

**Residential / Single Family**  
**4685813**  
**Active**

**203 Lyford Road**  
**Brookfield**

**Unit/Lot #:**  
**NH 03872**

**Price - List**  
**Price - Closed**  
**Date - Closed**

**\$399,000**



**Year Built** 1833  
**Style** Antique, Cape  
**Color** Tan  
**Total Stories** 1.5  
**Zoning** Residential  
**Taxes TBD** N  
**Gross Taxes/Year** \$6,565.00 / 2018  
**Lot Acres/SqFt** 9.000000 / 392,040

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,070  
**DOM** 179

**Directions** From Wolfeboro - Route 28 north, right onto Route 109 at the 7-11, past Lake Wentworth into Brookfield. Lyford Road will be on the left where Route 109 turns hard to the right. First home on the right.

Property Panorama VT URL

Prior-Belknap Farm - an 1833 Cape that has been beautifully restored and updated offering long pastoral views to the south over its private pond to the Moose Mountains beyond. Known locally for its sizeable 3 story bank barn - 35 x 105 feet - with original silo, horse stalls, cattle stalls with stanchions and large refrigerator chamber. This property has endless possibilities - gentlemen's farm, horse property or agricultural uses. The home has a warm comfortable feeling the moment you step through the door. The main entry brings you into a large front to back livingroom with fireplace and sunroom beyond, an adjacent diningroom with bay window and walk-in china pantry and a front to back familyroom with fireplace at the end of the home. The family entry brings you into a good size mudroom, through a sittingroom and on to a modern kitchen set up for home business. A first floor master bedroom and bath are also on this level. Upstairs are 2 bedrooms and a bathroom.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	Irregular
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	2,070 / Municipal
<b>Foundation</b>	Concrete, Stone	<b>SqFt-Apx Fin BG/Source</b>	0 /
<b>Exterior</b>	Board and Batten, Clapboard, Wood Siding	<b>SqFt-Apx Unfn AG/Source</b>	0 /
<b>Roof</b>	Metal	<b>SqFt-Apx Unfn BG/Source</b>	1,000 / Municipal
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>	Partial, Stairs - Exterior, Stairs - Interior, Unfinished	<b>SqFt-Apx Total Finished</b>	2,070
		<b>SqFt-Apx Total</b>	3,070
<b>Garage/Capacity</b>	Yes / 3	<b>Mobile Make/Model</b>	/
<b>Garage Type</b>	Detached	<b>Mobile Serial Number</b>	
<b>Garage Description</b>	Storage Above, Barn	<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Living Room	13 x 20	1			
Dining Room	1 x 12	1			
Kitchen	10 x 15	1			
Family Room	12 x 20	1			
Master Bedroom	11 x 12	1			
Bedroom	15 x 17	2			
Bedroom	11 x 15	2			
Mudroom	8 x 10	1			

#### UTILITIES

<b>Heating</b>	Radiator, Steam	<b>Services</b>	
<b>Heat Fuel</b>	Oil	<b>Management Co/Phone</b>	/
<b>Cooling</b>	None	<b>Fuel Company</b>	
<b>Water</b>	Drilled Well	<b>Phone Company</b>	Fairpoint
<b>Sewer</b>	750 Gallon, Leach Field, Septic	<b>Cable Company</b>	
<b>Electric</b>	200 Amp, Circuit Breaker(s), Fuses	<b>Electric Company</b>	Eversource



LOT / LOCATION				Page 2 of 2
<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b> /
<b>Water Body Type</b>	Pond	<b>School - Elementary</b>	Carpenter Elementary	<b>ROW to other Parcel</b>
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b> Gravel, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b> Yes / 1,282
<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, Farm, Field/Pasture, Pond, Sloping	<b>Area Desc</b>

FEATURES	
<b>Features - Interior</b> Dining Area, Fireplaces - 2, Master BR w/ BA, Laundry - 1st Floor	<b>Features - Exterior</b> Barn, Garden Space, Porch - Enclosed, Shed
<b>Flooring</b> Hardwood, Vinyl	<b>Driveway</b> Gravel
<b>Appliances</b> Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer	<b>Parking</b> Driveway, Parking Spaces 6+
<b>Water Heater</b> Gas - LP/Bottle	

<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> 1747 / 350	
<b>Map</b> 19	<b>Block</b> 0	<b>Lot</b> 3	
<b>SPAN #</b>	<b>Property ID</b>	<b>Plan Survey Number</b> 45/73	
<b>Assment Amount/Year</b> \$319,000 /	<b>Assments - Special</b>	<b>Current Use</b> N	
<b>Tax Class</b>	<b>Tax Rate</b> 20.58	<b>Land Gains</b>	

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>\$/SqFt Fin. Above Grade</b>	<b>Sale Includes</b>		
<b>PUD</b>	<b>Negotiable</b>		
<b>Comp Only/Type</b> No /	<b>Foreclsd/BankOwnd/REO</b> No	<b>Auction</b>	
<b>Seasonal</b> No	<b>Restrictions</b>	<b>Mobile Must Move</b>	
<b>Mobile Park Approval</b>	<b>Mobile Co-Op</b>	<b>Rental Amount</b>	
<b>Flood Zone</b> Unknown	<b>Rented</b>	<b>Resort</b>	
<b>Covenants</b> Unknown	<b>Easements</b>		
<b>Possession</b> At Closing	<b>Documents Available</b>		
<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>Items Excluded</b>		
<b>Delayed Showing/Begin Date</b> N /	<b>Price - Original</b> \$399,000		

PREPARED BY	
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