

Residential
4046983 Active

273 Meetinghouse
Gilmanton, New Hampshire 03237



L \$399,000



Zoning:	RUR Rural	Rooms:	12
Year Built:	1790	Bedrooms:	3
Color:	Gray	Total Baths:	2
Taxes:	\$ 8,227.00	Full:	1
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	8.00	Garage Type:	Detached
Lot SqFt:	348,480	Total Fin SqFt:	2,478
Common Land Acres:		Apx Fin Above Grd:	2,478
Road Frontage:	Yes/ 1,020	Apx Fin Below Grd:	0
Water Frontage:	300	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	2	Style:	Antique , Cape , Farmhouse , Historic Vintage , New Englander , Victorian

Water Body Type:	Water Body Restr.:	Surveyed:	Unknown	Seasonal:	No
Water Body Name:	Current/Land Use:	Land Gains:		Owned Land:	

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: Meticulously cared for and updated antique home. Original cape portion is now a 1790's ell plus the 1840 2 story farmhouse addition each with modern baths. Exposed beams, custom cherry cabinets & soapstone sink in the kitchen, 2 working fireplaces, one with beehive oven and an additional brick hearth with woodstove. Cozy family room and formal living and dining rooms, one entry has an original handpainted mural. Office and sewing rooms, first floor bedroom and room to expand. Great space for in-law arrangement. Attention to detail with wainscoting and built-ins including master closets with dressers. Formal front foyer and a back staircase into the kitchen. Nicely landscaped 8 acres with farm pond, raspberries, apple trees, perennial gardens. 39' x 41' barn with hayloft and potting/garden shed attached. Groomed snowmobile trails for cross-country skiing, hiking nearby. Use of beach at Crystal Lake. Horse-owners/farmers, antique buffs or country living enthusiasts will love it here!

Directions:Route 140 East from 107 to right on Meetinghouse Road which turns left at the Meetinghouse (Governor's Road goes to the right) and turns right at T (Stone Road goes to the left), first house on right.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	16'10" x 15'6"	1	Master BR	16'9" x 15'9"	2	1st	1		1	
Kitchen	12'4" x 15'6"	1	2nd BR	12'1" x 11'10"	2	2nd	3	1		
Dining Rm	15'9" x 11'11"	1	3rd BR	15'3" x 9'14"	2	3rd				
Family Rm	16'8" x 14"	1	4th BR			4th				
Office/Study	10'6" x 7'2"	1	5th BR			Bsmt				
Utility Rm		1	Den							
Other Rm 1	12'5" x 13'9"	1	Other Rm 3	8'10" x 10'10"	1					
Other Rm 2	7'2" x 10'8"	1								

Assoc Amenities:		Possession:	At Closing
Interior Feat.:	1st Floor Laundry , Alternative Heat Stove , Attic , Cable , Cable Internet , Eat-in Kitchen , Family Room , Fireplace-Wood , Formal Dining Room , Foyer , Hearth , Laundry Hook-ups , Living Room , Natural Woodwork , Smoke Det-Battery Powered , Studio/Workshop , Wood Stove , Wood Stove Hook-up , 2 Fireplaces	Electric:	200 Amp , Circuit Breaker(s)
Exterior Feat.:	Barn , Beach Rights , Out Building , Porch , Shed , Storm Windows , Window Screens	Exterior:	Clapboard , Shingle , Wood
Basement:	Bulkhead , Crawl Space , Dirt , Full , Interior Stairs , Sump Pump , Unfinished	Foundation:	Brick , Concrete , Granite , Stone
Equip./Appl.:	Dishwasher , Range-Electric , Refrigerator , Smoke Detector	Heating/Cool:	Direct Vent , Multi Zone , Radiator , Space Heater , Steam , Stove
Driveway:	Paved	Lot Desc:	Agricultural Prop , Country Setting , Farm , Horse Prop , Landscaped , Level , Rural Setting , Snowmobile Trail , Trail/Near Trail , Water View , Waterfall , Waterfront , Wooded
Construction:	Existing , Post and Beam , Wood Frame	Occ. Restrictions:	
Financing:		Roof:	Shingle-Asphalt
Floors:	Softwood	Water:	Deeded , Drilled Well , Dug Well , Private , Purifier/Soft , Spring
Garage/Park:	6+ Parking Spaces , Barn , Storage Above	Water Heater:	Off Boiler
Heat Fuel:	Kerosene , Multi Fuel , Oil , Wood	Building Certs:	
Roads:	Public	Docs Available:	
Sewer:	1000 Gallon , Concrete , Leach Field , Private , Septic		
Suitable Land Use:	Land:Mixed , Agriculture/Produce , Horse/Animal Farm , Orchards		
Fee Includes:			
Disability:	1st Floor 3/4 Bathrm , Access. Laundry No Steps , Bathrm w/step-in Shower , Bathrm w/tub , Grab Bars in Bathrm , 1st Floor Bedroom		
Negotiable:			
Excl Sale:	2 Hanging kitchen lights		

Tax Rate:		Assmt:		Assmt Yr:	
Tax Class:		Unadjusted Taxes:		Tax Reduct:	Yes
Elderly:	No	Veteran:	Yes	Other:	No
Covenant:	Unknown	Source SqFt:		County:	Belknap
Recorded Deed:	Warranty	Book/Pg:	850/ 685	Plan/Survey:	
Map/Blck/Lot:	000419/ / 028000	Property ID:		SPAN # (VT):	--

Devel/Subdiv:
District:
Elem Sch: Gilmanton Elementary
Fuel Co: Foley
Timeshare/Fract. Ownrshp:
Auction:
Auction \$ Det. By:

Const. Status: Existing
High Sch: Gilford High School
Cable: Metrocast
Phone Co: Faripoint
Weeks:

Home Energy Rating Index:
Jr./Mid Sch:
Electric Co: NHElecCoop
Resort:
Timeshare %:
DOM: 9

PREPARED BY



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Attention Antique Lovers



Welcome Home



Cozy Den in the Ell



Rebuilt with Beehive Oven



Formal Dining Room



Formal Living Room

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Photo Gallery MLS# R4046983A



Brick Hearth with Woodstove



Fireplace Warms the Kitchen



Soapstone and Cherry Counters



S Winchester Custom Cabinetry



Beamed ceilings



Charming Front Stairway

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Photo Gallery MLS# R4046983A



Relaxing Master Bedroom



Master Bedroom Sitting Area



Custom Built-ins in Closets



Warmth of Gleaming Wood Floors



Special Touches Throughout



Apple Trees, Perennial Gardens

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Photo Gallery MLS# R4046983A



Country Feel- 20 mi to Concord



Large Barn with Potting Shed



Winter- Near Snowmobile Trails



Summer - Fox Hunt Rides By



Farm Pond- Fish, Paddle, Skate



You are Going to Love it Here!

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