

Residential / Single Family
4665344
Closed

385 Granite Road
Ossipee

Unit/Lot #:
NH 03864

Price - List **\$219,900**
Price - Closed **\$210,000**
Date - Closed **4/30/2018**



Year Built 2006
Style Ranch

Color Tan
Total Stories 1

Zoning Rural

Taxes TBD Y

Gross Taxes/Year \$3,217.00 / 2016

Lot Acres/SqFt 0.960000 / 41,818

Rooms - Total 5
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 1,424
DOM 146

Directions Rte 16 to 1 mi S of Ossipee-Hannaford to Granite Rd (opposite end of NH Rte 171); go up <2mi to R at 4-corners; go 2+ miles across Granite overlook to historic Church on L. This c2006 Move-in Ready home (w/purple metal roof!) offering Energy-Efficient one-floor Living is next on L.

Move-In ready One-Floor Living, w/Attached Garage and Energy-Efficient features including 3-zone Radiant-floor Heating. ALL this awaits you on a South-Facing 1 Acre lot in delightfully rural (but still convenient) Granite. Go only 5 miles NW to Rte 16 x Rte 28 Large Store Shopping, or go 5 mi SW for an EASY 20-minute Rte 16 COMMUTE South to Rochester, or quickly on to Dover or Portsmouth. The Open floor plan allows for easy family living, with 2 Bedrooms & 1.5 Baths in this newer (2006) well-constructed & easily maintained New Hampshire home ...enjoy for weekends, vacations, retirement OR as a moderately-priced year-round home in the well-regarded K-12 Governor Wentworth Regional School District. A most pleasant Rural Setting with space for Gardening, etc. with a quality Chicken Coop included! You, your family & friends will also enjoy the nearby Lakes, Golf, Hiking & Skiing.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Concrete, Slab w/ Frost Wall
Exterior Shingle, Vinyl
Roof Metal
Basement/Access Type No /
Basement Description None

Garage/Capacity Yes / 1
Garage Type Attached
Garage Description Auto Open, Direct Entry

Footprint 40' x 26' + 24' x 16'
SqFt-Apx Fin AG/Source 1,424 / Municipal
SqFt-Apx Fin BG/Source 0 / Municipal
SqFt-Apx Unfn AG/Source 0 / Municipal
SqFt-Apx Unfn BG/Source 0 / Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 1,424
SqFt-Apx Total 1,424
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Family Room	18 x 16	1			
Kitchen - Eat-in	14 x 10	1			
Living Room	24 x 17	1			
Master Bedroom	13 x 12	1			
Bedroom	13 x 12	1			
Bath - 1/2	6 x 6	1			
Bath - Full	8 x 8	1			
Utility Room	9 x 6	1			

UTILITIES

Heating Hot Water, Multi Zone, Radiant Floor
Heat Fuel Gas - LP/Bottle
Cooling None
Water Drilled Well
Sewer 1000 Gallon, Concrete, Leach Field - At Grade, Private
Electric 200 Amp, Circuit Breaker(s), Generator, Generator Ready,

Services Gas - LP/Bottle, Gas - On-Site, High Speed Intrnt -Avail, Underground Utilities
Management Co/Phone /
Fuel Company
Phone Company FairPoint
Cable Company TimeWarner
Electric Company NH Co-op



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	Ossipee Central Elementary Sch	ROW to other Parcel
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads Paved, Public
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length Yes / 290
Water Restrictions		Mobile Park Name		Surveyed/By Unknown
Condo Ltd Comm Area		Condo Name		Owned Land Yes
Common Land Acres		Building #		Units Per Building
Suitable Use		Lot Desc	Country Setting, Landscaped, Level, Wooded	Area Desc

