


Residential 4262974 Closed		57 Lyford Road Brookfield, New Hampshire 03872		Virtual Tour		L \$194,900 C \$190,000 <input type="checkbox"/>				
		<b>Zoning:</b> residential <b>Year Built:</b> 1920 <b>Color:</b> white <b>Gross Taxes:</b> \$ 3,620.00 <b>Taxes TBD:</b> No <b>Tax Year:</b> 2012 <b>Monthly Assoc.\$:</b> \$ <b>Lot Acre:</b> 5.00 <b>Lot SqFt:</b> 217,800. <b>Common Land Acres:</b> <b>Road Frontage:</b> Yes/ 528		<b>Rooms:</b> 8 <b>Bedrooms:</b> 3 <b>Total Baths:</b> 2 <b>Full:</b> 2 <b>3/4 Baths:</b> 0 <b>1/2 Baths:</b> 0 <b>Garage Capacity:</b> 2 <b>Garage Type:</b> Detached <b>Total Fin SqFt:</b> 2,813 <b>Apx Fin Above Grd:</b> 2,813 <b>Apx Fin Below Grd:</b> 0 <b>Apx Ttl Below Grd:</b> 1,824 <b>Foot Print:</b> <b>Flood Zone:</b> No <b>Style:</b> Cape						
<b>Water Body Type:</b> <b>Water Body Name:</b>		<b>Water Body Restr.:</b> <b>Current/Land Use:</b>		<b>Surveyed:</b> Unknown <b>Land Gains:</b>		<b>Seasonal:</b> No <b>Owned Land:</b>				
<b>Parcel Access ROW:</b>		<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>				
<b>Public Rems:</b> 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.										
<b>Directions:</b> Rt. 16 to 109 towards Brookfield. Right on to Lyford Road, sign at property.										
<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>FLOOR</b>	<b>BR</b>	<b>FB</b>	<b>3/4</b>	<b>1/2</b>
Living Rm	12 x 29	1	Master BR	13 x 13	2	1st		1		
Kitchen	18 x 12	1	2nd BR	8 x 13	2	2nd	3	1		
Dining Rm	11 x 16	1	3rd BR	10 x 15	2	3rd				
Family Rm			4th BR			4th				
Office/Study	11 x 12	1	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										
<b>Assoc Amenities:</b>				<b>Possession:</b> At Closing						
<b>Interior Feat.:</b> 2nd Floor Laundry , Bar , Eat-in Kitchen , Fireplace-Wood , Hot Tub , Living Room , 1 Fireplace										
<b>Exterior Feat.:</b> Hot Tub , Out Building , Porch-Covered										
<b>Basement:</b> Full										
<b>Equip./Appl.:</b> Dishwasher , Dryer , Range-Electric , Refrigerator , Washer										
<b>Driveway:</b> Paved				<b>Electric:</b> 100 Amp						
<b>Construction:</b> Existing				<b>Exterior:</b> Clapboard						
<b>Financing:</b>				<b>Foundation:</b> Concrete , Stone						
<b>Floors:</b> Concrete				<b>Heating/Cool:</b> Hot Water , Steam						
<b>Garage/Park:</b> 2 Parking Spaces , Barn , Detached				<b>Lot Desc:</b> Country Setting , Fields , Horse Prop , Landscaped , Level						
<b>Heat Fuel:</b> Oil				<b>Occ. Restrictions:</b>						
<b>Roads:</b> Public				<b>Roof:</b> Shingle-Asphalt						
<b>Sewer:</b> Private				<b>Water:</b> Drilled Well						
<b>Suitable Land Use:</b> Horse/Animal Farm				<b>Water Heater:</b> Off Boiler						
<b>Fee Includes:</b>				<b>Building Certs:</b>						
<b>Disability:</b>				<b>Docs Available:</b>						
<b>Negotiable:</b>										
<b>Excl Sale:</b>										
<b>Tax Rate:</b>		<b>Assmt:</b>		<b>Assmt Yr:</b>						
<b>Tax Class:</b>		<b>Source SqFt:</b>		<b>County:</b> Carroll						
<b>Covenant:</b> No		<b>Book/Pg:</b> 1541/ 109		<b>Plan/Survey:</b>						
<b>Recorded Deed:</b> Warranty		<b>Property ID:</b>		<b>Tax ID No. (SPAN# VT):</b> 000018000020						
<b>Map/Blck/Lot:</b> //		<b>Const. Status:</b> Existing		<b>Home Energy Rated Index Score:</b>						
<b>Devel/Subdiv:</b>		<b>High Sch:</b> Kingswood Regional High School		<b>Jr./Mid Sch:</b> Kingswood Regional Middle						
<b>District:</b>		<b>Cable:</b>		<b>Electric Co:</b>						
<b>Elem Sch:</b> Carpenter Elementary		<b>Phone Co:</b>		<b>Resort:</b>						
<b>Fuel Co:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>						
<b>Timeshare/Fract. Ownrshp:</b> No										
<b>Closed Date:</b> 07/01/2014		<b>DOM/DUC:</b> 251 / 76		<b>Foreclosed Bank-Owned REO:</b> No						
<b>PREPARED BY</b>										
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R 4262974C 57 LYFORD ROAD , BROOKFIELD, NH 03872

LP: \$194,900

Gallery: Images 1 to 6 of 21



Gallery: Images 7 to 12 of 21



Gallery: Images 13 to 18 of 21



Gallery: Images 19 to 21 of 21



Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
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