

Residential / Single Family
4685538
Active

30 Robinson Road
Brookfield

Unit/Lot #:
NH 03872

Price - List
Price - Closed
Date - Closed

\$289,900



Year Built 1830
Style Antique, Cape, Colonial, Farmhouse, Federal, Victorian
Color white
Total Stories 2.5
Zoning Resd'I - Agric
Taxes TBD N
Gross Taxes/Year \$4,991.00 / 2017
Lot Acres/SqFt 26.000000 / 1,132,560

Rooms - Total 11
Bedrooms - Total 6
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 3,300
DOM 116

Directions NH Rte 16 to Wakefield; Rte 109W towards Wolfeboro, 2 mi. to R fork onto Lyford Road (or Rte 28 to Rte 109 E; just past Brookfield Town Hall, take sharp L); 1/2 mi up to R on Robinson Rd; up 1/4 mi to driveway on R, at small Cemetery. House sits well back from roadway on 26 ACRES!

Privately set, but easily Accessible on 26 ACRES. Currently TWO separate, but attached, HOMES: a 19th century two story 7 Room center-entrance "Victorian/Colonial" & an attached 4 room c1790 Cape. At end of a private stonewalled driveway and surrounded by 26 ACRES of rolling pastures & "mostly young" woodland, with many more stonewalls. 6-Bedroom State Approved Septic System in place. Use as is, while you and your extended family restore & update the homes & out-buildings of this classic NH farmstead. Small, but Sunny PASTURES & GARDEN areas. Offered "As Is". Will NOT qualify for a Mortgage, unless it is a Re-Hab LOAN. NOTE: Photos are from a few years ago when last listed. Well-regarded WOLFEBORO/Governor Wentworth Regional SCHOOLS. LARGE Older House needing lots of TLC, in the Middle of 26 ACRES within EASY Commute of Rochester/Dover/PORTSMOUTH.

STRUCTURE

Construction Status	Existing	Footprint	38x29 & 22x43
Construction	Post and Beam, Wood Frame	SqFt-Apx Fin AG/Source	3,300 / Municipal
Foundation	Granite, Stone	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Clapboard, Wood	SqFt-Apx Unfn AG/Source	1,100 / Municipal
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	1,100 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Bulkhead, Crawl Space, Full, Partial, Stairs - Interior	SqFt-Apx Total Finished	3,300
		SqFt-Apx Total	5,500
Garage/Capacity	No / 0	Mobile Make/Model	/
Garage Type		Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	28 x 13	1	OTHER	12 x 11	2
Dining Room	13 x 12	1	OTHER	14x7 ell	1
Living Room	13 x 13	1	OTHER	17x8 ell	1
Family Room	20x19 ell	1	BTHF		2
Sunroom		1	BTHT		1
Master Bedroom	13 x 13	2			
Bedroom	15x14 ell	1			
Bedroom	13 x 13	2			
Bedroom	13 x 12	2			

UTILITIES

Heating	Alternative Heat Stove, Direct Vent, Space Heater, Stove, Stove	Services	Cable, Internet - Cable, Multi Phone Lines
Heat Fuel	Gas - LP/Bottle, Kerosene, Wood	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Drilled Well, Private, Shared	Phone Company	FairPoint
Sewer	1500+ Gallon, Septic	Cable Company	TimeWarner
Electric	100 Amp, 200 Amp, Circuit Breaker(s)	Electric Company	EverSource

LOT / LOCATION

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County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Carpenter Elementary	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Gravel, Public
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length	Yes / 407
Water Restrictions		Mobile Park Name		Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name		Owned Land	Yes
Common Land Acres		Building #		Units Per Building	
Suitable Use	Agriculture, Farm - Horse/Animal, Field/Pasture, Orchards, Tillable	Lot Desc	Agricultural, Farm, Farm - Horse/Animal, Field/Pasture, Level, Sloping, View, Wooded	Area Desc	Rural

FEATURES

Features - Interior	Attic, Ceiling Fan, Fireplace - Wood, Hearth, In-Law /Accessory Dwelling, Whirlpool Tub, Wood Stove Hook-up, Laundry - 1st Floor	Features - Exterior	Outbuilding
Flooring	Softwood	Driveway	Dirt, Gravel
Appliances	Dryer, Range - Gas, Refrigerator, Washer	Parking	Parking Spaces 6+
Water Heater	Electric, Gas - Natural, Separate		

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

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2250 / 0107
Map	8	Block	0	Lot	4
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$269,267 / 2017	Assments - Special		Current Use	Y
Tax Class		Tax Rate	20.58	Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes		
Fee 2/Fee 2 Frequency	/	Fee 2 Includes		
Fee 3/Fee 3 Frequency	/	Fee 3 Includes		
Listing Service	Full Service	Sale Includes		
PUD		Negotiable		
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	No	Restrictions		
Mobile Park Approval		Mobile Co-Op		Mobile Must Move
Flood Zone	No	Rented		Rental Amount
Covenants	No	Easements		Resort
Possession	At Closing	Documents Available		
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/	
Auctioneer - Responsible		Auction Date/Time	/	
Auctioneer License #		Auction Info		
Auctn Price Determnd By		Items Excluded		
Delayed Showing/Begin Date	/	Financing		

PREPARED BY

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188 North Wolfeboro Road

Wolfeboro NH 03894



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Listed By:

Ken Perry - K A Perry Real Estate, LLC

30 Robinson Road

Brookfield NH 03872



Driveway from maintained Town Road.



entrance to 1790 ell



in c1790 ell



in 1790 ell



in c1790 ell



c1790 ell

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Ken Perry / K A Perry Real Estate, LLC

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Ken Perry

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in front/2-story "colonial" now rented



in front rental portion



tenants' bath



in rented section

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in rented section

