



56 Durgin Road
Tuftonboro, New Hampshire 03816



L\$299,000
C\$245,000

Closed
Residential 2710071



Step Back in time in this 1700s farmhouse with spectacular sunsets, mtn. views & land bordered by stone walls & fences. Farmhouse is structurally sound & well maintained with 3 fireplace, exposed beams, wide pine floors with all the charm & warmth historic properties have. There is a 2-level 38x42 barn with heated workshop plus cupola.



Directions:

take 109\$ NORTH, right onto Ledge Hill Road, at stop sign go straight onto Durgin Road #56 on left at the top of the hill

Taxes: \$ 2,516.89 Taxes TBD: Tax Year: 2007 Monthly Assoc.\$: \$ Condo Assoc Fees: \$

Style:	Cape , Farmhouse	Year Built:	1790	Lot Acre:	5.08
Bedrooms:	3	Total Fin SqFt:	3,392	Book/Pg:	1462/ 125
Full:	1	Apx Fin Above Grd:	3,392	Lot SqFt:	221,285
1/2 Baths:	1	Construction:	Wood Frame	Seasonal:	No
3/4 Baths:	0	Exterior:	Clapboard , Wood	Zoning:	res
Living Rm Dim:	15x27	Basement:	Bulkhead , Dirt , Partial , Unfinished	Flood Zone:	No
Dining Rm Dim:	16x15	Foundation:	Granite , Stone	Road Frontage:	494
Kitchen Dim:	15x17	Roof:	Shingle-Asphalt	Water Frontage:	
Family Rm Dim:		Heating/Cool:	Hot Air , Stove	Water Body Name:	
Master BR Dim:	20x14	Heat Fuel:	Oil , Wood	Roads:	Paved , Public
2nd BR Dim:	12x17	Water Heater:	Electric	Driveway:	Paved
3rd BR Dim:		Water:	Drilled Well	Garage/Park:	2 Parking Space , Attached , Auto Open , Barn , Direct Entry , Storage Above
4th BR Dim:		Sewer:	1000 Gallon , Concrete	Garage Capacity:	2
Other Rm Dim:	17x20	Electric:	Circuit Breaker	Water Body Restri.:	
Den Rm Dim:	10x12				

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath		1			1/2 Bath				
3/4 Bath					Den		1		
Dining Rm		1			Family Rm				
Kitchen		1			Living Rm		1		
Master BR		1			2nd BR				
3rd BR					4th BR				
Other Rm 1				1					

Amenities: 1st Floor Laundry , Cable , Cable Internet , Dining Area , Eat In Kitchen , Fireplace-Wood , Hot Tub , Laundry Hook-ups , Loft , Master BR with BA , Mudroom , Out Building , Skylight , Wood Stove , 1st Floor Master BR

Appliances: Range-Electric , Refrigerator

Restrictions:

Negotiable:

Disability:

Elem Sch: Carpenter Elementary

Jr./Mid Sch: Kingswood Regional Middle

High Sch: Kingswood Regional High School

Closed Date: 08/31/2009

PREPARED BY



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