

**Residential**  
**4813196**  
**Active**

**Single Family**

**573 Province Lake Road**  
**Effingham**  
**Unit/Lot #**

**NH 03882**

**Listed: 6/26/2020**

**\$395,000**

**Closed:**

**DOM: 16**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1772  
**Style** Colonial, Historic Vintage, Post and Beam  
**Color** white  
**Total Stories** 2.5  
**Taxes TBD** No  
**TaxGrosAmt** \$7,844.00  
**Tax Year** 2019  
**Tax Year Notes**

**Delayed Showing** No  
**Date - Showings Begin**

**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total** 3,084  
**Finished**  
**SqFt-Apx Total** 5,952  
**Lot Size Acres** 24.000000  
**Lot - Sqft** 1,045,440  
**Footprint** 40 x 30 + 38 x 18

**Directions** Rte 25 E to R onto Rte 153 S, just before crossing the Ossipee River; go 3 miles to large white Colonial w/attached garage on L, with granite post & wood rail fence along roadside. 24 Acres w/520 ft of road frontage. Newer 4-stall horse barn behind. Historic & spacious c1772 Lords Hill home.

**Remarks - Public** A great Country Property ready for new owners. Will be quite comfortable as is and is in a setting that will be worthy of future updates. The exterior still needs some immediate painting & clapboard replacement, which the Seller (son of the owner) plans to address ...or will credit an early-Buyer accordingly. The large family kitchen, with a spacious "mud room" between it and the attached over-sized garage, will be appreciated. The original 2-1/2 story colonial features spacious rooms, 3 fireplaces on the 1st floor and 1 tiny one upstairs. The center chimney was re-built several years ago. You'll also appreciate the original wide board floors, added closets, many recently painted walls & ceilings, bathrooms on both floors, and the natural cross-ventilation in most rooms. Outside, you'll enjoy 24 Acres of private rolling pastures, some woodlands, and a great 4+ stall horse Barn, and 2 other out buildings. Effingham is a member of the well-regarded Governor Wentworth Regional School District. K-6 students attend the c2003 Effingham Elementary School, <4 miles away. Middle, High & Technical classes are at the Kingswood complex in Wolfeboro. While this home and a few of its surrounding acres are located in the Lord's Hill Historic District, most folks will find the resultant regulations reasonable and quite helpful in preserving the town's historic character & charm. First time on market since mid 1980s.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Post and Beam, Wood Frame  
**Foundation** Granite, Stone  
**Exterior** Clapboard, Wood  
**Roof** Shingle - Architectural  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Bulkhead, Concrete Floor, Crawl Space, Partial, Stairs - Interior  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached  
**Garage Description** Direct Entry, Storage Above

**SqFt-Apx Fin Above Grade** 3,084  
**List \$/SqFt Fin ABV Grade** \$128.08  
**SqFt-Apx Fin AG Source** Municipal  
**SqFt-Apx Unfn Above Grade** 2,160  
**SqFt-Apx Unfn AG Source** Municipal  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Other  
**SqFt-Apx Unfn Below Grade** 708  
**SqFt-Apx Unfn BG Source** Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Mudroom	17 x 15	1		<b>Deed - Recorded Type</b> Warranty	<b>Map</b> 404
Kitchen - Eat-in	17 x 15	1		<b>Deeds - Total</b>	<b>Block</b> 0
Dining Room	16 x 14	1		<b>Deed - Book</b> 3373	<b>Lot</b> 52
Living Room	29 x 13	1		<b>Deed - Page</b> 119	<b>SPAN#</b>
Bedroom	16 x 14	1		<b>Deed 2 - Book</b>	<b>Tax Class</b>
Den	15 x 9	2		<b>Deed 2 - Page</b>	<b>Tax Rate</b> 26.90
Bedroom	15 x 15	2		<b>Plan Survey Number</b> 132-009	<b>Current Use</b> No
Bedroom	15 x 15	2		<b>Property ID</b>	<b>Land Gains</b>
Bedroom	14 x 12	2		<b>Zoning</b> Res'l-Ag;Village;Historic	<b>Assessment Year</b> 2020
Bath - 3/4	7 x 5	2			<b>Assessment Amount</b> \$291,600
Bath - Full	12 x 6	1			

#### LOT & LOCATION

**Development / Subdivision**  
**Owned Land**  
**Common Land Acres**

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

**Lot Description** Agricultural, Country Setting, Farm - Horse/Animal, Field/Pasture, Level, Lowland, Open, Rolling, Wetlands, Wooded  
**Area Description** Historic District, Near Golf Course, Near Skiing, Rural

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**Roads** Paved, Public  
**Road Frontage** Yes  
**Road Frontage Length** 520  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

## UTILITIES

**Heating** Baseboard, Hot Water, Multi Zone  
**Heat Fuel** Oil, Wood  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Dug Well  
**Sewer** Leach Field - On-Site, Unknown, Septic  
**Electric** 200 Amp, Circuit Breaker(s), Generator, Generator Ready

**Utilities** Cable - At Site, High Speed Intrnt -Avail,  
 Internet - Cable, Telephone Available

**Fuel Company**  
**Electric Company** EverSource  
**Cable Company** Spectrum  
**Phone Company** ConsolidatedCommunicat'ns

## FEATURES

**Features - Exterior** Garden Space, Natural Shade, Outbuilding, Patio,  
 Shed, Stable(s)  
**Driveway** Paved  
**Parking** Driveway, Garage, Off Street, Parking Spaces 5 - 10, Paved  
**Features - Interior** Attic, Fireplaces - 3+, Kitchen/Dining  
**Flooring** Softwood, Wood

**Appliances** Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator,  
 Washer  
**Equipment** Stove-Wood, Generator - Portable

## 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** No  
**Seasonal** No  
**Easements**  
**Covenants** Unknown  
**Resort**

**Items Excluded**  
**Restrictions** Other

**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**

Ken Perry  
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**My Office Info:**

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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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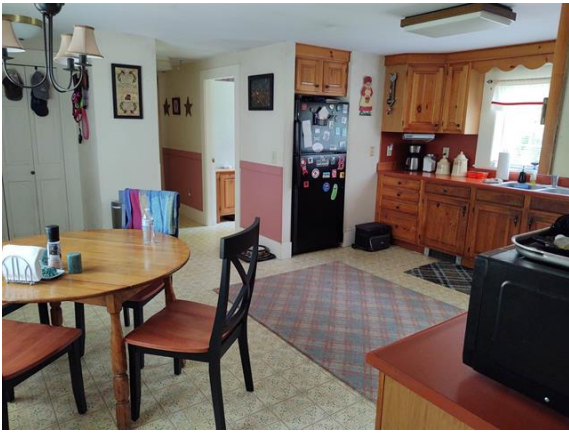
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