FEATURES	
Features - Interior Dining Area, Kitchen/Dining, Kitchen/Family, Kitchen/Living, Living/Dining, Natural Light, Window Treatment, Laundry - 1st Floor	Features - Exterior Garden Space, Natural Shade, Outbuilding, Window Screens, Windows - Double Pane
Flooring Ceramic Tile, Laminate	Driveway Gravel
Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer	Parking Driveway, Garage, Off Street, Parking Spaces 4, Unpaved
Equipment Smoke Detectr-Hard Wired	Features - Accessibility 1st Floor 1/2 Bathroom, 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surface Flr, 3 Ft. Doors, Access Laundry No Steps, Access Restrooms, Bathroom w/Tub, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, No Stairs, One-Level Home, 1st Floor Laundry
Water Heater Off Boiler	

Green Verification Progrm	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 3062 / 484	
Map 263	Block 0	Lot 004	
SPAN #	Property ID OSSI M:00263	Plan Survey Number	
Assment Amount/Year /	Assments - Special	Current Use	
Tax Class	Tax Rate 21.78	Land Gains	

DISCLOSURES			
Fee/Fee Frequency /	Fee Includes		
Fee 2/Fee 2 Frequency /	Fee 2 Includes		
Fee 3/Fee 3 Frequency /	Fee 3 Includes		
Listing Service Full Service	Sale Includes		
PUD	Negotiable		
Comp Only/Type No /	Foreclsd/BankOwnd/REO No	Auction	
Seasonal No	Restrictions		
Mobile Park Approval	Mobile Co-Op	Mobile Must Move	
Flood Zone No	Rented	Rental Amount	
Covenants Unknown	Easements	Resort	
Possession At Closing	Documents Available		
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 /	Financing		

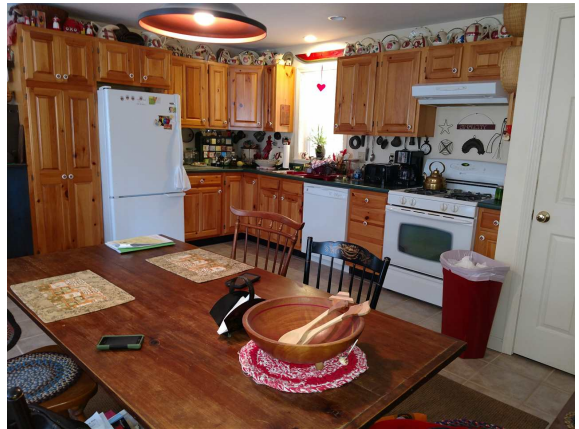
PREPARED BY	
Ken Perry - Cell: 603-387-2667 ken@OlderHomesNH.com	
K A Perry Real Estate, LLC - Off: 603-569-1563 188 North Wolfeboro Road Wolfeboro NH 03894	 

