




<b>Residential</b> <b>4428384 Closed</b>		<b>176 Ledge Hill Road</b> <b>Tuftonboro, New Hampshire 03816</b> <b>Center Tuftonboro NH</b>		 (1)  (24)		<b>L \$299,900</b> <b>C \$270,000</b> <input checked="" type="checkbox"/>															
		<b>Zoning:</b> SFR <b>Year Built:</b> 1805 <b>Color:</b> white <b>Gross Taxes:</b> \$ 3,358.00 <b>Taxes TBD:</b> No <b>Tax Year:</b> 2014 <b>Monthly Assoc.\$:</b> \$ <b>Lot Acre:</b> 33.00 <b>Lot SqFt:</b> 1,437,480. <b>Common Land Acres:</b> <b>Road Frontage:</b> Yes/ 462		<b>Rooms:</b> 12 <b>Bedrooms:</b> 3 <b>Total Baths:</b> 2 <b>Full:</b> 1 <b>3/4 Baths:</b> 1 <b>1/2 Baths:</b> 0 <b>Garage Capacity:</b> 2 <b>Garage Type:</b> Detached <b>Total Fin SqFt:</b> 3,200 <b>Apx Fin Above Grd:</b> 2,800 <b>Apx Fin Below Grd:</b> 400 <b>Apx Ttl Below Grd:</b> 400																	
		<b>Water Frontage:</b> <b>Water Acc Type:</b> Town Residents <b># of Stories:</b> 1 3/4 <b>Basement:</b> Yes / Walkout		<b>Foot Print:</b> <b>Flood Zone:</b> No <b>Style:</b> Antique , Cape , Farmhouse																	
		<b>Water Body Type:</b> Lake <b>Water Body Name:</b> Winnepesaukee		<b>Water Body Restr.:</b> <b>Current/Land Use:</b> No		<b>Surveyed:</b> Yes <b>Land Gains:</b> No		<b>Seasonal:</b> No <b>Owned Land:</b>													
		<b>Parcel Access ROW:</b>		<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>													
		<b>Public Rems:</b> Ledge Hill Farm is a Circa 1800's cape style home long admired for its architecture and scenic views of Mt. Shaw, lying along a foliage route recommended by NH Profiles Magazine. Its 33 acres offer view control & a private kingdom of hiking & cross-country ski trails. Inside, a massive central chimney warms a cozy sitting room, kitchen w/pantry, dining room, 1st floor master bedroom w/nearby bath. A rustic office, attached greenhouse, workshop, & generator complete the older wing. An ample rear deck with awning and screens overlooks the view. A great room w/cathedral ceiling & oversized windows in the newer wing compliments the historic structure. Below is a finished recreation room w/walk-in cedar closet. Upstairs a 2nd large bedroom, bath, guest bedroom & sleeping loft offer expandable space for family or guests. A landscaped yard & paved drive is accented by an updated 36'x36' barn usable as a 2-car garage w/storage. Near Winnepesaukee town beach. Shopping & services in Wolfeboro.																			
<b>Directions:</b> 1.) From Wolfeboro, take Rte 109 to Union Wharf Rd to end; turn right onto Ledge Hill Rd. Ledge Hill Farm is on left, #176 w/sign. 2.) From Rte 25 in Moultonboro, follow Rte 171 to Tuftonboro Four Corners, turn right onto Ledge Hill Rd, continue approx. 1.5 miles, Ledge Hill Farm is on right, #176.																					
<b>ROOM</b> <b>Living Rm</b> <b>Kitchen</b> <b>Dining Rm</b> <b>Family Rm</b> <b>Office/Study</b> <b>Utility Rm</b> <b>2 MBR-Option</b> <b>Crafts Room</b>		<b>DIMS</b> 17 x 14 14 x13.5 14 x 13.5 28.5 x 19.5 15.5 x 17 8.5 X 6 25.5 x 17.5 20 x 17.5		<b>LEVEL</b> 1 1 1 1 1 2 B		<b>ROOM</b> <b>Master BR</b> <b>2nd BR</b> <b>3rd BR</b> <b>4th BR</b> <b>5th BR</b> <b>Den</b> <b>Laundry Rm.</b>		<b>DIMS</b> 16.5x15 18.5x20 L 14x14   6 x 8.5		<b>LEVEL</b> 1 2   1		<b>FLOOR</b> <b>1st</b> <b>2nd</b> <b>3rd</b> <b>4th</b> <b>Bsmt</b>		<b>BR</b>  3      		<b>FB</b> 1       		<b>3/4</b>  1      		<b>1/2</b>        	
<b>Assoc Amenities:</b>								<b>Possession:</b> At Closing													
<b>Interior Feat.:</b> 1st Floor Laundry , Attic , Cable , Cable Internet , Cathedral Ceilings , Den/Office , Dining Area , Family Room , Fireplace-Wood , Great Room , Living Room , Mudroom , Multi Phonelines , Studio/Workshop , Walk-in Pantry , Wood Stove , Wood Stove Hook-up , 1 Fireplace , Other																					
<b>Exterior Feat.:</b> Barn , Deck																					
<b>Basement:</b> Bulkhead , Partially Finished , Slab , Storage Space , Walk Out																					
<b>Equip./Appl.:</b> Dishwasher , Disposal , Dryer , Double Oven , Microwave , Range-Electric , Refrigerator , Washer																					
<b>Driveway:</b> Paved								<b>Electric:</b> 200 Amp , Circuit Breaker(s)													
<b>Construction:</b> Post and Beam , Wood Frame								<b>Exterior:</b> Vinyl													
<b>Financing:</b>								<b>Foundation:</b> Concrete , Granite , Stone													
<b>Floors:</b> Carpet , Softwood								<b>Heating/Cool:</b> Hot Air , Window AC													
<b>Garage/Park:</b> 6+ Parking Spaces , Barn , Detached , Driveway								<b>Lot Desc:</b> Country Setting , Fields , Mountain View , Rural Setting , Sloping , View , Walking Trails , Wooded Setting													
<b>Heat Fuel:</b> Oil , Wood								<b>Occ. Restrictions:</b>													
<b>Roads:</b> Public , Paved								<b>Roof:</b> Shingle-Asphalt													
<b>Sewer:</b> 1000 Gallon , Concrete , Leach Field								<b>Water:</b> Drilled Well , Purifier/Soft													
<b>Suitable Land Use:</b> Land:Mixed , Land:Woodland , Maple Sugar																					
<b>Fee Includes:</b>								<b>Water Heater:</b> Domestic , Electric , Tank													
<b>Disability:</b> 1st Floor Full Bathrm , 1st Floor Bedroom								<b>Building Certs:</b>													
<b>Negotiable:</b>								<b>Docs Available:</b> Deed , Plot Plan , Property Disclosure													
<b>Excl Sale:</b>																					
<b>Tax Rate:</b> \$9.99		<b>Assmt:</b>		<b>Assmt Yr:</b>																	
<b>Tax Class:</b>		<b>Source SqFt:</b>		<b>County:</b> Carroll																	
<b>Covenant:</b> No		<b>Book/Pg:</b> 2487/ 601		<b>Plan/Survey:</b> PB32/95																	
<b>Recorded Deed:</b> Multiple		<b>Property ID:</b> 576389		<b>Tax ID No. (SPAN# VT):</b> TUFT-000045-000001-000004																	
<b>Map/Blck/Lot:</b> //		<b>Const. Status:</b> Existing		<b>Home Energy Rated Index Score:</b>																	
<b>Devel/Subdiv:</b>		<b>High Sch:</b> Kingswood Regional High School		<b>Jr/Mid Sch:</b> Kingswood Regional Middle																	
<b>District:</b> Governor Wentworth Regional		<b>Cable:</b>		<b>Electric Co:</b>																	
<b>Elem Sch:</b> Tuftonboro Central School		<b>Phone Co:</b>		<b>Resort:</b>																	
<b>Fuel Co:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>																	
<b>Timeshare/Fract. Ownrshp:</b> No																					

