

Residential / Single Family
4733015
Closed

50 Barnard Ridge Road
Meredith NH 03253

Unit/Lot #:

Price - List \$449,000
Price - Closed \$428,000
Date - Closed 3/29/2019



Year Built	1988	Rooms - Total	9
Style	Cape	Bedrooms - Total	4
Color	Yellow	Baths - Total	3
Total Stories	1.75	Baths - Full	2
Zoning	R	Baths - 3/4	1
Taxes TBD	N	Baths - 1/2	0
Gross Taxes/Year	\$5,333.00 / 2018	Baths - 1/4	0
Lot Acres/SqFt	1.840000 / 80,150	SqFt-Tot Finished	2,576
		DOM	31

Directions Route 25 to Barnard Ridge Road, opposite high school. Sign on left side.

Unbranded Tour URL 1

Meredith, NH- This beautifully sited home has so much to offer. There's four bedrooms, including one on the first floor, three bathrooms, a large eat in kitchen plus formal dining room, living room and cozy family room in the walk-out basement. There's direct access to the home from an attached, two car garage with storage above. Plus there's a separate 720 square foot garage with more storage space above. Did we say this place has lots of storage/work space, for hobbies, collections, big boy/girl toys, just about anything. This well built house is close to everything, yet private as it's surrounded by the 817 acre Page Pond Community Forrest with miles of trails. The owners recently removed all carpet, replaced all windows with top end Andersons, remade the kitchen, replaced patio doors and on and on. This property will be available for showing starting January 19th.

STRUCTURE

Construction Status	Existing	Footprint	28x36 + 14x14
Construction	Wood Frame	SqFt-Apx Fin AG/Source	1,960 / Municipal
Foundation	Concrete	SqFt-Apx Fin BG/Source	616 / Municipal
Exterior	Clapboard	SqFt-Apx Unfn AG/Source	0 /
Roof	Shingle	SqFt-Apx Unfn BG/Source	392 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Concrete, Concrete Floor, Daylight, Finished, Full, Stairs - Interior, Storage Space	SqFt-Apx Total Finished	2,576
Garage/Capacity	Yes / 4	SqFt-Apx Total	2,968
Garage Type	Attached	Mobile Make/Model	/
Garage Description	Auto Open, Direct Entry, Storage Above	Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	13x14	1			
Other	13x13	1			
Dining Room	12x13	1			
Bedroom	11x13	1			
Living Room	14x18	1			
Family Room	22x28	B			
Master Bedroom	13x14	2			
Bedroom	12x14	2			
Bedroom	10x16	2			

UTILITIES

Heating	Baseboard, Hot Water, Stove	Services	
Heat Fuel	Oil	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Drilled Well, Private	Phone Company	
Sewer	1250 Gallon, Concrete, Leach Field, On-Site Septic Exists	Cable Company	
Electric	200 Amp, Circuit Breaker(s), Generator	Electric Company	



County NH-Belknap	Devel/Subdiv	ROW-Parcel Access
Water Body Access	School - District Inter-Lakes Coop Sch Dst	ROW-Length/Width /
Water Body Type	School - Elementary Inter-Lakes Elementary	ROW to other Parcel
Water Body Name	School - Middle/Jr Inter-Lakes Middle School	Roads Paved, Public
Water Frontage Lngth	School - High Inter-Lakes High School	Road Front/Length Yes / 272
Water Restrictions	Mobile Park Name	Surveyed/By Unknown
Condo Ltd Comm Area	Condo Name	Owned Land
Common Land Acres	Building #	Units Per Building
Suitable Use	Lot Country Setting, Landscaped, Trail/Near Trail, Desc Walking Trails	Area Abuts Conservation, Near Paths, Desc Near Shopping, Near Skiing, Near Snowmobile Trails, Rural

FEATURES	
Features - Interior Draperies, Fireplace - Gas, Fireplaces - 1, Kitchen /Dining, Master BR w/ BA, Security Doors, Window Treatment, Wood Stove Hook-up, Laundry - 1st Floor Flooring Combination, Hardwood, Laminate, Vinyl Appliances Dishwasher, Dryer, Microwave, Range - Gas, Washer Equipment Smoke Detector, Smoke Detectr-Hard Wired Water Heater Off Boiler	Features - Exterior Deck, Fence - Dog, Fence - Invisible Pet, Garden Space, Porch, Window Screens Driveway Paved Parking Parking Spaces 5 - 10

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

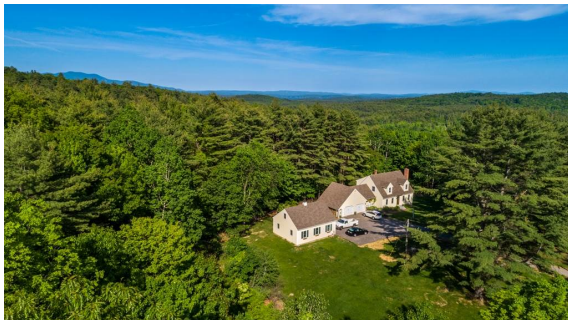
PUBLIC RECORDS			
Deed - Recorded Type Warranty	Deeds - Total	Deed Book/Page 3101 / 799	
Map S-12	Block 0	Lot 2A	
SPAN #	Property ID	Plan Survey Number	
Assment Amount/Year /	Assments - Special	Current Use	
Tax Class	Tax Rate 15.62	Land Gains	

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 Park Approval	Mobile Co-Op	Mobile Must Move	
Flood Zone No	Rented	Rental Amount	
Covenants No	Easements	Resort	
Possession	Documents Available Aerials, Property Disclosure, Tax Map		
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 Y / 1/19/2019	Price - Original \$449,000		

PREPARED BY	
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Meredith NH 03253



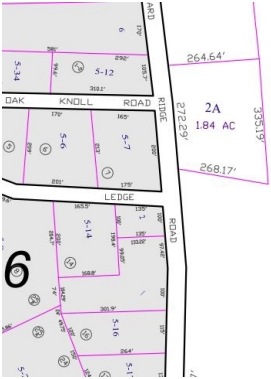
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Page Pond Forest
562 ac

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