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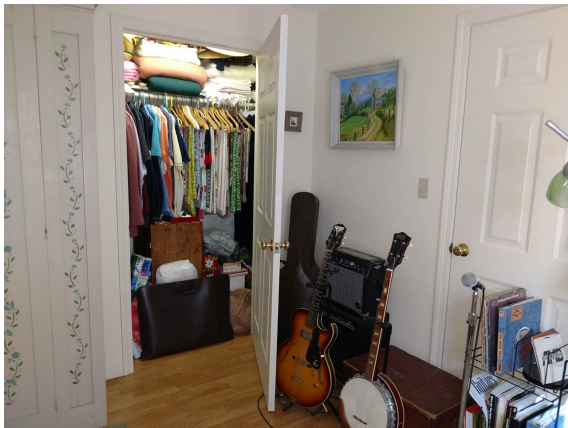
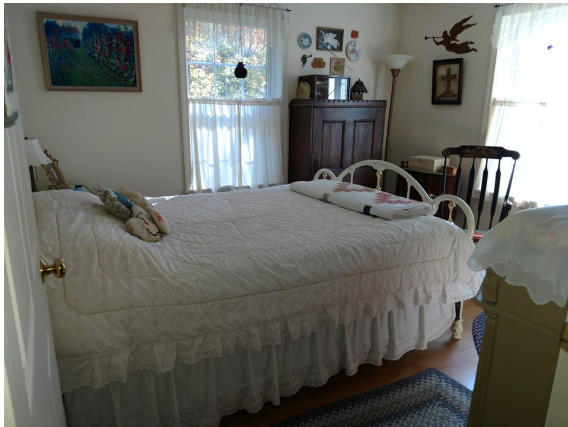
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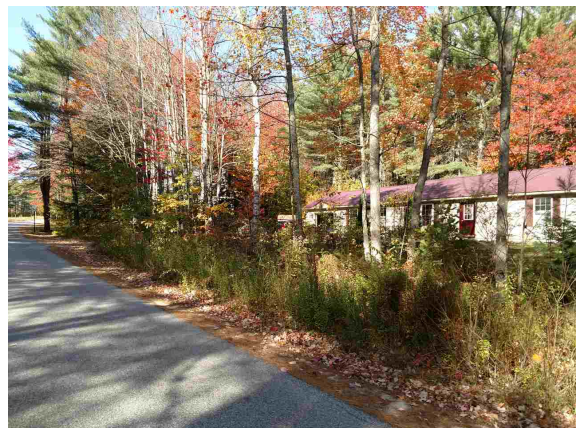
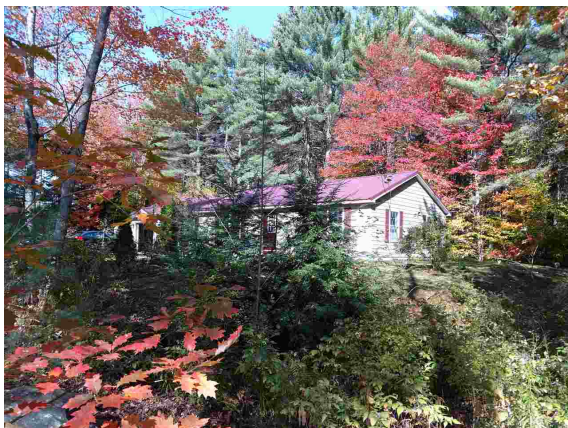
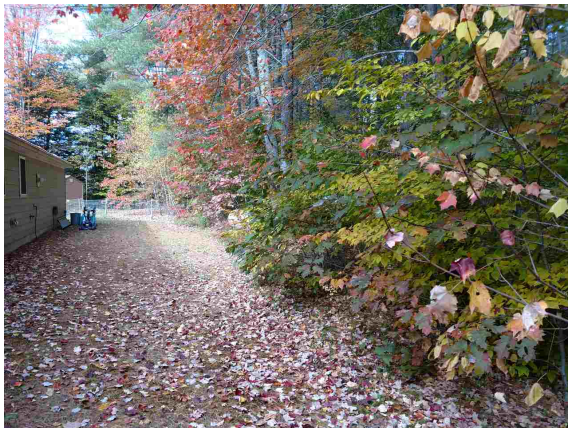
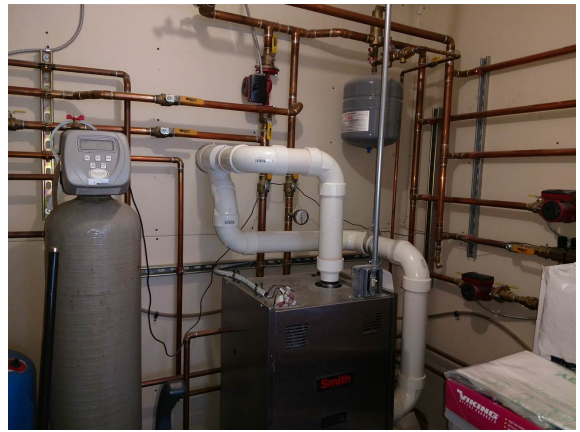
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