

Residential / Single Family
4504741
Closed

330 Province Lake Road (Rte Unit/Lot #:
Effingham NH 03882

Price - List \$199,900
Price - Closed \$199,900
Date - Closed 12/2/2016



Year Built 2007
Style Ranch, w/Addition
Color yellow
Total Stories 1
Zoning Res'l/Agric'l
Taxes TBD N
Gross Taxes/Year \$3,298.00 / 2015
Lot Acres/SqFt 86.00 / 3,746,160

Rooms - Total 6
Bedrooms - Total 2
Baths - Total 2
Baths - Full 0
Baths - 3/4 2
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 1,474
DOM 66

Directions From NH Rte 16 in Center Ossipee, take Rte 25E 6 miles to R onto Rte 153S, a/k/a Province Lake Road; drive along the Ossipee River <2 miles to yellow mailbox. House is about 1000 up the gravel driveway. Complete PRIVACY on 4 Acres completely surrounded by 82 Acres of permanently CONSERVED woodlands.

Your 86 Acres surround this c2007 high-end 2 Bedroom/2 Bath 48'x28' New England Homes Modular w/attached 13'x10' Mud Room & 24'x24' garage. Enjoy the 48'x5' Porch across the front, the south-facing 14' x 10' Deck off the kitchen/dining room, the large Open Rooms, gleaming Hardwood Floors, generous closets, top-quality systems, large efficient windows, back-up generator, and 8' ceilings in the full-dry basement! While built with 2 generous bedrooms, the state-approved septic system is rated for 3 Bedrooms. The detached 20'x13' barn has "drive-thru" overhead doors, as does the attached garage. The complete PRIVACY of your own 4-Acre Homesite is perpetually ensured by the 700' private driveway & the Audubon Conservation Easement on your surrounding 82 Acres, with 1400' of state road Frontage. A unique move-in-ready, ENERGY Efficient & Low-Maintenance Country Home, with MOTIVATED Seller ...hence this new price (less than her REALTOR recommends) of ONLY \$199,900.

STRUCTURE

Construction Status	Existing	Footprint	48x28+13x10
Construction	Modular Prefab, Wood Frame	SqFt-Apx Fin AG/Source	1,474 / Municipal
Foundation	Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Clapboard, Vinyl	SqFt-Apx Unfn AG/Source	0 / Measured
Roof	Shingle - Architectural	SqFt-Apx Unfn BG/Source	1,344 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	1,344
Basement Description	Bulkhead, Concrete, Full, Stairs - Interior	SqFt-Apx Total Finished	1,474
		SqFt-Apx Total	2,818
		Mobile Make/Model	/
Garage/Capacity	Yes / 2	Mobile Serial Number	
Garage Type	Attached	Mobile Anchor	
Garage Description	Auto Open, Direct Entry, Barn	Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	11 x 10	1	OTHER	13 x 10	1
Dining Room	11 x 11	1			
Living Room	20 x 15	1			
Master Bedroom	17 x 14	1			
Bedroom	14 x 11	1			

UTILITIES

Heating	Hot Air, Stove - Wood	Services	Underground Utilities
Heat Fuel	Gas - LP/Bottle, Wood	Management Co/Phone	/
Cooling	Central AC	Fuel Company	
Water	Drilled Well	Phone Company	FairPoint
Sewer	1250 Gallon, Concrete, Leach Field, Private, Septic	Cable Company	
Electric	200 Amp, Circuit Breaker(s), Generator, Generator Ready	Electric Company	NH Co-op

County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	No
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Effingham Elementary School	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Paved, Public
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length	Yes / 1,500
Water Restrictions		Mobile Park Name		Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres		Building #		Units Per Building	
Suitable Use		Lot Desc	Conserved Land, Deed Restricted, Secluded, Sloping, Walking Trails, Wooded	Area Desc	Abuts Conservation, Rural