**Closed Date:** 08/04/2016**DOM/DUC:** 345 / 79**Foreclosed Bank-Owned REO:** No**PREPARED BY****Ken Perry****K A Perry Real Estate, LLC****188 North Wolfeboro Road****Wolfeboro, NH 03894**

Lister: Adrien Labrie of Coldwell Banker RB/Center Harbor

**Email :** ken@OlderHomesNH.com**Off. Ph# :** (603) 569-1563**Agt. Ph# :** (603) 569-1563 ext.**Cell Ph# :** (603) 387-2667**Fax Ph# :** (603) 569-9495[www.OlderHomesNH.com](http://www.OlderHomesNH.com)[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

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**Gallery: Images 1 to 6 of 24**

House Facade



View of Mt. Shaw



Cape Profile



Ossipee Mountains



3/4 House View



Green House



**Gallery: Images 7 to 12 of 24**

Great Room 1



Great Room 2



New Wing Views



New Wing Outside



Kitchen



Dining Room

**Gallery: Images 13 to 18 of 24**

Screened Deck



Deck Views



1st Floor Master Bedroom



Lg Upstairs Bdm



Sleeping Loft



Guest Bedroom



**Gallery: Images 19 to 24 of 24**

Barn Front



Barn Rear



Up In A Swing



Old Time Decor



Distant House View



Drive looking out

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
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