

Residential
4451137 Closed

265 Granite Road
Ossipee, New Hampshire 03864



L \$199,900
C \$195,000 ✓



Zoning:	Residential	Rooms:	6
Year Built:	2002	Bedrooms:	2
Color:	Blue	Total Baths:	3
Gross Taxes:	\$ 3,818.00	Full:	0
Taxes TBD:	No	3/4 Baths:	2
Tax Year:	2014	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	.52	Garage Type:	Under
Lot SqFt:	22,651.2	Total Fin SqFt:	1,505
Common Land Acres:		Apx Fin Above Grd:	1,280
Road Frontage:	Yes/ 400	Apx Fin Below Grd:	225
Water Frontage:		Apx Ttl Below Grd:	12,180
Water Acc Type:		Foot Print:	40' x 32'
# of Stories:	1	Flood Zone:	No
		Style:	Cape , Ranch , Walkout Lower Level
Basement:	Yes / Interior		

Water Body Type:		Water Body Restr.:		Surveyed:	Unknown	Seasonal:	No
Water Body Name:		Current/Land Use:	No	Land Gains:	No	Owned Land:	

Parcel Access ROW: No **ROW for other Parcel:** No **ROW Width:** **ROW Length:**

Public Rems: This FIRM List Price is subject to Increase without notice. Built with the Highest-Quality Materials, Systems, etc., this c2008 Home offers TWO "Master" Bedrooms each with its own 3/4 Bath, Open-Concept Kitchen-Dining-Living Room, large efficient Windows, Hardwood Floors, etc. One-Floor Living is accessed by a wide staircase w/installed Chair Lift! Ground level includes a large (24'w x 20'd) Garage, 24'x12' Storage Rm, 30'x7' Utility Rm, 1/2 Bath & a 25'x7' Office! PLUS the Detached 32'w x 26'd Heated 3-car Garage! ...All on a Sunny Granite knoll. While only a 1/2 Acre lot, it feels much more spacious, being surrounded by large parcels. Near Golf, Swimming, Skiing & SNOWMOBILE Trails. Cost \$300K+ to Build, Now offered at ONLY \$199,900 for an Immediate Sale! HANDICAP Accessible & Handicap-friendly Bathroom.

Directions: From junction of NH Rtes 16 & 171, turn East onto Granite Rd. Follow Granite Rd 2 miles, to the 4 Corners. Bear R, continuing on Granite Rd along the sunny ridge another 2 miles. This c2002 2-Bedroom/3-Bath home & its large detached garage will be on your left, where Circuit Rd re-joins Granite Rd.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	12 x 30	1	Master BR	15' x 11'	1	1st	2	0	2	
Kitchen	12 x 10	1	2nd BR	15' x 11'	1	2nd				
Dining Rm	13 x 10	1	3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study	25' x 7'	B	5th BR			Bsmt				1
Utility Rm	30' x 7'	B	Den							
Storage	24' x 12'	B	Other Rm 3							
Other Rm 2										

Assoc Amenities:		Possession:	At Closing
Interior Feat.:	1st Floor Master BR , Cable , Cable Internet , Den/Office , Draperies , Eat-in Kitchen , Fireplace-Gas , Formal Dining Room , Handicap Modified , Kitchen/Dining , Kitchen/Living , Living/Dining , Master BR with BA , 1 Fireplace		
Exterior Feat.:	Out Building , Window Screens , Other		
Basement:	Daylight , Full , Interior Stairs , Partially Finished , Storage Space , Walk Out , Concrete		
Equip./Appl.:	Dishwasher , Dryer , Microwave , Range-Electric , Washer , Window Treatment		
Driveway:	Heated , Paved	Electric:	200 Amp , Circuit Breaker(s)
Construction:	Existing , Wood Frame	Exterior:	Vinyl
Financing:		Foundation:	Concrete
Floors:	Hardwood , Vinyl	Heating/Cool:	Hot Water
Garage/Park:	6+ Parking Spaces , Detached , Under	Lot Desc:	Corner , Country Setting , Rural Setting , Sloping , Trail/Near Trail , Walking Trails , Wooded Setting
Heat Fuel:	Oil	Occ. Restrictions:	Pets Allowed
Roads:	Public , Paved	Roof:	Metal , Pitched
Sewer:	1000 Gallon , Concrete , Leach Field , Private , Septic	Water:	Drilled Well , Private
Suitable Land Use:		Water Heater:	Off Boiler
Fee Includes:		Building Certs:	
Disability:	1st Floor 3/4 Bathrm , 1st Flr Hard Surface Flr. , Bathrm w/step-in Shower , Kitchen w/5 ft Diameter , Zero-Step Entry/Ramp		

Negotiable: **Docs Available:** Deed , Plot Plan , Property Disclosure

Tax Rate:	\$20.04	Assmt:	\$190,500.00	Assmt Yr:	2015
Tax Class:		Source SqFt:	Municipal	County:	Carroll
Covenant:	No	Book/Pg:	1942/ 0001	Plan/Survey:	
Recorded Deed:	Warranty	Property ID:		Tax ID No. (SPAN# VT):	261-009-000
Map/Blck/Lot:	//	Const. Status:	Existing	Home Energy Rated Index Score:	
Devel/Subdiv:		High Sch:	Kingswood Regional High School	Jr./Mid Sch:	Kingswood Regional Middle
District:	Governor Wentworth Regional	Cable:	TimeWarner	Electric Co:	EverSource
Elem Sch:	Ossipee Central Elementary Sch	Phone Co:	Fairpoint	Resort:	No
Fuel Co:					

Timeshare/Fract. Ownrshp: No

Weeks:

Timeshare %:

Closed Date: 04/15/2016

DOM/DUC: 169 / 44

Foreclosed Bank-Owned REO: No

PREPARED BY

**Ken Perry****K A Perry Real Estate, LLC****188 North Wolfeboro Road****Wolfeboro, NH 03894**

Lister: Ken Perry of K A Perry Real Estate, LLC

Email : ken@OlderHomesNH.com**Off. Ph# :** (603) 569-1563**Agt. Ph# :** (603) 569-1563 ext.**Cell Ph# :** (603) 387-2667**Fax Ph# :** (603) 569-9495www.OlderHomesNH.comwww.OlderHomesNH.com

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