

**Residential / Single Family**  
**4448729**  
**Closed**

**398 Kings Highway**  
**New Durham NH 03855**

**Unit/Lot #:**

**Price - List \$199,900**  
**Price - Closed \$180,000**  
**Date - Closed 10/20/2016**



**Year Built** 1800  
**Style** Antique, Cape  
**Color** gray  
**Total Stories** 1.75  
**Zoning** Res'l/Recr'l/Ag  
**Taxes TBD** N  
**Gross Taxes/Year** \$5,368.00 / 2015  
**Lot Acres/SqFt** 37.00 / 1,611,720

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,923  
**DOM** 180

**Directions** From Downtown WOLFEBORO: take Rte 28/So Main St 2 miles to sharp R turn; go straight across onto Middleton Rd & 1.5 mi. to New Durham T/L (& Kings Hwy); continue 1/3 mi to farm on R, at RE sign. c1800 3-Bdrm/2-Bath CAPE w/att'd ell & barns & a large detached 2008 P&B BARN on 37 ACRES!

37 ACRES w/ c1800 NH Farmstead; center chimney CAPE w/ell & Barns; PLUS a detached NEW (2008) 48' x 36' 3-story P&B BARN on Concrete Foundation topped with Granite! House retains some original features, including Beamed Ceilings, some doors/woodwork/floors, & Fireplaces in both the Family Room & the large Living Room. In need of TLC & bathroom-kitchen updates. Because of some LOW Doorways, this home may not work easily for 6' tall folks. The 1974 Septic Design on file with the Town clearly states "3 Bedrooms", but the Tax Card reads "2". About half of the ACREAGE is in NH's Current Use (Reduced Taxation) program. The stonewalled 37 ACRES include Lawns, some ROUGH Pastures, small Pond & Woods. While just over the New Durham town line, this home is very close to, & serviced by, historic WOLFEBORO's Lake WINNIPESAUKEE amenities & commercial offerings as well as its well-regarded (& recently up-dated) K-12 Regional SCHOOLS. 2015 Mkt Value Ass't=\$300,100. REDUCED again, now ONLY \$199,900.

#### STRUCTURE

**Construction Status** Existing  
**Construction** Post and Beam  
**Foundation** Granite, Stone  
**Exterior** Clapboard, Wood  
**Roof** Shingle - Architectural  
**Basement/Access Type** Yes / Interior  
**Basement Description** Crawl Space, Dirt, Full, Stairs - Interior  
**Garage/Capacity** Yes / 4  
**Garage Type** Detached  
**Garage Description** Barn

#### Footprint

**SqFt-Apx Fin AG/Source** 1,923 / Municipal  
**SqFt-Apx Fin BG/Source** 0 / Municipal  
**SqFt-Apx Unfn AG/Source** 0 / Municipal  
**SqFt-Apx Unfn BG/Source** 925 / Municipal  
**SqFt-Apx Tot Below Grade** 925  
**SqFt-Apx Total Finished** 1,923  
**SqFt-Apx Total** 2,848  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	18 x 14	1			
Living Room	23 x 13	1			
Family Room	17 x 15	1			
Office/Study		1	BTHF		1
Master Bedroom	15 x 15	2	BTHF		1
Bedroom	14 x 11	2			
Bedroom	10 x 9	1			

#### UTILITIES

**Heating** Hot Air, Stove - Wood  
**Heat Fuel** Oil, Wood  
**Cooling** None  
**Water** Drilled Well, Private  
**Sewer** 1000 Gallon, Concrete, Leach Field, Private, Septic  
**Electric** 200 Amp, Circuit Breaker(s)

**Services** Internet - Cable

**Management Co/Phone** /  
**Fuel Company**  
**Phone Company** FairPoint  
**Cable Company** MetroCast  
**Electric Company** EverSource

