

<b>Residential</b>		<b>985 Route 16</b>		 (0)		 (22)		<b>L \$159,900</b>		
<b>4325201 Closed</b>		<b>Ossipee, New Hampshire 03864</b>						<b>C \$150,000</b> <input type="checkbox"/>		
		<b>Ossipee Village NH</b>								
		<b>Zoning:</b> Rural Res'l		<b>Rooms:</b> 8						
		<b>Year Built:</b> 1848		<b>Bedrooms:</b> 3						
		<b>Color:</b> stone		<b>Total Baths:</b> 2						
		<b>Gross Taxes:</b> \$ 4,113.00		<b>Full:</b> 0						
		<b>Taxes TBD:</b> No		<b>3/4 Baths:</b> 2						
		<b>Tax Year:</b> 2013		<b>1/2 Baths:</b> 0						
		<b>Monthly Assoc.\$:</b> \$0		<b>Garage Capacity:</b> 1						
		<b>Lot Acre:</b> 2.00		<b>Garage Type:</b> Attached						
		<b>Lot SqFt:</b> 87,120.		<b>Total Fin SqFt:</b> 2,065						
		<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b> 2,065						
		<b>Road Frontage:</b> Yes/ 312		<b>Apx Fin Below Grd:</b> 0						
				<b>Apx Ttl Below Grd:</b> 0						
		<b>Water Frontage:</b>		<b>Foot Print:</b> 34x27 & 32x22						
		<b>Water Acc Type:</b>		<b>Flood Zone:</b> No						
		<b># of Stories:</b> 1 1/2		<b>Style:</b> Antique , Cape , W/Addition						
		<b>Basement:</b> Yes / Interior								
<b>Water Body Type:</b>		<b>Water Body Restr.:</b>		<b>Surveyed:</b> Yes		<b>Seasonal:</b> No				
<b>Water Body Name:</b>		<b>Current/Land Use:</b> No		<b>Land Gains:</b>		<b>Owned Land:</b>				
<b>Parcel Access ROW:</b> No		<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>				
<b>Public Rems:</b> CONTINUE to SHOW; Back-up OFFER wanted. Bring your ideas that will benefit from one of NH's most high-traffic roadside locations, in this Landmark Building. While zoned Rural/Residential, this property had a Variance for a "retail country & garden store", before being most recently used as an Insurance office. An "office-type" commercial use MAY require only Site Plan Review by Ossipee's Planning Board. Any "more-intense" Commercial uses will probably require a new Variance. While the Septic System is a State Approved 2007 system, rated at 750 gpd, any proposed Food Service use will probably require additional Septic System upgrades. If again used as a 3 Bedroom/2 Bath home, this property offers many HOME-OCCUPATION possibilities as well, with very high traffic visibility. With extensive off-road parking, the "high & dry" 2-Acre lot, with 300+ feet of Highway Frontage, offers many possibilities.										
<b>Directions:</b> One mile N of Rte 28 (or 4 miles S of Rte 25E) on Eastern NH's major North/South roadway, Route 16. Landmark "Stone House", a c1848 Granite Cape, is across from Sunny Villa Restaurant, Gary Wallace Auctions, & Green Mountain Furniture.										
<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>FLOOR</b>	<b>BR</b>	<b>FB</b>	<b>3/4</b>	<b>1/2</b>
Living Rm	13 x 13	1	Master BR	13 x 12	1	1st	1		1	
Kitchen	10 x 10	1	2nd BR	13 x 20	2	2nd	2		1	
Dining Rm	14 x 12	1	3rd BR	12 x 10	2	3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Shop (finished)	32 x 22	1	Other Rm 3							
Other Rm 2										
<b>Assoc Amenities:</b>			<b>Possession:</b> At Closing							
<b>Interior Feat.:</b> 1st Floor Master BR , Cable Internet , Formal Dining Room , Laundry Hook-ups , Living Room , Studio/Workshop , 2 Fireplaces										
<b>Exterior Feat.:</b> Deck , Shed										
<b>Basement:</b> Bulkhead , Crawl Space , Full , Interior Stairs , Partial , Unfinished , Concrete										
<b>Equip./Appl.:</b> Range-Electric , Refrigerator										
<b>Driveway:</b> Gravel			<b>Electric:</b> Circuit Breaker(s)							
<b>Construction:</b> Existing , Post and Beam , Other			<b>Exterior:</b> Clapboard , Stone							
<b>Financing:</b>			<b>Foundation:</b> Stone							
<b>Floors:</b> Softwood			<b>Heating/Cool:</b> Central Air , Hot Air							
<b>Garage/Park:</b> 6+ Parking Spaces , Attached , Barn , Direct Entry , Storage Above , Driveway			<b>Lot Desc:</b> Level , Mountain View , View							
<b>Heat Fuel:</b> Gas-LP/Bottle			<b>Occ. Restrictions:</b>							
<b>Roads:</b> Public , Paved			<b>Roof:</b> Metal							
<b>Sewer:</b> 500 Gallon , 1250 Gallon , Concrete , Leach Field , Private , Septic			<b>Water:</b> Drilled Well , Private							
<b>Suitable Land Use:</b>			<b>Water Heater:</b> Electric							
<b>Fee Includes:</b>			<b>Building Certs:</b>							
<b>Disability:</b> 1st Floor 3/4 Bathrm , 1st Flr Hard Surface Flr. , Bathrm w/step-in Shower , 1st Floor Bedroom										
<b>Negotiable:</b>			<b>Docs Available:</b> Deed , Driveway Permit , Plot Plan , Property Disclosure , Septic Design							
<b>Excl Sale:</b>										
<b>Tax Rate:</b> \$19.30	<b>Assmt:</b> \$213,100.00	<b>Assmt Yr:</b> 2014								
<b>Tax Class:</b>	<b>Source SqFt:</b> Municipal	<b>County:</b> Carroll								
<b>Covenant:</b> No	<b>Book/Pg:</b> 2833/ 548	<b>Plan/Survey:</b> 201090								
<b>Recorded Deed:</b> Warranty	<b>Property ID:</b>	<b>Tax ID No. (SPAN# VT):</b> 000118014000000000								
<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> TimeWarner	<b>Electric Co:</b> PSNH								
<b>Elem Sch:</b> Ossipee Central Elementary Sch	<b>Phone Co:</b> FairPoint	<b>Resort:</b>								
<b>Fuel Co:</b>	<b># Weeks:</b>	<b>Timeshare %:</b>								
<b>Timeshare/Fract. Ownrshp:</b> No										

Closed Date: 05/22/2014

DOM/DUC: 163 / 29

Foreclosed Bank-Owned REO: No

## PREPARED BY

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R 4325201C 985 ROUTE 16 , OSSIPPEE, NH 03864

LP: \$159,900

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