,900^{+/-} Square Feet | 2 Bedrooms | 2 Bathrooms

- Convenience of first floor living
- Open concept kitchen with ample workspace and outdoor deck access
- Den or home office

UNIT 1

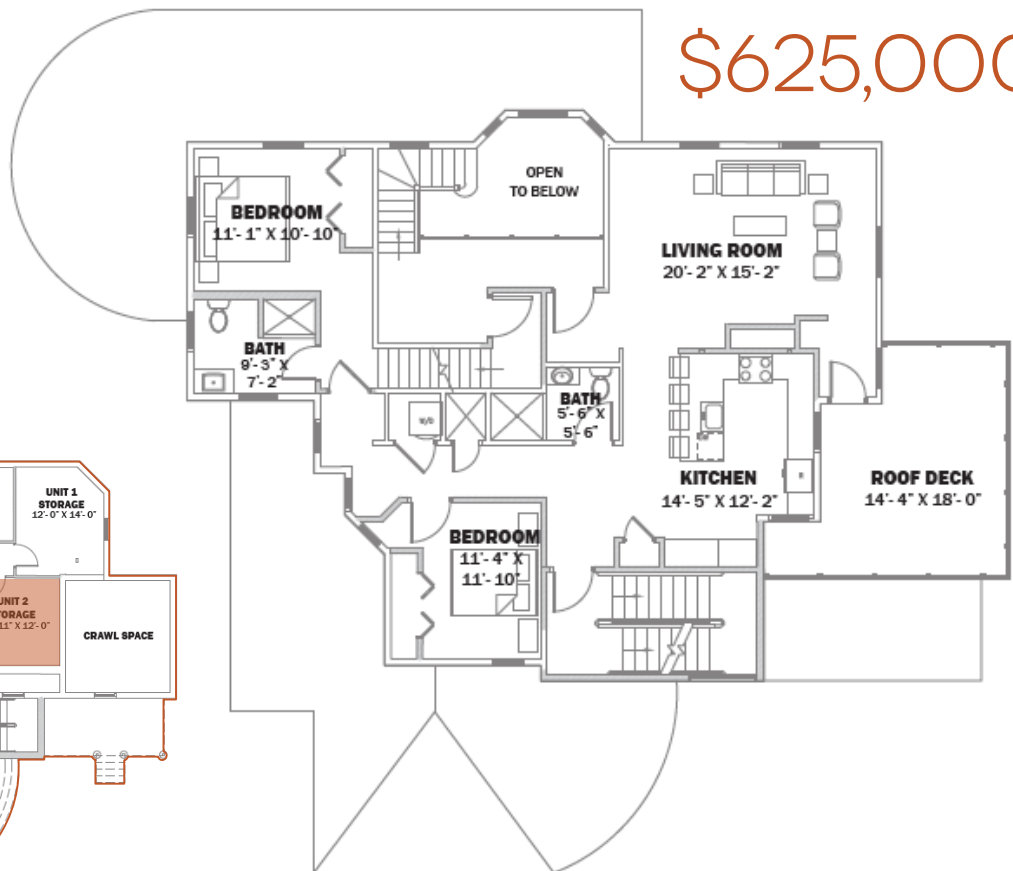
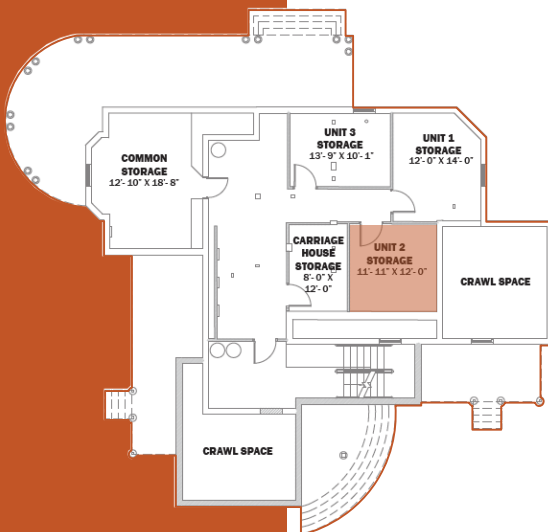
Living Space 1,900 SF
Basement Storage 171 SF
Private Decks 3



