

Residential / Single Family
4660770
Closed

620 Leighton Corner Road
Wakefield NH 03872

Unit/Lot #:
Price - List \$214,900
Price - Closed \$206,500
Date - Closed 4/6/2018



Year Built 1779
Style Antique, Cape
Color white
Total Stories 1.5
Zoning Ag/5 Acre
Taxes TBD N
Gross Taxes/Year \$2,468.00 / 2016
Lot Acres/SqFt 6.000000 / 261,360

Rooms - Total 7
Bedrooms - Total 2
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 1,539
DOM 137

Directions Rte 16 to 1 mi S of Ossipee-Hannaford to L on Granite Rd; go 3mi up & R across Granite overlook to just past Church; R onto Leighton Corner Rd; <1 mi to RE sign on L. OR, take Rte 16 to just S of Ossipee/Wakefield T/L; onto Pine River Rd; go 3 mi to Leighton Cor Rd on L; up 1.5 mi to RE sign on R.

-In Low-Tax Wakefield, a move-in ready & well-cared-for authentic c1779 center-chimney Cape (w/att'd ell) on 6+/- pastoral/wooded stone-walled Acres w/detached early 1800s post & beam (solid frame; sill etc. repair needed) BARN. Many original Antique Features intact. -Today's needs are met with the brand-new 1st floor full -Bath AND the 1st Floor MASTER Bedroom, as well as the spacious & sunny up-dated Kitchen. -Both antique buildings sit about 50' peacefully off a well-maintained, accessible & relatively quiet country road. -Less than 5 miles to NH Rte 16, for an easy (<1 hour) Commute South to the employment centers of Rochester, Dover & Portsmouth. -Heat, Electric, Roof, Plumbing, Insulation & Water systems have had many recent updates. -High School attendance at Kingswood Regional in Wolfeboro determined by a voluntary Lottery. -Well-tended 19th century Cemetery just in from road, along south lot line. -Like most early homes, this 2+Bedroom/new-full-Bath home gets almost all-day Sun ...for gardening, small animal farming, solar-panel potential, and family Comfort.

STRUCTURE

Construction Status	Existing	Footprint	38x28 + 24x19
Construction	Post and Beam, Wood Frame	SqFt-Apx Fin AG/Source	1,539 / Municipal
Foundation	Granite, Stone	SqFt-Apx Fin BG/Source	0 / Other
Exterior	Clapboard, Wood	SqFt-Apx Unfn AG/Source	112 / Other
Roof	Metal	SqFt-Apx Unfn BG/Source	1,064 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Bulkhead, Crawl Space, Dirt Floor, Full, Partial, Stairs - Interior	SqFt-Apx Total Finished	1,539
Garage/Capacity	No /	SqFt-Apx Total	2,715
Garage Type		Mobile Make/Model	/
Garage Description		Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen - Eat-in	18 x 12	1			
Dining Room	15 x 15	1			
Living Room	15 x 14	1			
Den	11 x 8	1			
Master Bedroom	16 x 12	1			
Bedroom	14 x 13	2			
Office/Study	12 x 9	2			
Bath - Full	12 x 9	1			
Foyer	7 x 5	1			

UTILITIES

Heating	Hot Air, Stove - Gas, Stove - Wood	Services	Gas - LP/Bottle, Telephone At Site
Heat Fuel	Gas - LP/Bottle, Oil, Wood	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Drilled Well, Dug Well, On-Site Well Exists, Private	Phone Company	FairPoint
Sewer	Leach Field - Existing, Private, Septic	Cable Company	
Electric	Circuit Breaker(s)	Electric Company	NH Co-op



LOT / LOCATION						Page 2 of 2
County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access		
Water Body Access		School - District	Wakefield	ROW-Length/Width	/	
Water Body Type		School - Elementary	Paul School	ROW to other Parcel		
Water Body Name		School - Middle/Jr	Paul School	Roads	Gravel, Public	
Water Frontage Lngth		School - High	Spaulding High School	Road Front/Length	Yes / 800	
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 Agricultural, Country Setting, Field/Pasture, Level, Open, Rolling, Wooded		Area Desc		

FEATURES	
Features - Interior	Attic, Fireplace - Wood, Fireplaces - 2, Wood Stove Insert, Laundry - 1st Floor
Flooring	Softwood, Wood
Appliances	Dryer, Range - Gas, Refrigerator, Washer
Water Heater	Gas - LP/Bottle, On Demand, Tankless
Features - Exterior	Barn, Garden Space, Window Screens, Windows - Storm
Driveway	Gravel
Parking	Parking Spaces 6+, Unpaved
Features - Accessibility	1st Floor Full Bathroom, 1st Floor Hrd Surface Flr, 1st Floor Laundry

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	
Map	25	Block	0
SPAN #		Property ID	000025004000000000
Assment Amount/Year	\$190,700 / 2016	Assments - Special	
Tax Class		Tax Rate	12.94
		Deed Book/Page	2102 / 731-2
		Lot	4
		Plan Survey Number	
		Current Use	N
		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
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	Unknown	Easements	Unknown
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	
		Auction	
		Mobile Must Move	
		Rental Amount	
		Resort	

PREPARED BY	
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c1799 Ctr Chimney cape



welcome home



into spacious Dining Rm



& sun-filled Kitchen



w/farmer's sink



Kitchen cabinetry



new full Bath



Orig. cooking fireplace in DR

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Living Rm w/28" board!



