

Residential / Single Family
4427885
Active

2 Hodges Drive
Tuftonboro

Unit/Lot #:
NH 03816

Price - List **\$1,295,000**
Price - Closed
Date - Closed



Year Built 1795
Style Colonial, Farmhouse
Color
Total Stories 3
Zoning Res
Taxes TBD N
Gross Taxes/Year \$5,316.00 / 2015
Lot Acres/SqFt 10.680000 / 465,221

Rooms - Total 12
Bedrooms - Total 4
Baths - Total 5
Baths - Full 2
Baths - 3/4 2
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 5,047
DOM 1221

Directions 109 A (Middle Road) North to Curtis Road on your right and follow to the end. Please no drive-bys, shown by appointment only.

Unbranded Tour URL 1

Outstanding 1795 Colonial Country Estate in pristine condition majestically set at the end of a private lane on 10+ acres of gorgeous lawns, fruit trees & surrounded by stone walls & forest! Exceptionally and lovingly restored exterior & interior. Patios, screen porch, gated in-ground pool & pool house and a horse barn complete the exterior. Interior is extraordinary with original wide plank floors throughout, eat-in kitchen with beamed and vaulted ceiling & fireplace, honed granite counters, wall of built ins, 8 burner gas Thermador range and Sub-Zero fridge/freezer. Sun room, formal dining room, music room, office, TV room, and "Great Room" all with fireplaces complete the first floor. The second floor has two+ grand suite bedrooms with dressing area, and the third floor is complete with guest suite bedroom, bath and living room. Class, elegance and history is evident in every room. Minutes to Wolfeboro or Lake Winnepesaukee.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Concrete, Granite
Exterior Cement, Clapboard, Wood
Roof Shingle - Architectural
Basement/Access Type Yes / Walk-up
Basement Description Full, Stairs - Interior
Garage/Capacity Yes / 5
Garage Type Attached
Garage Description Auto Open, Direct Entry, Heated

Footprint
SqFt-Apx Fin AG/Source 5,047 / Municipal
SqFt-Apx Fin BG/Source 0 / Municipal
SqFt-Apx Unfn AG/Source 0 / Municipal
SqFt-Apx Unfn BG/Source 1,254 / Municipal
SqFt-Apx Tot Below Grade 1,254
SqFt-Apx Total Finished 5,047
SqFt-Apx Total 6,301
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	20 x 18	1	BRKFS		1
Dining Room	14 x 26	1	OTHER	20 x 37	1
Living Room	14 x 17	1	OTHER	14 x 16	1
Family Room		1	OTHER	16 x 37	3
Office/Study	10 x 11	1	ATTIC		3
Utility Room	7 x 11	1	WRKSH		1
Master Bedroom	15 x 14	2	LIBRY		1
Bedroom	17 x 14	2			
Bedroom	14 x 15	2			
Mudroom		1			
Great Room		1			

UTILITIES

Heating Baseboard, Hot Water
Heat Fuel Gas - LP/Bottle, Kerosene, Oil
Cooling Central AC
Water Drilled Well, Private
Sewer Concrete, Leach Field, Private
Electric 200 Amp, Circuit Breaker(s)
Services Cable, Internet - Cable
Management Co/Phone /
Fuel Company
Phone Company
Cable Company
Electric Company



LOT / LOCATION				Page 2 of 2
County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width /
Water Body Type		School - Elementary	Tuftonboro Central School	ROW to other Parcel
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads Public
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length No /
Water Restrictions		Mobile Park Name		Surveyed/By Yes
Condo Ltd Comm Area		Condo Name		Owned Land
Common Land Acres		Building #		Units Per Building
Suitable Use	Farm - Horse/Animal, Orchards	Lot Desc	Country Setting, Farm - Horse/Animal, Landscaped, Walking Trails, Wooded	Area Desc Rural

FEATURES	
Features - Interior Dining Area, Fireplace - Wood, Fireplaces - 3+, Kitchen/Dining, Master BR w/ BA, Walk-in Pantry, Laundry - 1st Floor	Features - Exterior Outbuilding, Patio, Pool - In Ground, Porch - Covered, Porch - Enclosed, Porch - Screened, Shed
Flooring Carpet, Hardwood, Tile	Driveway Paved
Appliances Dishwasher, Dryer, Exhaust Hood, Freezer, Microwave, Range - Gas, Refrigerator, Washer	Parking Driveway, Parking Spaces 6+
Equipment Air Conditioner, Smoke Detectr-HrdWrdw/Bat	
Water Heater Off Boiler	

Green Verification Progm	Green Verification Rating/Metric /
Green Verification Body	Green Verification New Construction
Green Verification Status/Year /	Green Verification URL

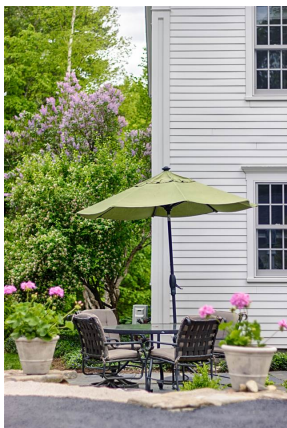
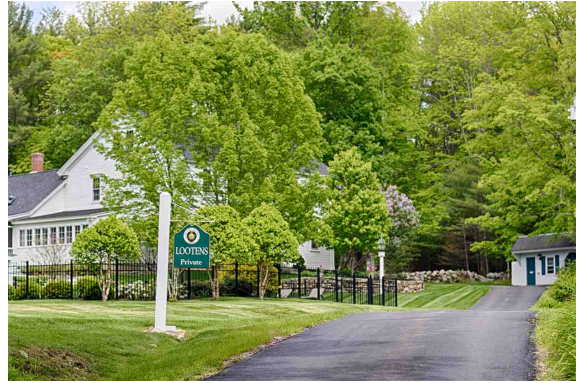
PUBLIC RECORDS			
Deed - Recorded Type Warranty	Deeds - Total	Deed Book/Page 2706 / 242	
Map 66	Block 2	Lot 43,44,45	
SPAN #	Property ID	Plan Survey Number	
Assmt Amount/Year /	Assments - Special	Current Use	
Tax Class	Tax Rate	Land Gains	

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	Auction	
Seasonal No	Restrictions	Mobile Must Move	
Mobile Park Approval	Mobile Co-Op	Rental Amount	
Flood Zone No	Rented	Resort	
Covenants Unknown	Easements		
Possession	Documents Available Deed, Plot Plan, Property Disclosure		
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 \$1,395,000		

PREPARED BY	
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2 Hodges Drive

Tuftsboro NH 03816



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Listed by:

Randall Parker / Maxfield Real Estate/Wolfeboro

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