2ND FLOOR CONDOMINIUM

\$625,000

BASEMENT



UNIT 2

Living Space 1,265 SF
 Basement Storage 143 SF
 Private Decks 1

1,265[±] Square Feet | 2 Bedrooms | 1.5 Bathrooms

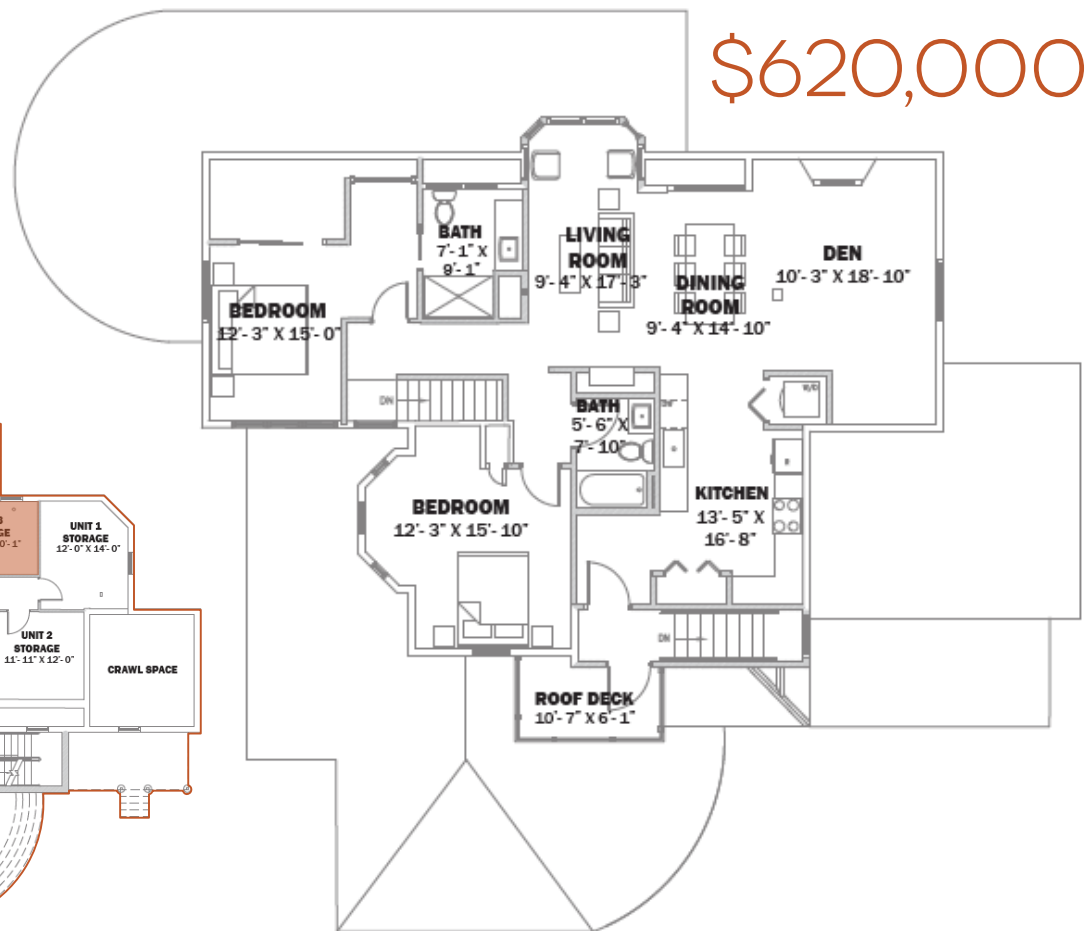
- Spacious kitchen adjacent to living room
- Large roof deck for entertaining
- Sizable bedrooms with closet space