FEATURES

Features - Interior	Ceiling Fan, Dining Area, Hearth, Kitchen/Dining, Kitchen/Living, Living/Dining, Master BR w/ BA, Skylight, Vaulted Ceiling, Laundry - 1st Floor	Features - Exterior	Barn, Fence - Dog, Porch - Covered, Window Screens
Flooring	Hardwood, Vinyl	Driveway	Gravel
Appliances	Dishwasher, Dryer, Range - Gas, Refrigerator, Washer	Parking	Parking Spaces 4
Equipment	CO Detector, Smoke Detector, Smoke Detectr-Hard Wired	Features - Accessibility	1st Floor Full Bathroom, 1st Floor Hrd Surface Flr, Access Common Use Areas, Access Laundry No Steps, Bathroom w /Step-in Shower, Kitchen w/5 Ft. Diameter, One-Level Home
Water Heater	Gas - LP/Bottle, On Demand, Tankless		

Green Verification Progrm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2754 / 0042
Map		Block		Lot	
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$161,100 / 2016	Assments - Special		Current Use	No
Tax Class		Tax Rate	20.47	Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes		
Fee 2/Fee 2 Frequency	/	Fee 2 Includes		
Fee 3/Fee 3 Frequency	/	Fee 3 Includes		
Listing Service	Full Service	Sale Includes		
PUD		Items Excluded	NOTE: The 82A (NOT the 4A w/house) are encumbered by a	
Comp Only/Type	No /	Negotiable		
Short Sale	No	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	No	Restrictions		
Mobile Park Approval		Mobile Co-Op		Mobile Must Move
Flood Zone	No	Rented		Rental Amount
Covenants	Yes	Easements	Yes	Resort
Possession	At Closing	Documents Available	Blueprints, Building Permit, Covenants, Deed, Driveway	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/	
Auctioneer - Responsible		Auction Date/Time	/	
Auctioneer License #		Auction Info		
Auctn Price Determnd By		Financing		

PREPARED BY

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Listed By: Ken Perry / K A Perry Real Estate, LLC

330 Province Lake Road (Rte 153)

Effingham NH 0388



modern comforts on 86 Acres!



easy to maintain gardens



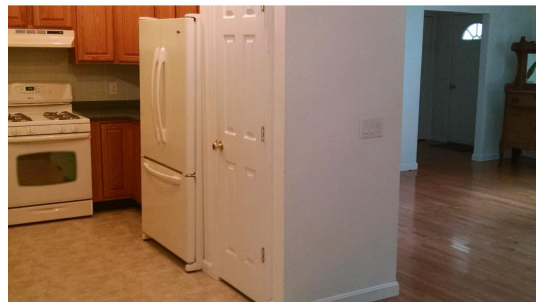
high-quality/low-maintenance



open living area w/woodstove



dining area to sunny back deck



kitchen/dining/living area



master bedroom w/own bath



master bath w/step-in shower

Prepared by: Ken Perry

K A Perry Real Estate, LLC

Listed by: Ken Perry

K A Perry Real Estate, LLC

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guest bath w/step-in shower



high-end laundry



4 + 82 acres of privacy



spacious & DRY basement



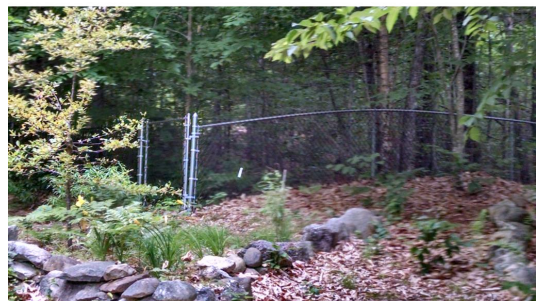
efficient instant-on hot water



FHA heat w/full-house AC



expandable & sunny Deck



huge pet enclosure



separate drive-thru barn



buried propane tank



1 floor living w/att'd garage



from 48' wide open porch



garage entry