

**Residential / Single Family**  
**4469322**  
**Closed**

**1153 Cleveland Hill Road**  
**Tamworth NH 03886**

**Unit/Lot #:**

**Price - List \$239,900**  
**Price - Closed \$215,000**  
**Date - Closed 4/7/2017**



**Year Built** 1840  
**Style** Cape, Colonial, Farmhouse  
**Color** white  
**Total Stories** 1.75  
**Zoning** none  
**Taxes TBD** N  
**Gross Taxes/Year** \$4,648.00 / 2016  
**Lot Acres/SqFt** 3.68 / 160,301

**Rooms - Total** 8  
**Bedrooms - Total** 4  
**Baths - Total** 2  
**Baths - Full** 0  
**Baths - 3/4** 2  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,000  
**DOM** 198

**Directions** From Tamworth Village (Barnstormers Playhouse, Remick Farm/Museum, new Distillery, et al) take Cleveland Hill Rd W for 2 mi to white Cape w/att'd Barn on L, at cor of Bunker Hill Rd. From Rte 25: N onto 113W; R (just over bridge) onto Bunker Hill Rd; go 1.5 mi to property on R cor. w/Clev'd Hill Rd.

c1840 "high-posted" Cape w/att'd ell & 60'x40' P&B Barn, on 3.68 Ac of South-facing open Gardening/Livestock land in a "classic NH" area of Farms, Older & Traditional Homes, Summer "estates" & perpetually CONSERVED Acreage. 3 fireplaces in re-built chimneys, 4 Bedrooms & 2 "vintage" Baths. The 18'x16' eat-in family Kitchen has newer cabinetry, granite counters & its own fireplace w/woodstove insert. A few steps off the kitchen is a delightful stone floored private south-facing screened porch. The huge Barn appears solid & dry. There is a spacious & heated "Library" in the SW corner of the main floor of the Barn & ample storage for equipment, including the ground level "under-barn" wood storage adjacent to the Exterior Wood Boiler. Metal roofs all around. Some TLC & updating needed. New (2017) Propane-fueled FHA Furnace installed, for use when Wood Boiler is not fired.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	36x26 + 24x18
<b>Construction</b>	Post and Beam	<b>SqFt-Apx Fin AG/Source</b>	2,000 / Municipal
<b>Foundation</b>	Granite, Stone	<b>SqFt-Apx Fin BG/Source</b>	0 / Municipal
<b>Exterior</b>	Clapboard, Wood	<b>SqFt-Apx Unfn AG/Source</b>	0 / Other
<b>Roof</b>	Metal	<b>SqFt-Apx Unfn BG/Source</b>	300 / Municipal
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	300
<b>Basement Description</b>	Crawl Space, Dirt Floor, Full, Partial, Stairs - Interior, Unfinished	<b>SqFt-Apx Total Finished</b>	2,000
<b>Garage/Capacity</b>	Yes / 1	<b>SqFt-Apx Total</b>	2,300
<b>Garage Type</b>	Attached	<b>Mobile Make/Model</b>	/
<b>Garage Description</b>	Direct Entry, Barn	<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	18 x 16	1			
Living Room	22 x 14	1			
Office/Study	11 x 10	1			
Master Bedroom	14 x 13	1			
Other	8 x 8	1			
Bedroom	16 x 14	2			
Bedroom	14 x 13	2			
Bedroom	14 x 9	2			
Foyer	8 x 7	1			

#### UTILITIES

<b>Heating</b>	Forced Air, Hot Air, Stove - Wood, Wood Boiler	<b>Services</b>	
<b>Heat Fuel</b>	Gas - LP/Bottle, Wood	<b>Management Co/Phone</b>	/
<b>Cooling</b>	None	<b>Fuel Company</b>	
<b>Water</b>	Drilled Well	<b>Phone Company</b>	FairPoint
<b>Sewer</b>	Concrete, Leach Field, Private, Shared, Septic	<b>Cable Company</b>	
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	EverSource

# LOT / LOCATION

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<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	No
<b>Water Body Access</b>	Town Residents Only	<b>School - District</b>	Tamworth	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>	Lake	<b>School - Elementary</b>	Kenneth A. Brett School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>	Chocorua	<b>School - Middle/Jr</b>	A. Crosby Kennett Middle Sch	<b>Roads</b>	Gravel, Paved,
<b>Water Frontage Lngth</b>		<b>School - High</b>	A. Crosby Kennett Sr. High	<b>Road Front/Length</b>	Yes / 810
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	Yes
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>	Agriculture, Farm - Horse/Animal, Field/Pasture, Orchards	<b>Lot Desc</b>	Agricultural, Corner, Country Setting, Farm, Farm - Horse/Animal, Field/Pasture, Level, Slight, Sloping	<b>Area Desc</b>	Rural

# FEATURES

<b>Features - Interior</b>	Fireplace - Wood, Fireplaces - 3+, Hearth, Kitchen /Dining, Storage - Indoor, Wood Stove Insert, Laundry - 1st Floor	<b>Features - Exterior</b>	Barn, Porch - Covered, Porch - Screened
<b>Flooring</b>	Hardwood, Softwood	<b>Driveway</b>	Gravel
<b>Appliances</b>	Range - Electric, Refrigerator, Washer	<b>Parking</b>	Off Street, Parking Spaces 3
<b>Water Heater</b>	Electric	<b>Amenities</b>	Storage - Indoor
		<b>Features - Accessibility</b>	1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Hrd Surface Flr

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

# PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1670 / 0520
<b>Map</b>	414	<b>Block</b>	0	<b>Lot</b>	54.2
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	224-072
<b>Assment Amount/Year</b>	\$202,600 / 2015	<b>Assments - Special</b>		<b>Current Use</b>	No
<b>Tax Class</b>		<b>Tax Rate</b>	22.94	<b>Land Gains</b>	