3RD FLOOR CONDOMINIUM

\$620,000

BASEMENT

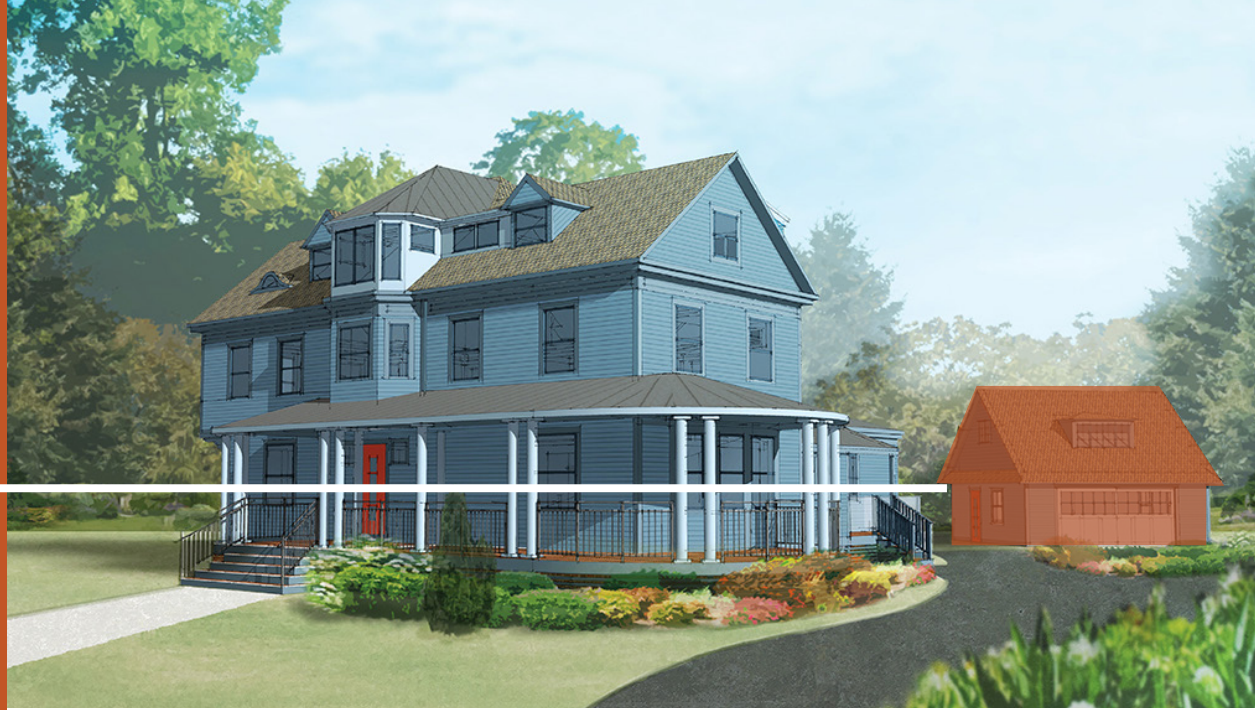


UNIT 3

Living Space 1,531 SF
Basement Storage 139 SF
Private Decks 1

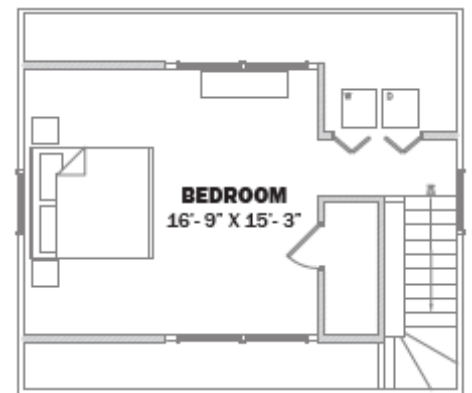
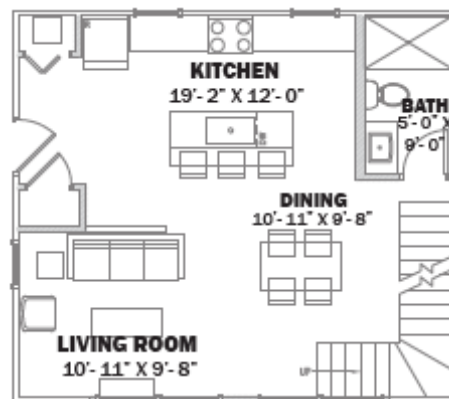
1,531[±] Square Feet | 2 Bedrooms | 2 Bathrooms

- Beautiful kitchen with ample workspace
- Sweeping open concept living area
- Spacious master suite



CARRIAGE HOUSE

\$399,000



① FIRST FLOOR PLAN - CARRIAGE HOUSE

① SECOND FLOOR PLAN - CARRIAGE HOUSE

BASEMENT



CARRIAGE HOUSE

Living Space 887 SF
Basement Storage 95 SF

887[±] Square Feet | 1 Bedroom | 1 Bathroom

- Galley kitchen with ample workspace
- Open concept living area
- Expansive second floor loft-style bedroom

SPECS

- Municipal water & sewer
- Forced hot water by natural gas (baseboard)
- Hardwood floors throughout
- Tile in bathrooms with radiant heat
- Granite countertops
- High velocity air conditioning

LOCATION

102
FRONT
STREET

EXETER STATION
PROPERTIES



- Walking distance to downtown Exeter
- Walking distance to train station (Downeaster line)
- YWCA Fitness Center one street over
- Exeter Inn, small boutique shops and restaurants nearby
- Phillips Exeter Academy (PEA) campus close by
- School District SAU 16
- Close to Routes 125, and 101 connecting to I93, I95 and 495
- Short drives to Portsmouth, NH and Newburyport, MA
- Boston, MA and Portland, ME easily accessible

BUILDER:

RICCI CONSTRUCTION CO., INC. is a Seacoast New Hampshire based multi-disciplined construction company that was founded in 1935 and is celebrating it's 83rd year in business. Through the years we have built our reputation on our New Hampshire roots and providing the highest quality construction with local trades personnel. Our history and attention to detail are the perfect fit for the renovation to the 102 Front Street project.

ARCHITECT:

WINTER HOLBEN is a multidisciplinary architecture + design studio with an extensive and diverse portfolio of award winning commercial and residential work. We believe in the powerful relationship between design and community: that design transforms communities, and that communities shape design. Our team is dedicated to the Seacoast region, where we live, work, and play, and where we are inspired everyday by the natural landscape and the kind and creative folks whose paths we cross.

EXETER STATION PROPERTIES:

In 2013 David Cowie and Alan Mason formed **EXETER STATION PROPERTIES, LLC** to purchase the former Alrose Shoe Factory. Over the course of the last five years Exeter Station Properties has expanded its real estate holdings in Exeter to include select residential properties. 102 Front Street is a showcase example of all that is involved in returning an old Victorian to its former glory and Alan and David's commitment to quality through teamwork.



Mary Strathern, Realtor®
603.686.0114 | direct
The Gove Group Real Estate
70 Portsmouth Ave | Stratham, NH
603.778.6400 | TheGoveGroup.com
102FrontStreetExeter.com