LOT / LOCATION				Page 2 of 2
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<b>County</b> NH-Strafford <b>Water Body Access</b> <b>Water Body Type</b> <b>Water Body Name</b> <b>Water Frontage Lngth</b> <b>Water Restrictions</b> <b>Condo Ltd Comm Area</b> <b>Common Land Acres</b> <b>Suitable Use</b> Agriculture, Farm - Horse/Animal, Field/Pasture, Orchards	<b>Devel/Subdiv</b> <b>School - District</b> Governor Wentworth Regional <b>School - Elementary</b> Choice <b>School - Middle/Jr</b> Kingswood Regional Middle Sch <b>School - High</b> Kingswood Regional High <b>Mobile Park Name</b> <b>Condo Name</b> <b>Building #</b> <b>Lot Desc</b> Agricultural, Country Setting, Farm - Horse/Animal, Field/Pasture, Level, Pond	<b>ROW-Parcel Access</b> <b>ROW-Length/Width</b> / <b>ROW to other Parcel</b> <b>Roads</b> Paved, Public <b>Road Front/Length</b> Yes / 550 <b>Surveyed/By</b> Yes <b>Owned Land</b> <b>Units Per Building</b> <b>Area Desc</b> Rural
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FEATURES
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<b>Features - Interior</b> Fireplace - Wood, Fireplaces - 2, Hearth, Wood Stove Hook-up, Wood Stove Insert, Laundry - 1st Floor <b>Flooring</b> Softwood <b>Appliances</b> Dryer, Refrigerator, Washer <b>Water Heater</b> Electric	<b>Features - Exterior</b> Barn, Outbuilding, Porch - Screened, Windows - Storm <b>Driveway</b> Gravel <b>Parking</b> Parking Spaces 6+ <b>Features - Accessibility</b> 1st Floor Bedroom, 1st Floor Full Bathroom
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<b>Green Verification Progm</b> <b>Green Verification Body</b> <b>Green Verification Status/Year</b> /	<b>Green Verification Rating/Metric</b> / <b>Green Verification New Construction</b> <b>Green Verification URL</b>
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PUBLIC RECORDS
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<b>Deed - Recorded Type</b> Warranty <b>Map</b> <b>SPAN #</b> <b>Assment Amount/Year</b> \$242,350 / 2015 <b>Tax Class</b>	<b>Deeds - Total</b> <b>Block</b> <b>Property ID</b> <b>Assments - Special</b> <b>Tax Rate</b> 22.15	<b>Deed Book/Page</b> 2153 / 0461 <b>Lot</b> <b>Plan Survey Number</b> <b>Current Use</b> No <b>Land Gains</b>
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DISCLOSURES
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<b>Fee/Fee Frequency</b> / <b>Fee 2/Fee 2 Frequency</b> / <b>Fee 3/Fee 3 Frequency</b> / <b>Listing Service</b> Full Service <b>PUD</b> <b>Comp Only/Type</b> No / <b>Short Sale</b> No <b>Seasonal</b> No <b>Mobile Park Approval</b> <b>Flood Zone</b> Unknown <b>Covenants</b> Unknown <b>Possession</b> At Closing <b>Timeshre/Fract Ownrshp?</b> No <b>Auctioneer - Responsible</b> <b>Auctioneer License #</b> <b>Auctn Price Determnd By</b>	<b>Fee Includes</b> <b>Fee 2 Includes</b> <b>Fee 3 Includes</b> <b>Sale Includes</b> <b>Items Excluded</b> Exterior Wood Boiler is NOT included at this Reduced Price of <b>Negotiable</b> <b>Foreclsd/BankOwnd/REO</b> No <b>Restrictions</b> <b>Mobile Co-Op</b> <b>Rented</b> <b>Easements</b> Unknown <b>Documents Available</b> Deed, Plot Plan, Property Disclosure, Survey <b>T/F Ownrshp Amt/Type</b> / <b>Auction Date/Time</b> / <b>Auction Info</b> <b>Financing</b>	<b>Auction</b>  <b>Mobile Must Move</b> <b>Rental Amount</b> <b>Resort</b>
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PREPARED BY
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188 North Wolfeboro Road  
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398 Kings Highway

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c1800 Center Chimney Cape



viewed from SE yard



towards newer/2008 48'x36'BARN



Main entrance faces East



Quality Timber-Frame



Concrete Foundation & Floor



Stairs to 2nd storey



2nd floor to 3rd storey

Prepared by: Ken Perry

K A Perry Real Estate, LLC

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Barn's western end; wood boiler



...w/ covered wood "shed"



high-end; high-capacity



back up towards house



the rambling NH farmstead



FP w/woodstove insert



newer woodwork in trad'l style



Beamed Living Room is 23' long

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newer washer w/dryer, off kit.



kitchen is spacious, but?



newer water heater in kitchen



note updated metal flue



small Screened Porch off kit.



spacious "master" on 2nd floor



updated Electr'l Box & Wiring



...and wellwater pressure tank

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external boiler to FHA heat



subflooring appears quite dry



the west facing exterior



one of two att'd older barns



southern, but "rough", pasture



...with some remaining fencing



a few old apple trees remain



huge play yard

**Prepared by:** Ken Perry

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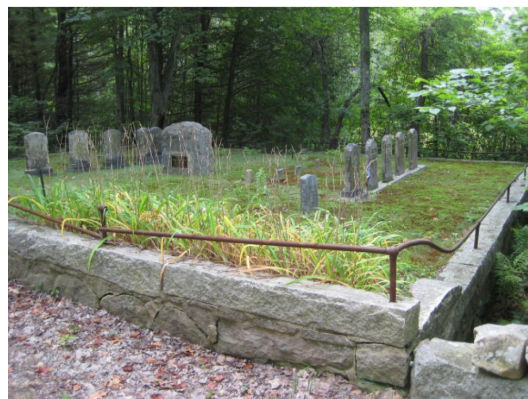
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stonewall, towards Wolfeboro



roadside cemetery, towards ND



...in the morning sun!