

**Residential** **Single Family** **573 Province Lake Road** **Listed: 6/26/2020** **\$395,000**  
**4813196** **Effingham** **NH 03882** **Closed: 11/24/2020** **\$330,000**  
**Closed** **Unit/Lot #** **DOM: 79**



**County** NH-Carroll  
**Village/Dist/Locale**  
**Year Built** 1772  
**Style** Colonial, Historic Vintage, Post and Beam  
**Color** white  
**Taxes TBD** No  
**Tax - Gross Amount** \$7,844.00  
**Tax Year** 2019  
**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**SqFt-Apx Fin Above Grade** 3,084  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 3,084  
**Lot Size Acres** 24.000000  
**Lot - Sqft** 1,045,440  
**Delayed Showing** No  
**Date - Showings Begin**



**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 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  
**Construction** Post and Beam, Wood Frame  
**Foundation** Granite, Stone  
**Basement** Yes  
**Basement Access Type** Interior  
**Exterior** Clapboard, Wood  
**Roof** Shingle - Architectural  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached  
**Parking** Driveway, Garage, Off Street, Parking Spaces 5 - 10, Paved

**List \$/SqFt Fin ABV Grade** \$128.08  
**SqFt-Apx Unfn Above Grade** 2,160  
**SqFt-Apx Unfn Below Grade** 708

### ROOMS

Mudroom	1	Den	2
Kitchen - Eat-in	1	Bedroom	2
Dining Room	1	Bedroom	2
Living Room	1	Bedroom	2
Bedroom	1	Bath - 3/4	2

### WATER

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

### SCHOOLS, LOT AND LOCATION

**SchDistrict** Governor Wentworth Regional  
**SchElem** Effingham Elementary School  
**SchMiddle** Kingswood Regional Middle  
**SchHigh** Kingswood Regional High School  
**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 3373  
**Deed - Page** 119

### Owned Land

**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

**UTILITIES AND FEATURES****Heating** Baseboard, Hot Water, Multi Zone**Heat Fuel** Oil, Wood**Water Heater** Off Boiler**Cooling** None**Water** Drilled 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**Features - Exterior** Garden Space, Natural Shade, Outbuilding, Patio, Shed, Stable(s)**Features - Interior** Attic, Fireplaces - 3+, Kitchen/Dining**Flooring** Softwood, Wood**Appliances** Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer**Equipment** Stove-Wood, Generator - Portable**CONDO/ASSOCIATION - MOBILE - AUCTION****Condo Name****Building Number****Units Per Building****Condo Fees****Mobile Park Name****Mobile Park Approval****Mobile Co-Op****Mobile Must Move****Auction** No**Date - Auction****Auction Time****Auctioneer - Responsible****DISCLOSURES****Fee****Fee 2****Fee 3****Items Excluded****Restrictions** Other**Timeshare/Fract. Ownrshp** No**Foreclosed/Bank-Owned/REO** No**Flood Zone** No**Seasonal** No**PREPARED BY**

Ken Perry

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K A Perry Real Estate, LLC

188 North Wolfeboro Road

Wolfeboro NH 03894

Off: 603-569-1563



Listed By:

Ken Perry / K A Perry Real Estate, LLC

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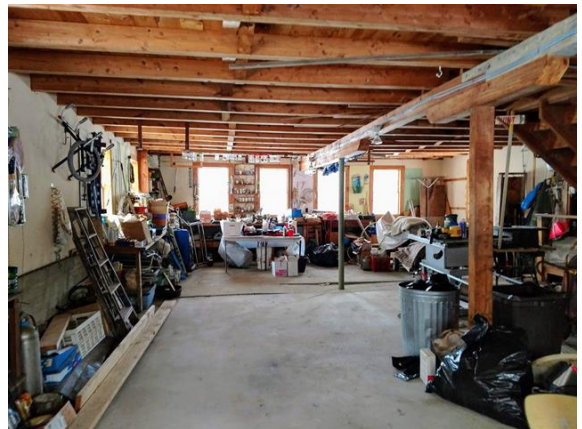
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