

Residential
4872610
Active

Single Family

289 Governors Road
Brookfield
Unit/Lot #

NH 03872

Listed: 7/14/2021

\$499,900

Closed:

DOM: 11



County NH-Carroll
VillDstLoc
Year Built 1820
Style Cape
Color cream
Total Stories 1.5
Taxes TBD No
TaxGrosAmt \$6,268.00
Tax Year 2020
Tax Year Notes

Rooms - Total 7
Bedrooms - Total 3
Baths - Total 3
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total Finished 1,913
SqFt-Apx Total 3,180
Lot Size Acres 10.100000
Lot - Sqft 439,956
Footprint 48 x 39

Delayed Showing No
Date - Showings Begin

Directions Route 16 to the Rte 109 lights in Sanbornville/Wakefield. Take Rte 109 East towards Wolfeboro 1 mi, to Governors Rd on L at the sharp R curve. OR take Rte 16 to Governors Rd, 2 miles N of the Union/Wakefield lights at Rte 153. This c1820 CAPE on 10 ACRES (w/small POND) is just N of Moose Mtn Rd.

Remarks - Public c1820 Cape on 10 ACRES w/630' of paved Road Frontage, 800'+ Frontage on Churchill BROOK, a small POND and a c2013 ADDED/Remodeled 1st Floor MASTER Bedroom (22'x16') w/en-Suite HANDICAP BATH (13'x9'), & its Own 16'x8' 4-Season SUN Room opening onto the side porch! The ATTACHED 22'x48' (auto -open & direct entry) 1-car GARAGE offers lots of possibilities for resurrecting (or re-purposing) the 700+/- "non-vehicle" sq. ft. of the c1970 "Apartment"; (the Home's sq ft figures Do NOT Include any of the "garage/apartment" spaces.) This original 38'x30' center-chimney Cape has been altered & added to over time, but retains much of its charm (beamed ceilings, 2 original fireplace, wood floors, etc.) during its various changes/updates. It remains a most comfortable 3-Bedroom/2.5 Bath home (w/a 2012 installed State Approved 5-Bedroom Septic System, newer propane Heating & Hot Water systems, some new windows, etc.) All this on a wonderful level 10 Acre lot (selected by one of Brookfield's early 19th Century Settlers) of lawn/pasture, woods, long stream frontage, your own small Pond, and an early stonewalled Cemetery that includes a War of 1812 Veteran's headstone. Brookfield is a member of the Governor Wentworth Regional School District; Brookfield students attend K-6 Schools in Wolfeboro as well as the Middle, High & Tech Schools on the Kingswood Campus. Only 2 miles off Rte 16, this location offers one of the easiest COMMUTES to the Seacoast; only 40 Miles/45 Minutes to Pease/Portsmouth!

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Post and Beam, Wood Frame
Foundation Granite, Stone
Exterior Clapboard, Wood
Roof Metal
Basement Yes
Basement Access Type Walk-up
Basement Description Bulkhead, Concrete Floor, Crawl Space, Full, Partial, Stairs - Exterior, Unfinished
Garage Yes
Garage Capacity 1
Garage Type Attached
Garage Description Auto Open, Direct Entry, Finished

SqFt-Apx Fin Above Grade 1,913
List \$/SqFt Fin ABV Grade \$261.32
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 127
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 1,140
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
MBR Suite	22x16 + 13x9 + 1		
Kitchen	16x8		
Dining Room	28 x 7		
Living Room	16 x 15		
Sunroom	21 x 15		
Bath - 3/4	16 x 8		
Bath - 1/2	13 x 9		
Bedroom	7 x 4		
Bedroom	13 x 11		
Bath - Full	14 x 13		
	11 x 7		

PUBLIC RECORDS		
Deed - Recorded Type	Warranty	Map 15
Deeds - Total		Block -
Deed - Book 3222		Lot 14
Deed - Page 429		SPAN#
Deed 2 - Book		Tax Class
Deed 2 - Page		Tax Rate 17.18
Plan Survey Number		Current Use No
Property ID		Land Gains
Zoning Residential/Agricultural		Assessment Year 2019
		Assessment Amount \$379,400

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres

School - District Governor Wentworth Regional
School - Elementary Carpenter Elementary
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School

Waterfront Property
Water View
Water Body Access

Roads Paved, Public
Road Frontage Yes
Road Frontage Length 630
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Unknown

Lot Description Agricultural, Country Setting, Field/Pasture, Level, Pond, Stream, Water View, Wooded
Area Description Rural
Suitable Use Agriculture, Bed and Breakfast, Field/Pasture, Orchards, Recreation, Woodland

