

Residential / Single Family
4683584
Active

39 Sanborn Road
Brookfield

Unit/Lot #:
NH 03872

Price - List
Price - Closed
Date - Closed

\$965,000



Year Built 1773
Style Colonial
Color
Total Stories 2
Zoning Residential
Taxes TBD N
Gross Taxes/Year \$9,718.00 / 2017
Lot Acres/SqFt 45.000000 / 1,960,200

Rooms - Total 12
Bedrooms - Total 5
Baths - Total 4
Baths - Full 3
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 5,418
DOM 189

Directions US-4/NH-16/Spaulding Turnpike to Wentworth Rd/NH-109. Left/Right on Sanborn Road.

Unbranded Tour URL 1

Presenting Sanborn Farm! A splendid country estate and heartwarming family retreat on 45+ acres in the quiet and historic town of Brookfield, NH - Just 45 minutes north of Portsmouth, with easy access to Route 16 for traveling to Boston or North Conway. The residence and all of its period details are combined with modern updates to create a perfect balance of beauty, grandeur, and charm. Six fireplaces, handsome wide pine floors, a brand new custom kitchen, and multiple sitting and gathering areas will have you wondering what room to spend time in the most. But that may be decided when you enter the stunning post and beam great room with soaring 25 foot high vaulted ceilings, radiant heat floors, custom windows, french doors leading out to southern gardens, and interior walls finished with the original siding of the 1773 farmhouse. An entertainers dream with oversized rooms, each of the 5 or more bedrooms are very spacious for a home of this era and every one of the 3 1/2 bathrooms are remodeled. The attached roomy 3-bedroom annex, once the original attached barn, grants friends and family their own intimate place to stay with a separate kitchen, or choose to utilize the space as rental income. Well maintained large 1825 barn with 3 horse and 2 oxen stalls. The property is situated on very quiet residential loop road, great walking trails, 20 plus acres of pasture with organic hay for horses or farm animals. Click on the virtual tour link for a 3D walkthrough.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Concrete, Granite
Exterior Clapboard
Roof Shingle
Basement/Access Type Yes / Interior
Basement Description Unfinished
Garage/Capacity Yes / 2
Garage Type Detached
Garage Description Auto Open

Footprint

SqFt-Apx Fin AG/Source 5,418 / Measured
SqFt-Apx Fin BG/Source 0 /
SqFt-Apx Unfn AG/Source 0 /
SqFt-Apx Unfn BG/Source 0 /
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 5,418
SqFt-Apx Total 5,418
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	15x19	1	OTHER	12x18	2
Dining Room	15x19	1			
Dining Room	15x19	1			
Family Room	19x20	1			
Office/Study	10x12	1			
Great Room	25x26	1			
MBR Suite	15x19	2			
Bedroom	15x19	2			
Bedroom	14x16	2			
Bedroom	12x14	2			
Bedroom	12x14	2			

UTILITIES

Heating Hot Air, Hot Water, Radiant Floor
Heat Fuel Oil
Cooling None
Water Drilled Well
Sewer 1500+ Gallon, Leach Field, Private, Septic
Electric 100 Amp, 200 Amp, Circuit Breaker(s), Generator

Services

Management Co/Phone /
Fuel Company
Phone Company
Cable Company
Electric Company

FEATURES	
Water Heater	Off Boiler
Driveway	Paved

PUBLIC RECORDS				
Deed - Recorded Type	Warranty	Deeds – Total	Deed Book/Page	1842 / 0116
Map	0	Block	Lot	0
SPAN #		Property ID	Plan Survey Number	
Assment Amount/Year	/	Assments - Special	Current Use	
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	
\$/SqFt Fin. Above Grade		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	No	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	Furniture
Delayed Showing/Begin Date	N /	Price - Original	\$965,000

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



39 Sanborn Road

Brookfield NH 03872



Kitchen



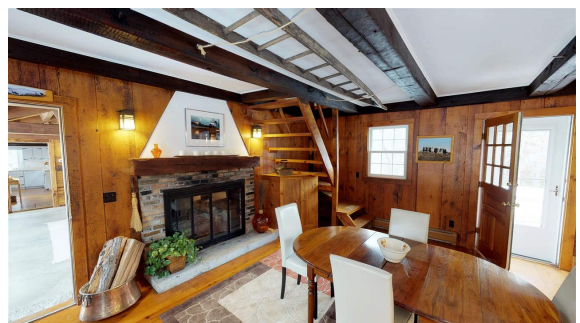
Sitting Room off Kitchen



Kitchen



Kitchen



Sitting Room off Kitchen

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Listed by:

Scott Rome / Brick & Barn Real Estate Group

Prep By: K A Perry Real Estate, LLC

Ken Perry

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Kitchen View from Sitting Room



Great Room



Great Room



Great Room



Great Room



Great Room



Dining/Living Room



Dining/Living Room

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Library



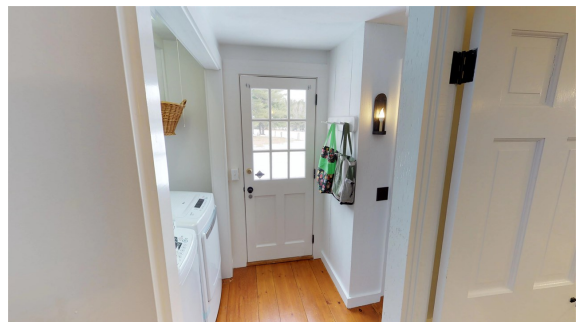
Library



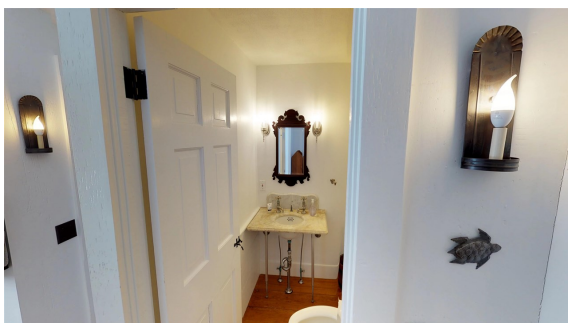
Living Room



Living Room



Laundry Room



1/2 Bath



1/2 Bath

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Master Bedroom



Master Bedroom



Master Bathroom



Walkthrough Closet



Bedroom



Bedroom



Bathroom

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Annex Living Room



Annex Kitchen



Annex Bedroom 1



Annex Bedroom 2



Annex Bedroom 3



Barn



Barn

