

**Residential / Single Family**  
**4514186**  
**Closed**

**355 Green Mountain Rd**  
**Effingham NH 03882**

**Unit/Lot #:**

**Price - List \$129,355**  
**Price - Closed \$105,000**  
**Date - Closed 1/20/2017**



**Year Built** 1987  
**Style** Cape  
**Color** Brown  
**Total Stories** 1.5  
**Zoning** Rural Agri  
**Taxes TBD** N  
**Gross Taxes/Year** \$2,344.00 / 2015  
**Lot Acres/SqFt** 2.28 / 99,317

**Rooms - Total** 5  
**Bedrooms - Total** 2  
**Baths - Total** 1  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,344  
**DOM** 99

**Directions** From Rt 16 take Elm Street just north of Rt 28 in Ossipee. Follow Elm all the way out to Green Mtn Rd, Turn left onto Green Mtn Rd. Follow to #355 on the left.



2.28 acres of mostly level land with a comfy Cape to make your new home! Wild plums, grapes, an apple and a cherry tree make a great start to a mini farm. Land is fertile seller once had vegetable gardens, Home has open kitchen living room area with cathedral ceiling, hardwood floors and a wood stove for alternate heat. 2 bedrooms and a full bath on the main floor. Large room upstairs for guests or a home office! Home needs some TLC. Wood trim needs replacing and the hardwood floors need refinishing, Solid with Oil FHW heat and a back up furnace. Full basement could be utilized for more living space if you chose to finish. Hidden from the road yet easy access to Rt 16, Rt 28 and even Rt 25 out Green Mtn Rd. Close to Golfing, the public boat launch to Ossipee Lake and canoe launch to Pine River. Winter time fun snowmobiling in the nearby Pine River State Forest and skiing at nearby King Pine! About 40 minutes to North Conway's shopping and restaurants!

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	36 x 24
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	1,344 / Municipal
<b>Foundation</b>	Concrete	<b>SqFt-Apx Fin BG/Source</b>	0 / Municipal
<b>Exterior</b>	Clapboard, Wood	<b>SqFt-Apx Unfn AG/Source</b>	0 /
<b>Roof</b>	Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	864 / Municipal
<b>Basement/Access Type</b>	Yes / Walk-up	<b>SqFt-Apx Tot Below Grade</b>	864
<b>Basement Description</b>	Bulkhead, Concrete, Stairs - Interior	<b>SqFt-Apx Total Finished</b>	1,344
		<b>SqFt-Apx Total</b>	2,208
		<b>Mobile Make/Model</b>	/
<b>Garage/Capacity</b>	No / 0	<b>Mobile Serial Number</b>	
<b>Garage Type</b>		<b>Mobile Anchor</b>	
<b>Garage Description</b>		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen		1			
Loft		2			
Living Room		1			
Office/Study		2	BTHF		1
Utility Room		B			
Master Bedroom		1			
Bedroom		1			

#### UTILITIES

<b>Heating</b>	Baseboard, Hot Water, Stove, Stove - Wood	<b>Services</b>	Cable, Internet - Cable
<b>Heat Fuel</b>	Oil, Wood	<b>Management Co/Phone</b>	/
<b>Cooling</b>	None	<b>Fuel Company</b>	CN Brown
<b>Water</b>	Drilled Well, Private	<b>Phone Company</b>	Fairpoint
<b>Sewer</b>	Concrete, Leach Field, Private, Septic	<b>Cable Company</b>	Time Warner
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	Eversource

# LOT / LOCATION

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<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	No
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Effingham Elementary School	<b>ROW to other Parcel</b>	No
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b>	Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	Yes / 100
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Country Setting, Level, Wooded	<b>Area Desc</b>	Rural

# FEATURES

<b>Features - Interior</b>	Ceiling Fan, Kitchen/Living	<b>Features - Exterior</b>	Window Screens
<b>Flooring</b>	Hardwood	<b>Driveway</b>	Circular, Gravel
<b>Appliances</b>	Range - Gas, Refrigerator	<b>Parking</b>	Driveway, Parking Spaces 4
<b>Water Heater</b>	Off Boiler	<b>Features - Accessibility</b>	1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surface Flr

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

# PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1308 / 001
<b>Map</b>		<b>Block</b>		<b>Lot</b>	
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assmt Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	No
<b>Tax Class</b>		<b>Tax Rate</b>	20.87	<b>Land Gains</b>	No

# DISCLOSURES

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>		<b>Items Excluded</b>	
<b>Comp Only/Type</b>	No /	<b>Negotiable</b>	
<b>Short Sale</b>	No	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	No	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	
<b>Flood Zone</b>	Unknown	<b>Rented</b>	
<b>Covenants</b>	No	<b>Easements</b>	
<b>Possession</b>	At Closing	<b>Documents Available</b>	Deed, Plot Plan, Property Disclosure
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Financing</b>	

# PREPARED BY

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188 North Wolfeboro Road

Wolfeboro NH 03894-4522



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Listed By: Carol Gartland / Exit Realty Leaders



Comfy Effingham Cape



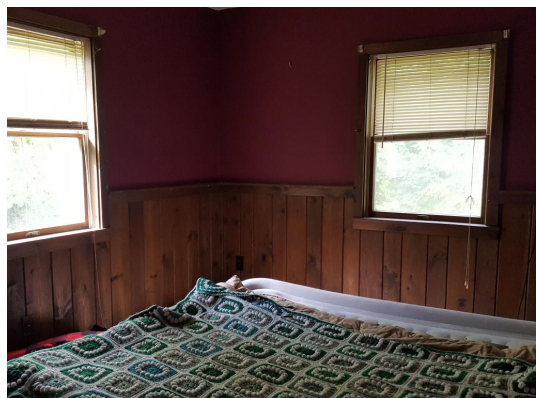
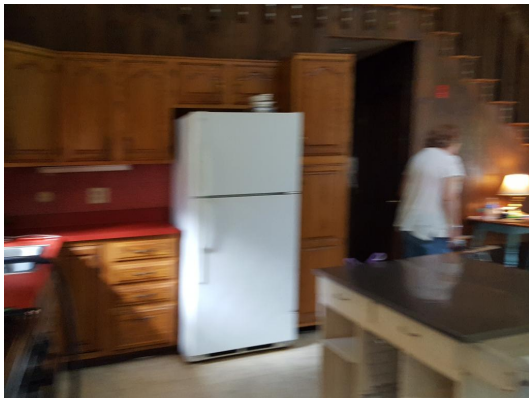
with hard wood floors



open kitchen



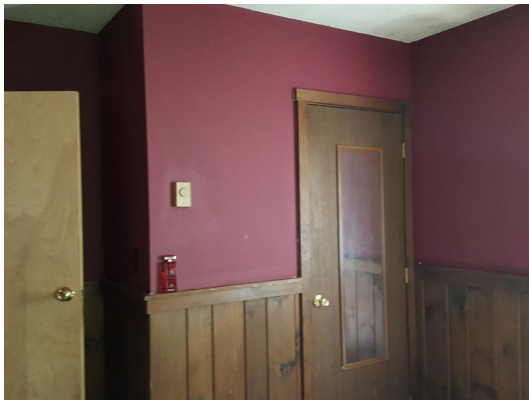
living room





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Master Bedroom Closets



2nd Bedroom on 1st floor



good size closet



hardwood floor



let's go upstairs



to the guest or office room



Large open room



**Prepared by:** Ken Perry

K A Perry Real Estate, LLC

**Listed by:** Carol Gartland

Exit Realty Leaders

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view of 1st floor from 2nd flr



full basement