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Residential 4262974 Closed

## 57 Lyford Road Brookfield, New Hampshire 03872







L \$194,900 C \$190,000

Seasonal:

Owned Land:



Zoning: residential Rooms: 8 Year Built: 1920 Bedrooms: 3 Color: white **Total Baths:** 2 **Gross Taxes:** \$3,620.00 Full: 2 Taxes TBD: No 3/4 Baths: 0 Tax Year: 2012 1/2 Baths: 0 Monthly Assoc.\$: **Garage Capacity** 2 \$

Lot Acre: 5.00 Garage Type: Detached Total Fin SqFt: Lot SqFt: 217,800. 2,813 **Common Land Acres:** Apx Fin Above Grd: 2,813 Apx Fin Below Grd: 0 Road Frontage: Yes/ 528 Apx Ttl Below Grd: 1,824

Water Frontage: **Foot Print:** 

Water Acc Type: Flood Zone: No Style: # of Stories: 1 3/4 Cape Basement: Yes / Interior

Water Body Type: Water Body Restr.: Surveyed: Unknown Water Body Name: Current/Land Use: **Land Gains:** 

ROW Length: Parcel Access ROW: **ROW** for other Parcel: **ROW Width:** 

Public Rems: Country living at it's best on 5 acres! Spacious 3+bedroom 1920's home with unique features. Enter into the large wrap around porch and find a combination of extra space for relaxation and viewing the gorgeous yard. Bright and open eat-in kitchen, formal dining room, extra large livingroom with brick fireplace. Wood floors, large baths, along with built-ins. Garage currently includes 4 horse stalls and could be converted for two vehicles. Open fields surround and are a perfect setting to farm or raise animals. Dreaming of being in the country, but don't want to drive long distances? This rural home is only minutes from Wolfeboro and an easy commute to all major

routes

Directions: Rt. 16 to 109 towards Brookfield. Right on to Lyford Road, sign at property. LEVEL ROOM ROOM DIMS DIMS **LEVEL** FLOOR RR FR 3/4 1/2 Living Rm 12 x 29 Master BR 13 x 13 1st 1 Kitchen 2nd BR 2 2nd 3 18 x 12 1 8 x 13 1 Dining Rm 3rd BR 2 3rd 11 x 16 1 10 x 15 4th BR Family Rm 4th Office/Study 5th BR **Bsmt** 11 x 12 Utility Rm Den Other Rm 1 Other Rm 3 Other Rm 2

Assoc Amenities: Possession: At Closing Interior Feat.: 2nd Floor Laundry, Bar, Eat-in Kitchen, Fireplace-Wood, Hot Tub, Living Room, 1 Fireplace

Exterior Feat.: Hot Tub, Out Building, Porch-Covered

Basement:

Equip./Appl.: Dishwasher, Dryer, Range-Electric, Refrigerator, Washer

Electric: Driveway: Paved 100 Amp Construction: Existing Exterior: Clapboard Foundation: Financing: Concrete, Stone Floors: Concrete Heating/Cool: Hot Water, Steam

Garage/Park:

Lot Desc: Country Setting, Fields, Horse Prop, Landscaped, 2 Parking Spaces, Barn, Detached Level

Heat Fuel: Occ. Restrictions:

Shingle-Asphalt Roads: **Public** Roof: Sewer: Private Water: Drilled Well

Suitable Land Use: Horse/Animal Farm Fee Includes: Water Heater: Off Boiler

**Building Certs:** Disability: Negotiable: Docs Available: Excl Sale:

Tax Rate: Assmt Yr: Assmt: Tax Class:

Covenant: Nο Source SqFt: County: Carroll

Recorded Deed: Warranty Book/Pg: 1541/109 Plan/Survey:

Tax ID No. (SPAN# VT): 000018000020 Map/Blck/Lot: // Property ID: Devel/Subdiv: Const. Status: Existing **Home Energy Rated Index Score:** District: High Sch: Kingswood Regional High Jr./Mid Sch: Kingswood Regional Middle

School

**Electric Co:** Elem Sch: Carpenter Elementary Cable: Phone Co: Fuel Co: Resort: Timeshare/Fract. Ownrshp: No # Weeks: Timeshare %:

Closed Date: 07/01/2014 DOM/DUC: Foreclosed Bank-Owned REO: No 251 / 76

PREPARED BY

Email: ken@OlderHomesNH.com **Ken Perry** Off. Ph#: (603) 569-1563 K A Perry Real Estate, LLC 188 North Wolfeboro Road Agt. Ph#: (603) 569-1563 ext. Cell Ph#: (603) 387-2667 Wolfeboro, NH 03894

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REALTOR

Lister: Susan Perron of Costantino Real Estate LLC

Fax Ph#: (603) 569-9495



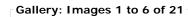
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LP: \$194,900















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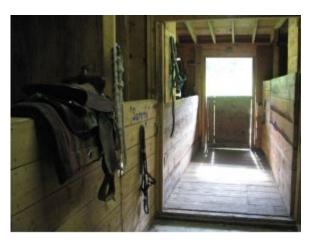


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