Water Body Name

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Forced Air, Multi Zone, Stove - Gas
Heat Fuel Gas - LP/Bottle
Water Heater Gas - LP/Bottle, On Demand, Tankless
Cooling None
Water Dug Well, Private
Sewer 1500+ Gallon, Concrete, Leach Field - At Grade, Leach Field - Existing, Leach Field - On-Site, On-Site Septic Exists, Private, Septic Design Available
Electric 200 Amp, Circuit Breaker(s), Generator, Underground

Utilities Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -AtSite, Internet - Cable, Telephone Available

Fuel Company
Electric Company EverSource
Cable Company Spectrum
Phone Company Consolidated Communicatio

FEATURES

Features - Exterior Garden Space, Porch - Covered, Window Screens, Windows - Double Pane, Windows - Storm
Driveway Paved
Parking Driveway, Garage, Off Street, Parking Spaces 5, Paved, Unpaved
Flooring Hardwood, Softwood, Tile
Features - Interior Ceiling Fan, Fireplaces - 2, Hearth, In-Law Suite, Master BR w/ BA, Natural Light, Storage - Indoor, Laundry - 2nd Floor
Appliances Dishwasher, Dryer, Range - Gas, Washer
Equipment CO Detector, Smoke Detectr-Batt Powrd, Smoke Detectr-Hard Wired, Stove-Gas, Generator - Standby
Features - Accessibility 1st Floor 3 Ft. Doors, 1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Hrd Surfce Flr, Access Restrooms, Bathroom w/5 Ft. Diameter, Bathroom w/Roll-in Shower, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees
Auction No
Date - Auction
Auction Time
Auctioneer - Responsible
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#
Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3
Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Flood Zone Unknown
Seasonal No
Easements Unknown
Covenants Unknown
Resort

Items Excluded -small/short corner cupboard in Handicap Bath

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source
Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

PREPARED BY

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Listed by:

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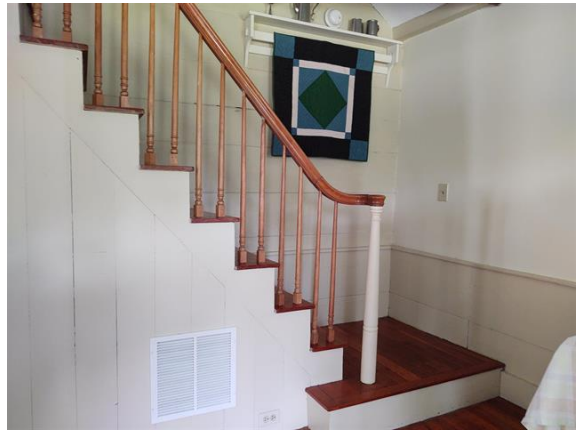
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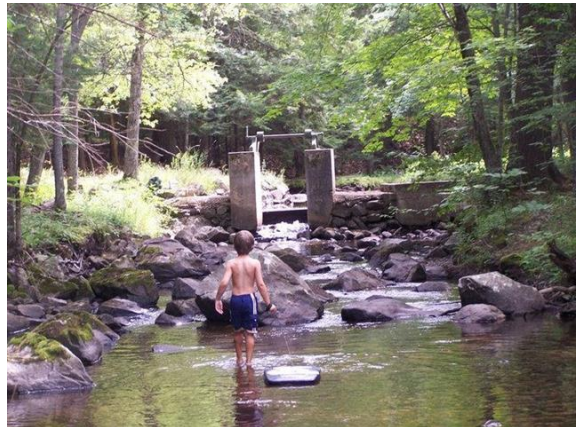
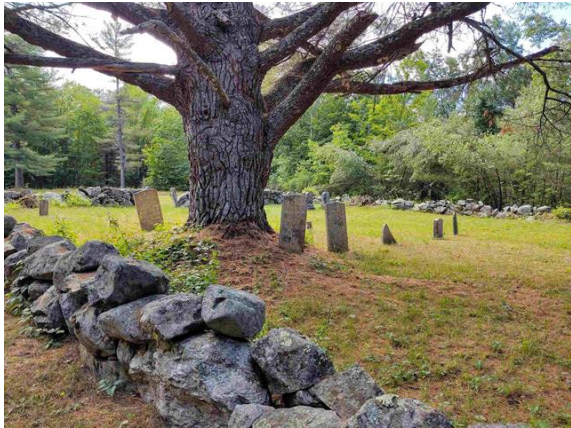
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