& fireplace w/woodstove insert



adjacent cozy Den



1st Floor Master BdRm



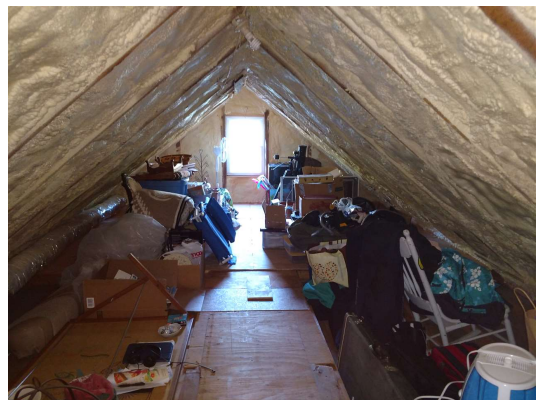
w/restorable? Fireplace



upstairs bedroom



w/cozy nook



insulated walk-in Attic space

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Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by:

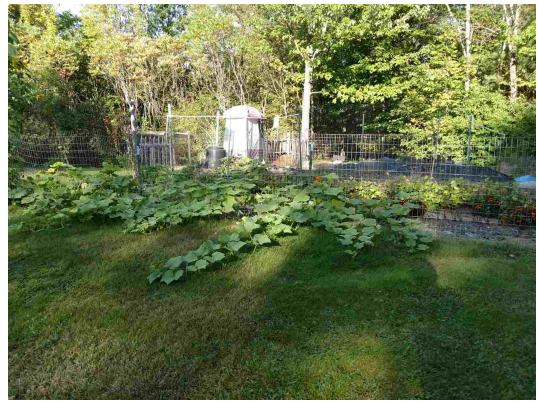
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sunny spot outside Kitchen ell



expandable Garden...



spots abound



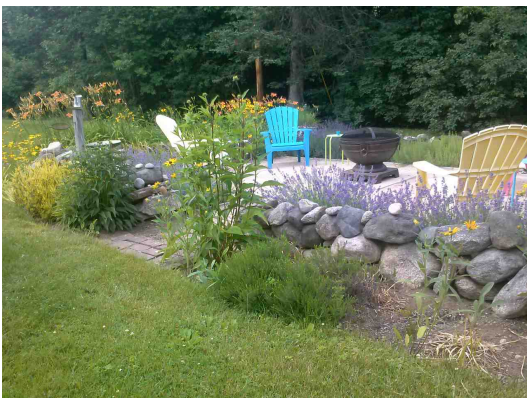
Barn from backyard



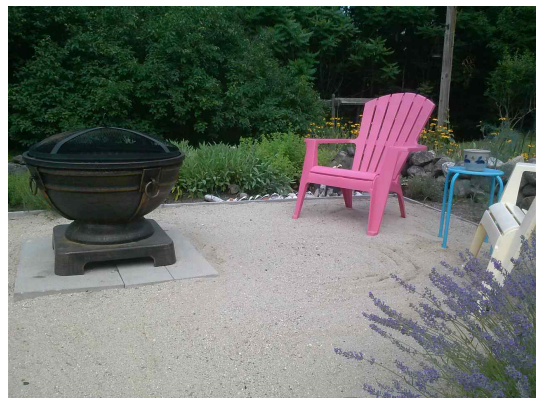
backyard sitting area



amidst flowering plants



for sun-filled days



& Firepit evenings

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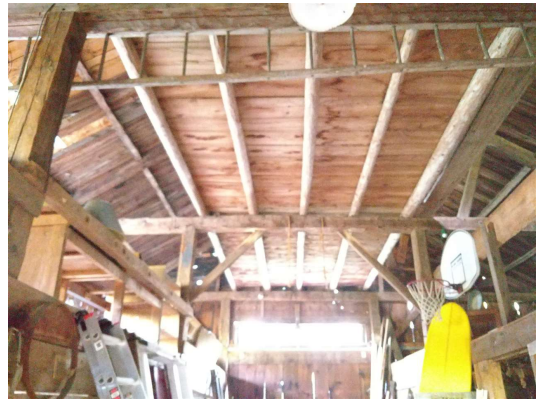
along road to Barn



...in need of sill repair



original features intact



frame appears strong



w/some newer roofers



2-stall Horse barn



Cape from Barn



Granite bulkhead to cellar

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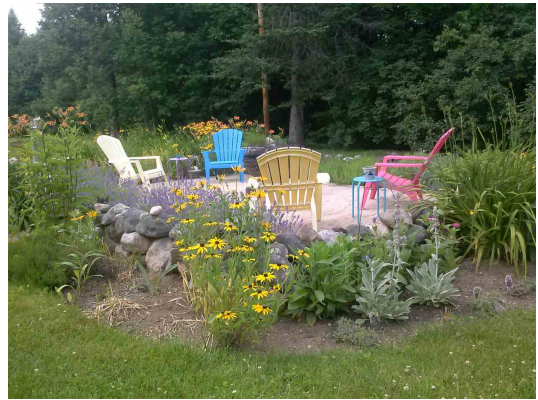
newer FHA furnace



newer Water tank



newer Oil tank



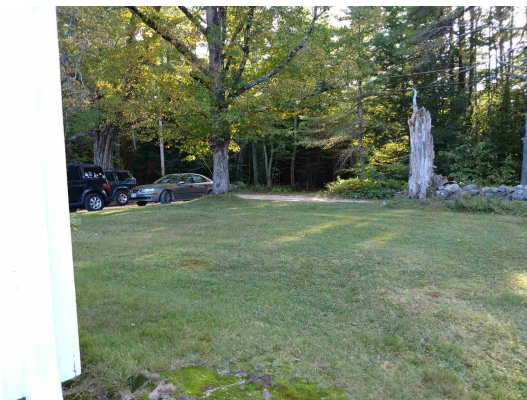
Gardens & own Woodlot



bring your own ideas



Cemetery at S corner



set back from road



for family enjoyment

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