

Residential / Single Family
4704977
Closed

97 Washington Hill Road Road Unit/Lot #:
Tamworth NH 03886

Price - List \$409,000
Price - Closed \$393,500
Date - Closed 8/3/2018



Year Built	1987	Rooms - Total	7
Style	Saltbox	Bedrooms - Total	2
Color	Gray	Baths - Total	2
Total Stories	2	Baths - Full	1
Zoning	No zoning	Baths - 3/4	1
Taxes TBD	N	Baths - 1/2	0
Gross Taxes/Year	\$6,920.00 / 2018	Baths - 1/4	0
Lot Acres/SqFt	8.300000 / 361,548	SqFt-Tot Finished	2,181
		DOM	9

Directions Route 16 to Chocoura/Tamworth from the North take left on to Washington Hill Road from the south take a right on to Washington Hill Road Sign on property

Located in Chocorua one of the five villages of scenic Tamworth and nicely set back from the road this beautiful 1987 reproduction Saltbox has many handcrafted features that quietly create another age. Kitchen, dining and living room areas merge to create an open concept flow. A large family room spills out to a sun drenched deck that leads to a 3 season porch, both with composite planking for years of enjoyment with minimal maintenance. A spare room on the first level lends itself to an office or 3rd bedroom. A 2 bay attached garage and 2 bay detached garage provide plenty of space for cars, toys and storage. Generator back up when you need it! Almost 8 open acres with 3+ in pasture. Nice barn with 8 stalls, water and electricity and solar panels that provide free power for the property and cash back to the owners! Fenced riding ring and access to riding trails. Property abuts conserved land. Lovely and private setting with mature plantings. Minutes to the Rt 16 corridor, 2 hrs to Boston, 1.5 hrs to Portland. Home Warranty.

STRUCTURE

Construction Status	Existing	Footprint	
Construction	Wood Frame	SqFt-Apx Fin AG/Source	2,181 / Municipal
Foundation	Slab - Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Clapboard	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	0 / Municipal
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description		SqFt-Apx Total Finished	2,181
		SqFt-Apx Total	2,181
		Mobile Make/Model	/
Garage/Capacity	Yes / 3	Mobile Serial Number	
Garage Type	Attached	Mobile Anchor	
Garage Description	Auto Open	Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	12'x11'	1			
Dining Room	11'x11'	1			
Living Room	19'x16'	1			
Other	14'x19'	1			
Family Room	18'x13'	1			
Bedroom	19'x16'	2			
Bedroom	11'x12'	2			

UTILITIES

Heating	Hot Water	Services	
Heat Fuel	Oil	Management Co/Phone	/
Cooling	None	Fuel Company	Jesse E Lyman
Water	Drilled Well, Dug Well	Phone Company	Fairpoint
Sewer	1000 Gallon	Cable Company	Fairpoint
Electric	Circuit Breaker(s), Generator, Solar PV Seller Owned	Electric Company	Eversource

LOT / LOCATION				Page 2 of 2
----------------	--	--	--	-------------



County NH-Carroll Water Body Access Water Body Type Water Body Name Water Frontage Lngth Water Restrictions Condo Ltd Comm Area Common Land Acres Suitable Use	Devel/Subdiv School - District Tamworth School - Elementary Kenneth A. Brett School School - Middle/Jr A. Crosby Kennett Middle Sch School - High A. Crosby Kennett Sr. High Mobile Park Name Condo Name Building # Lot Country Setting, Farm - Horse/Animal, Desc Field/Pasture, Level, Open, Secluded, Trail/Near Trail, Wooded	ROW-Parcel Access ROW-Length/Width / ROW to other Parcel Roads Public Road Front/Length Yes / 250 Surveyed/By Yes Owned Land Units Per Building Area Desc
---	--	--

FEATURES	
Features - Interior Dining Area, Fireplace - Wood, Fireplaces - 1, Kitchen/Dining, Laundry - 1st Floor Flooring Carpet, Tile, Vinyl, Wood Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer Water Heater Electric	Features - Exterior Barn, Deck, Garden Space, Natural Shade, Porch - Enclosed Driveway Dirt, Gravel Parking Parking Spaces 6+

Green Verification Progm Green Verification Body Green Verification Status/Year /	Green Verification Rating/Metric / Green Verification New Construction Green Verification URL
--	--

PUBLIC RECORDS			
Deed - Recorded Type Warranty Map 408 SPAN # Assment Amount/Year / Tax Class	Deeds - Total Block 000 Property ID Assments - Special Tax Rate 22.70	Deed Book/Page 1808 / 702 Lot 044 Plan Survey Number Plan 71, Page 31 Current Use N Land Gains	

DISCLOSURES			
Fee/Fee Frequency / Fee 2/Fee 2 Frequency / Fee 3/Fee 3 Frequency / Listing Service Full Service PUD Comp Only/Type No / Seasonal No Mobile Park Approval Flood Zone No Covenants No Possession Timeshre/Fract Ownrshp? No Auctioneer - Responsible Auctioneer License # Auctn Price Determnd By Delayed Showing/Begin Date N /	Fee Includes Fee 2 Includes Fee 3 Includes Sale Includes Negotiable Foreclsd/BankOwnd/REO No Restrictions Mobile Co-Op Rented Easements Yes Documents Available T/F Ownrshp Amt/Type / Auction Date/Time / Auction Info Items Excluded None Financing	Auction Mobile Must Move Rental Amount Resort	

PREPARED BY	
Ken Perry - Cell: 603-387-2667 ken@OlderHomesNH.com K A Perry Real Estate, LLC - Off: 603-569-1563 188 North Wolfeboro Road Wolfeboro NH 03894	 

97 Washington Hill Road Road

Tamworth NH 03886



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2018 New England Real Estate Network, Inc.

Listed by:

Terry Calder / Farms & Barns RE, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry

97 Washington Hill Road Road

Tamworth NH 03886



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2018 New England Real Estate Network, Inc.

Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by:

Terry Calder / Farms & Barns RE, LLC

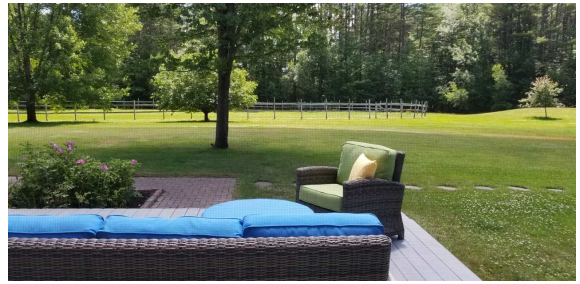
97 Washington Hill Road Road

Tamworth NH 03886



97 Washington Hill Road Road

Tamworth NH 03886



97 Washington Hill Road Road

Tamworth NH 03886