# DISCLOSURES

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>		
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>		
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>		
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>		
<b>PUD</b>		<b>Negotiable</b>		
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No	<b>Auction</b>
<b>Short Sale</b>	No	<b>Restrictions</b>		
<b>Seasonal</b>	No	<b>Mobile Co-Op</b>		<b>Mobile Must Move</b>
<b>Mobile Park Approval</b>		<b>Rented</b>		<b>Rental Amount</b>
<b>Flood Zone</b>	Unknown	<b>Easements</b>		<b>Resort</b>
<b>Covenants</b>	No	<b>Documents Available</b>		
<b>Possession</b>	At Closing	<b>T/F Ownrshp Amt/Type</b>	/	
<b>Timeshre/Fract Ownrshp?</b>	No	<b>Auction Date/Time</b>	/	
<b>Auctioneer - Responsible</b>		<b>Auction Info</b>		
<b>Auctioneer License #</b>		<b>Financing</b>		
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	Telescope. NOTE: Shared Septic & Well.	
<b>Delayed Showing/Begin Date N</b>	/			

# 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 03894-4522



1153 Cleveland Hill Road

Tamworth NH 0388



c1840 "high-posted" Cape



Big House, Little House...



...Back House, Barn!



streetside entrance to kitchen



Family Kitchen w/woodstove/FP



& 3 south-facing windows



Beamed-ceiling in Living Rm



w/2nd of 3 re-built Fireplaces

Prepared by: Ken Perry

K A Perry Real Estate, LLC

Listed by: Ken Perry

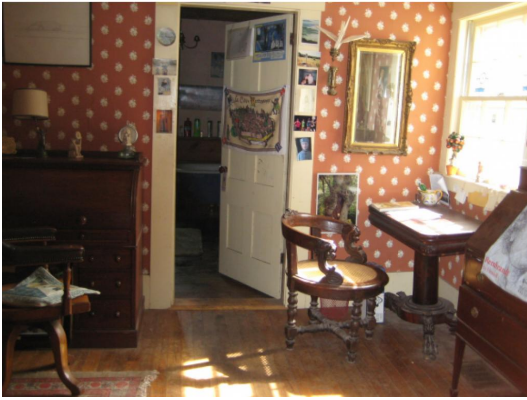
K A Perry Real Estate, LLC

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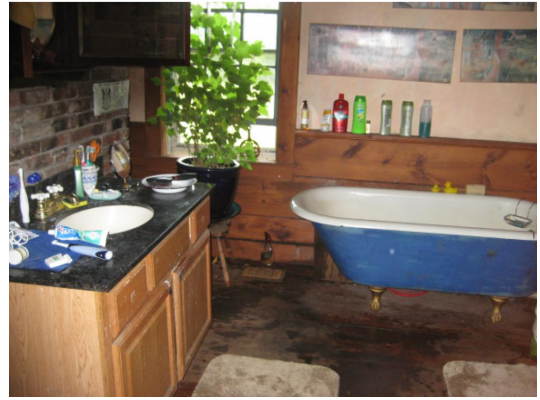


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sun-lit Den/Office



leads to "vintage 1st flr Bath



stairs up to 3 Bdrms & 3/4Bath



3rd FP is in 1st Fl MasterBdrm



basement: stone foundation



& newer chimney base/dry beams



south-facing side



w/ screened porch

Prepared by: Ken Perry

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w/ gorgeous & private vista



...and out to ...



a sunny brick patio



...overlooking observatory



& south pasture



S Pasture towards buildings



back of lg. attch'd barn w/...



granite posts/dry joists under



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wood boiler replaces oil!



Bunker Hill Rd to S Pasture



looking S on Bunker Hill Rd



looking W on Cleveland Hill Rd



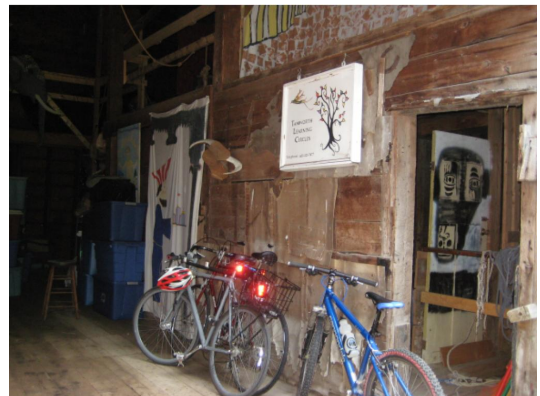
40'x60' P&B Barn, from C H Rd



side may soon need shingles



2 story entrance to Barn



lots of space for everything

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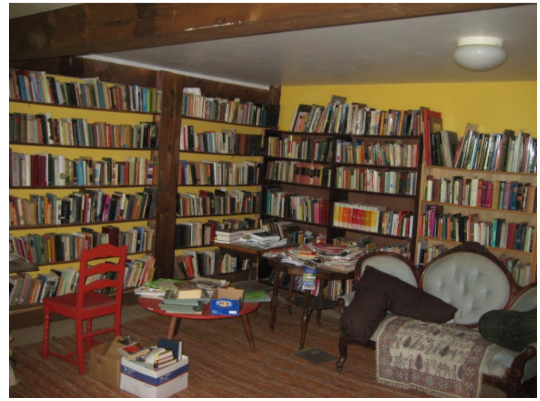


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including your Elephant!



Lg Library in Barn; w/Heat!



P&B frame appears solid & dry



Welcome Home to New Hampshire