

Residential
4456488 Closed
6 Watson Hill Rd
Freedom, New Hampshire 03836

L \$345,000
C \$325,000

Zoning: Residential
Year Built: 1840
Color: White
Gross Taxes: \$ 3,700.00
Taxes TBD: No
Tax Year: 2014
Monthly Assoc.\$: \$
Lot Acre: 15.71
Lot SqFt: 684,327.6
Common Land Acres:
Road Frontage: Yes/ 153
Water Frontage:
Water Acc Type: Town Residents
of Stories: 2
Basement: Yes / Interior

Rooms: 9
Bedrooms: 4
Total Baths: 2
Full: 1
3/4 Baths: 1
1/2 Baths: 0
Garage Capacity: 2
Garage Type: Detached
Total Fin SqFt: 2,857
Apx Fin Above Grd: 2,857
Apx Fin Below Grd: 0
Apx Ttl Below Grd: 936
Foot Print: 36x26 / 26x22
Flood Zone: No
Style: Colonial , Historic Vintage

Water Body Type: **Water Body Restr.:** **Surveyed:** Unknown **Seasonal:** No
Water Body Name: **Current/Land Use:** Yes **Land Gains:** **Owned Land:**
Parcel Access ROW: No **ROW for other Parcel:** **ROW Width:** **ROW Length:**
Public Rems: This is where the past & present come together in perfection! Circa 1840 grand historic home - completely remodeled and updated. You'll love the rich character and detail, but also enjoy the conveniences of today. Perfect for entertaining with plenty of space for everyone with 2,857 SF. A wood stove in the family room and a fireplace in the formal living room add to this warm & cozy home. After enjoying a perfect meal prepared in the completely renovated kitchen, relax in the bright sun room. Through the expanse of windows, you will see foxes, deer, flying squirrels and owls - just some of the guests you'll find on your 15+ acres of woodlands. A spacious patio outside the door of the sun room provides a great gathering spot for barbecues. This is a home in which you'll create great memories. Located in low-tax Freedom, close to skiing, lakes,boating, and only 30 minutes to North Conway attractions, shopping and dining. Motivated seller!

Directions: Rte 25 to Rte 153 to Cushing Corner Road to Watson Hill Road

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	23x15	1	Master BR	12x11	2	1st			1	
Kitchen	12X11	1	2nd BR	13x11	2	2nd	4	1		
Dining Rm	12.5x12.5	1	3rd BR	13x11	2	3rd				
Family Rm	18x12	1	4th BR	12x11	2	4th				
Office/Study	15X13	1	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

Assoc Amenities: **Possession:** At Closing
Interior Feat.: 1st Floor Laundry , Cable , Cedar Closet , Den/Office , Dining Area , Family Room , Fireplace-Screens/Equip. , Fireplace-Wood , Formal Dining Room , Foyer , Great Room , Hearth , Living Room , Natural Woodwork , Walk-in Closet , Wood Stove , 1 Fireplace
Exterior Feat.: Patio , Screened Porch
Basement: Full , Gravel , Interior Stairs
Equip./Appl.: Cook Top-Electric , Dishwasher , Disposal , Dryer , Exhaust Hood , Freezer , Microwave , Range-Electric , Refrigerator , Washer , Wood Stove
Driveway: Paved **Electric:** 200 Amp
Construction: Post and Beam , Wood Frame **Exterior:** Clapboard , Vinyl
Financing: **Foundation:** Granite
Floors: Carpet , Hardwood , Tile **Heating/Cool:** Baseboard , Hot Air , Electric
Garage/Park: 4 Parking Spaces , Auto Open , Detached , Storage Above **Lot Desc:** Corner , Country Setting , Fields , Landscaped , Mountain View , Ski Area , Trail/Near Trail , View , Walking Trails , Wooded , Wooded Setting , Lake Rights
Heat Fuel: Electric , Oil , Wood **Occ. Restrictions:**
Roads: Public , Paved **Roof:** Metal , Shingle-Asphalt
Sewer: 500 Gallon , Private , Septic **Water:** Drilled Well
Suitable Land Use: Land:Woodland
Fee Includes: **Water Heater:** Off Boiler
Disability: 1st Floor 3/4 Bathrm , Access. Laundry No Steps **Building Certs:**
Negotiable: **Docs Available:** Deed , Plot Plan , Property Disclosure
Excl Sale:

Tax Rate:	Assmt:	Assmt Yr:
Tax Class:		
Covenant: No	Source SqFt:	County: Carroll
Recorded Deed: Warranty	Book/Pg: 1916/ 755	Plan/Survey:
Map/Blck/Lot: //	Property ID:	Tax ID No. (SPAN# VT): FRDM-000008-000013
Devel/Subdiv:	Const. Status: Existing	Home Energy Rated Index Score:
District: Conway	High Sch: A. Crosby Kennett Sr. High	Jr./Mid Sch: A. Crosby Kennett Middle Sch
Elem Sch: Freedom Elem School	Cable:	Electric Co:
Fuel Co:	Phone Co:	Resort:
Timeshare/Fract. Ownrshp: No	# Weeks:	Timeshare %:

Closed Date: 05/09/2016**DOM/DUC:** 177 / 31**Foreclosed Bank-Owned REO:** No**PREPARED BY****Ken Perry****K A Perry Real Estate, LLC****188 North Wolfeboro Road****Wolfeboro, NH 03894**

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

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Gallery: Images 1 to 6 of 34



Completely Updated



Country Charming!



