

Residential / Single Family
4701497
Closed

126 Stoneham Road
Wakefield NH 03872
Sanbornville

Unit/Lot #:

Price - List \$179,900
Price - Closed \$178,000
Date - Closed 10/12/2018



Year Built 1979
Style Ranch
Color Brown
Total Stories 1
Zoning 1F RES
Taxes TBD N
Gross Taxes/Year \$1,662.00 / 2017
Lot Acres/SqFt 4.700000 / 204,732

Rooms - Total 6
Bedrooms - Total 2
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 864
DOM 65

Directions From Wolfeboro ~ Rte.28 N to College Rd. on R. Follow 8 miles and College becomes Cotton Mountain Road (slight L) follow 1 1/3 miles and take a L onto Stoneham Rd. Follow Stoneham Rd. about 4-5 miles and property is on the L. Via Rte 16 N or S ~ Stoneham Rd. exit; follow for approx 1mi Home on R.

Price Reduction of \$15,000 & priced to sell! Charming Ranch-Style home located in the Sanbornville district of Wakefield, NH. Situated on 4.7 acres of land on Stoneham Road, the original road from olde Wakefield to North Wolfeboro, this home has been Freshly Painted inside and a new coat of Stain outside; has new Flooring in Living Rm and Dining Rm; Plush Carpeting newly installed in both Bedrooms, and a full Bath all on One Floor Living. The spacious Kitchen has all new Appliances and has a small area for a breakfast table and chairs, or opens to an inviting dining area, and a Sliding Door that opens to the large back yard. Whether your are just starting out or thinking of downsizing this charming home is on a quiet street but conveniently located just 1 mile off of Route 16 and is only 30 minutes to the Newington Mall area, 50 minutes to the Coast and 30 minutes to downtown Wolfeboro. The property has a large 7x12 Ft Garden Shed, a 12X14 Ft Barn, ample Parking for your quests and a Garage for your vehicle under the house. It has a nice front and back yard with plenty of room for gardening or just sitting in the backyard enjoying nature. A portion of the land is wooded and has Maple Trees if you have always wanted your own Sugar Farm and make you own Maple Syrup, or wood for the wood stove could come from your own woodlot. On 4.7 Acres there is lots of room for expansion of desired. This warm and inviting home is Move In Ready, just waiting for your finishing touch!

STRUCTURE

Construction Status	Existing	Footprint	24 x 36
Construction	Wood Frame	SqFt-Apx Fin AG/Source	864 / Municipal
Foundation	Below Frost Line, Concrete, Poured Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Board and Batten, Wood	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	142 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Concrete, Concrete Floor, Full	SqFt-Apx Total Finished	864
		SqFt-Apx Total	1,006
		Mobile Make/Model	/
Garage/Capacity	Yes / 1	Mobile Serial Number	
Garage Type	Under	Mobile Anchor	
Garage Description	Auto Open	Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Living Room	11.5 x 22.5	1			
Dining Room	10.8 x 12.10	1			
Kitchen	9.6 x 12.8	1			
Bath - Full	7.4 x 7.10	1			
Master Bedroom	8 x 11.6	1			
Bedroom	8.2 x 9	1			

UTILITIES

Heating	Baseboard, Electric, Stove - Wood	Services	Cable - Available
Heat Fuel	Electric, Wood	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Dug Well, On-Site Well Exists, Private	Phone Company	
Sewer	1250 Gallon, Concrete, Leach Field, Private	Cable Company	
Electric	200 Amp	Electric Company	New Hampshire Electric



LOT / LOCATION						Page 2 of 2
County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access		
Water Body Access		School - District	Wakefield	ROW-Length/Width	/	
Water Body Type		School - Elementary	Paul School	ROW to other Parcel		
Water Body Name		School - Middle/Jr	Paul School	Roads	Paved, Public	
Water Frontage Lngth		School - High	Spaulding High School	Road Front/Length	TBD /	
Water Restrictions		Mobile Park Name		Surveyed/By	Unknown	
Condo Ltd Comm Area		Condo Name		Owned Land	Yes	
Common Land Acres		Building #		Units Per Building		
Suitable Use		Lot Desc Country Setting, Open, Sloping, Wooded		Area Desc		

FEATURES	
Features - Interior Dining Area, Kitchen Island, Laundry Hook-ups, Living/Dining, Natural Woodwork, Skylight, Wood Stove Hook-up	Features - Exterior Barn, Garden Space, Natural Shade, Outbuilding, Windows - Double Pane
Flooring Carpet, Laminate, Vinyl	Driveway Gravel
Appliances Exhaust Hood, Refrigerator, Stove - Electric	Parking Driveway, Garage, Parking Spaces 5 - 10, Under
Equipment Smoke Detectr-Hard Wired	Features - Accessibility 1st Floor Full Bathroom, Kitchen w/5 Ft. Diameter
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	Quit Claim	Deeds - Total	
Map	000117	Block	015000
SPAN #		Property ID	
Assmt Amount/Year	/	Assments - Special	
Tax Class		Tax Rate	12.65
		Deed Book/Page	749 / 433
		Lot	000000
		Plan Survey Number	
		Current Use	N
		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
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	No
Covenants	No	Easements	No
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 /	Price - Original	\$195,000
		Auction	
		Mobile Must Move	
		Rental Amount	
		Resort	

PREPARED BY	
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Wolfeboro NH 03894	
	

126 Stoneham Road

Wakefield NH 03872



126 Stoneham Road



View from lower Driveway



Back Yard and Barn



Small Barn



Maple Grove Farm



Large Garden Shed



Side Lawn, Upper Driveway



Street View from West side of the property

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Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry

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Front entrance into Living Rm



Dining Room



View from Dn.Rm. to Hearth



Hearth/Wood stove Hook-Up



Living Room



Large Living Rm.

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Dining Rm.



Mstr. Bedroom



Guest Rm. or Office



Sm. Guest Rm or Office



Coat Closet off Lv. Rm.



Full Bath/Linen Closet



Full Basement with Garage



Electric HW Heater

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Workshop



Upper Driveway to Barn



View from Street



Beautiful setting

