

Residential / Single Family
4431827
Closed

96 Fairgrounds Road
Tamworth NH 03886

Unit/Lot #:

Price - List \$197,900
Price - Closed \$200,000
Date - Closed 8/3/2018



Year Built 1977
Style Cape
Color red
Total Stories 1.5
Zoning none
Taxes TBD N
Gross Taxes/Year \$4,402.00 / 2016
Lot Acres/SqFt 6.960000 / 303,178

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 2,240
DOM 1038

Directions

Property Panorama VT URL

Riverfront on Swift River- Country Cape with spacious rooms, country kitchen, 3 bedrooms, office and very large living room with beamed ceiling and two bow windows allowing lots of light into the rooms. Huge backyard, and 200 ft on the Swift River. Very private setting but close to the barnstormers theatre and all the amenities of the charming town of Tamworth. Minutes to North Conway and the White Mts. for hiking and skiing.

STRUCTURE

Construction Status	Existing	Footprint	32x26/14x16
Construction	Wood Frame	SqFt-Apx Fin AG/Source	2,240 / Municipal
Foundation	Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Wood	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	0 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	0
Basement Description	Concrete, Stairs - Interior	SqFt-Apx Total Finished	2,240
		SqFt-Apx Total	2,240
Garage/Capacity	No / 0	Mobile Make/Model	/
Garage Type		Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen		1			
Dining Room		1			
Living Room		1			
Office/Study		1			
Utility Room		1			
Master Bedroom		1			
Bedroom		2			
Bedroom		2			
Bedroom		2			

UTILITIES

Heating	Hot Water	Services	
Heat Fuel	Oil	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Dug Well	Phone Company	
Sewer	1250 Gallon, Leach Field	Cable Company	
Electric	200 Amp, Circuit Breaker(s)	Electric Company	

LOT / LOCATION

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County	NH-Carroll	Devel/Subdiv	ROW-Parcel Access
Water Body Access		School - District	ROW-Length/Width /
Water Body Type	River	School - Elementary	ROW to other Parcel
Water Body Name	Swift River	School - Middle/Jr	Roads Private
Water Frontage Lngth	300	School - High	Road Front/Length Yes / 261
Water Restrictions	Yes	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 Level, Water View, Wooded	Area Rural
			Desc

FEATURES

Features - Interior	Dining Area, Laundry Hook-ups, Laundry - 1st Floor	Driveway	Dirt, Gravel
Flooring	Carpet, Vinyl	Parking	None, Parking Spaces 3
Appliances	Dishwasher, Microwave, Range - Electric, Refrigerator		
Equipment	Central Vacuum		
Water Heater	Off Boiler		

Green Verification Progm		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	652 / 270
Map	202	Block	0	Lot	69
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	/	Assments - Special		Current Use	N
Tax Class		Tax Rate		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		Negotiable		
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	No	Restrictions		
Mobile Park Approval		Mobile Co-Op		Mobile Must Move
Flood Zone	Unknown	Rented		Rental Amount
Covenants	No	Easements		Resort
Possession		Documents Available		
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/	
Auctioneer - Responsible		Auction Date/Time	/	
Auctioneer License #		Auction Info		
Auctn Price Determnd By		Items Excluded		
Delayed Showing/Begin Date	N /	Financing		

PREPARED BY

Ken Perry - Cell: 603-387-2667

ken@OlderHomesNH.com

K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road

Wolfeboro NH 03894



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Listed By:

Grace Brooks - Exit Realty Leaders

96 Fairgrounds Road

Tamworth NH 03886



Swift River



Country kitchen



living room



beams



1st flr. Office or bedroom

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Listed by:

Grace Brooks / Exit Realty Leaders

Prep By: K A Perry Real Estate, LLC

Ken Perry

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Welcome Home



08/16/2018

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Prep by: K A Perry Real Estate, LLC

Listed by: Grace Brooks

/ Exit Realty Leaders

Ken Perry