

Residential / Single Family
4670622
Closed

4377 Province Lake Road
Wakefield NH 03830
East Wakefield

Unit/Lot #:
Price - List \$159,900
Price - Closed \$155,000
Date - Closed 3/16/2018



Year Built	1795	Rooms - Total	7
Style	Colonial	Bedrooms - Total	4
Color	Red	Baths - Total	2
Total Stories	2	Baths - Full	1
Zoning	Agriculture	Baths - 3/4	0
Taxes TBD	N	Baths - 1/2	1
Gross Taxes/Year	\$1,900.00 / 2017	Baths - 1/4	0
Lot Acres/SqFt	1.400000 / 60,984	SqFt-Tot Finished	2,326
		DOM	58

Directions In northern tip of Wakefield. Take Rte 153 (Province Lake Rd) 1.5 mi S of Province Lake to corner w/Pick Pocket Rd OR 10 mi N of Downtown Wakefield/Sanbornville/Poor Peoples Pub. This c1795 Colonial w/early Barn sits on 1-1/2 rural Acres w/500' +/- frontage on Rte 153 & 250' +/- on Pick Pocket Rd.

With a \$40,000 Price REDUCTION, now offered "As Is" (is probably not FHA mortgage-eligible) this Spacious home is otherwise in MOVE-IN Condition. Possible one-floor living with its Large (17'x14') 1st Floor BEDROOM w/adjacent 1/2 bath. LARGE rooms throughout both floors: 5 of the 7 rooms exceed 230 sq ft., each w/3+ windows for natural cross-ventilation ...greatly appreciated on those occasional hot summer days/evenings. Original Features include doors, paneling, beamed ceilings, fireplaces, etc. The replicated murals in the front entry and stairwell are well-crafted as well. The original granite foundation blocks & center-chimney supports in the basement are a marvel of quality early New Hampshire home construction. The early 37' x 31' post & beam BARN, while not as well-maintained as the house, does have a newer roof and certainly merits eventual restoration. As with most early NH homesteads, the lot offers level ground with ample sun for most GARDENERS' needs, and space for a few Small Animals. Recent Updates include Energy Star WINDOWS, some insulation and architectural roof shingles. NEW since 2016: Water Heater, Well Pump & Tank, Furnace, Oil Tank, Woodstove w/Chimney Liner & Cap. Minutes to Hannaford Supermarket/Rite-Aid Pharmacy/Tractor Supply, etc. on Rte 16, Ossipee. <1 hour COMMUTE South to the SEACOAST. Welcome home to LOW-TAX Wakefield & its 7 Lakes! Lots of House for ONLY \$159,900 ...which now also includes a new 4 -Bedroom Septic Design Approval.

STRUCTURE

Construction Status	Existing	Footprint	37x19 + 28x20
Construction	Post and Beam, Wood Frame	SqFt-Apx Fin AG/Source	2,326 / Municipal
Foundation	Granite	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Shingle, Wood	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Shingle - Architectural	SqFt-Apx Unfn BG/Source	1,299 / Municipal
Basement/Access Type	Yes / Walk-up	SqFt-Apx Tot Below Grade	
Basement Description	Bulkhead, Concrete Floor, Full, Unfinished	SqFt-Apx Total Finished	2,326
		SqFt-Apx Total	3,625
		Mobile Make/Model	/
Garage/Capacity	Yes / 1	Mobile Serial Number	
Garage Type	Other	Mobile Anchor	
Garage Description	Barn	Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen - Eat-in	15 x 12	1			
Dining Room	17 x 13	1			
Living Room	17 x 14	1			
Master Bedroom	17 x 14	1			
Bedroom	17 x 15	2			
Bedroom	17 x 14	2			
Bedroom	10 x 8	2			
Bath - Full	9 x 4	1			
Bath - 1/2	8 x 6	2			

UTILITIES

Heating	Forced Air, Hot Air, Stove - Wood	Services	Cable, High Speed Intrnt -AtSite, Internet - Cable, Telephone Available
Heat Fuel	Oil, Wood	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Drilled Well, On-Site Well Exists, Private	Phone Company	FairPoint
Sewer	1500+ Gallon, On-Site Septic Exists, Private, Septic	Cable Company	Spectrum
Electric	200 Amp, Circuit Breaker(s)	Electric Company	EverSource

LOT / LOCATION

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County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	
Water Body Access		School - District	Wakefield	ROW-Length/Width	/
Water Body Type	Lake	School - Elementary	Paul School	ROW to other Parcel	
Water Body Name	Province Lake	School - Middle/Jr	Paul School	Roads	Paved, Public
Water Frontage Lngth		School - High	Spaulding High School	Road Front/Length	Yes / 746
Water Restrictions		Mobile Park Name		Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name		Owned Land	Yes
Common Land Acres	0.00	Building #		Units Per Building	
Suitable Use		Lot Desc	Agricultural, Corner, Country Setting, Level, Wooded	Area Desc	Near Country Club, Near Golf Course, Near Skiing, Rural

FEATURES

Features - Interior	Fireplace - Wood, Fireplaces - 3+, Walk-in Closet, Wood Stove Hook-up, Laundry - 1st Floor	Features - Exterior	Barn, Deck, Garden Space, Natural Shade, Window Screens, Windows - Double Pane, Windows - Energy Star
Flooring	Carpet, Ceramic Tile, Hardwood, Softwood	Driveway	Paved
Appliances	Dishwasher, Dryer, Range - Electric, Refrigerator, Washer	Parking	Driveway
Equipment	Smoke Detectr-Batt Powrd	Features - Accessibility	1st Floor 1/2 Bathroom, 1st Floor Bedroom, 1st Floor Hrd Surface Flr, Access Laundry No Steps, Kitchen w/5 Ft. Diameter, 1st Floor Laundry
Water Heater	Electric		

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	3060 / 888
Map	022	Block	000	Lot	022
SPAN #		Property ID	022-022-000	Plan Survey Number	
Assment Amount/Year	\$150,200 / 2017	Assments - Special		Current Use	N
Tax Class		Tax Rate	12.65	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	Unknown	Easements		Resort
Possession		Documents Available		No
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 03894-4522



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