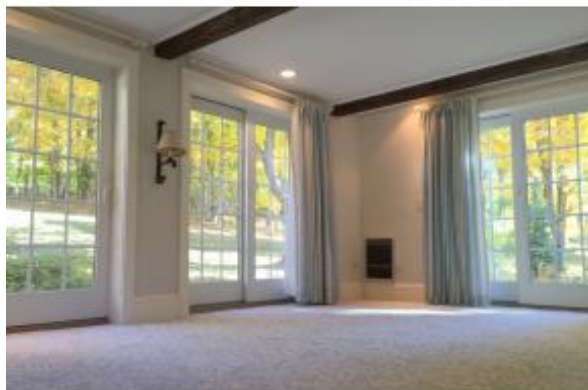
Beautiful Colonial on 15+ Acre



Here's what you see! Wow!



Sliders to 15+ Wooded Acres



Bright - Beautiful with Views

Gallery: Images 7 to 12 of 34

A walk out to the patio



Custom Made Country Cabinets



Is that a deer, a bear, a fox?



Room + in the Great Room



Warmth in your Great Room



Amazing Beam and Brick

Gallery: Images 13 to 18 of 34

Modern, Bright, Convenience



Views from Your Unique Sink



Beauty and Function



Storage with Ease



Modern Functionality



Bright, Original Dining

Gallery: Images 19 to 24 of 34

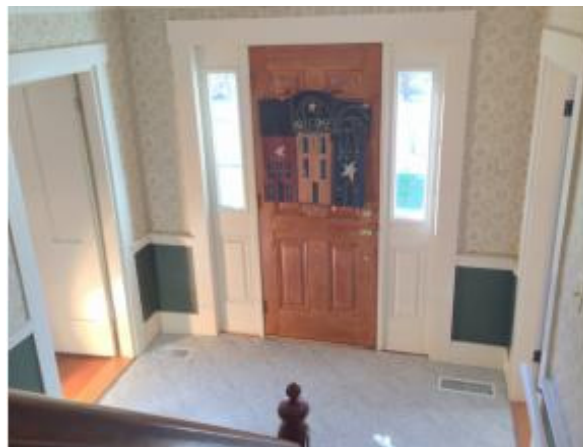
Warm Country Charm



The Charm of History



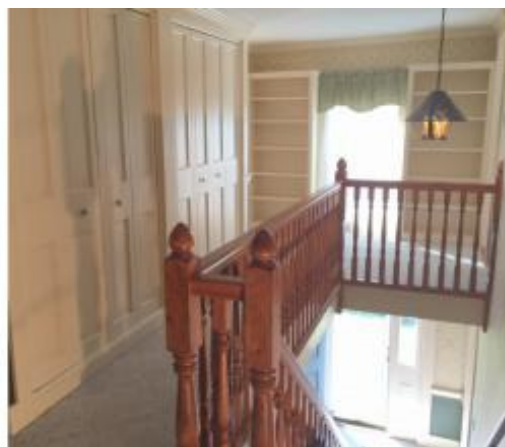
Beautiful Thoughtful Design



Welcoming and Warm Foyer



Classic Detail



Immaculately Maintained

Gallery: Images 25 to 30 of 34

Bright Charming Bedrooms



Beautiful Woodwork Throughout



A 4th BR or a 2nd FLR Study



Warm and Bright Bedroom



Large Screened Serenity



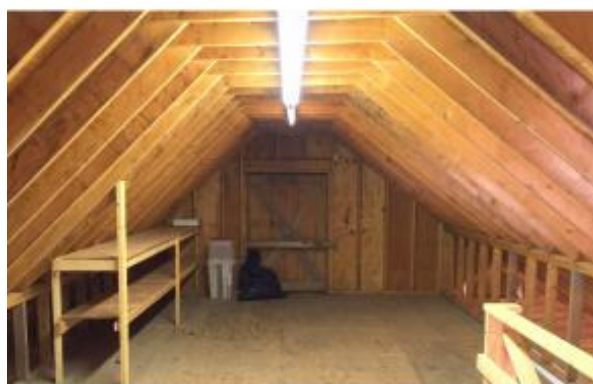
2 Car Plus Garage

Gallery: Images 31 to 34 of 34

Automatic Doors



Workshop on the 1st Level



Storage or Gallery on 2nd



WOW!

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