



320 Water Village Road
Ossipee, New Hampshire 03864

L\$145,900

Active Residential 2831201

Comforatble, but modest, 2-3 Bedroom/1 Bath year-round home on 2.5 sunny acres, with filtered mountain VIEW. Great vacation/weekend/seasonal home or use as Primary Residence, with possibility of eventually building new on separate (by Deed & Tax Bill) stonewalled 4.9 acre buildable lot with filtered Mountain View.

Directions:

NH Rte 28 to NH Rte 171 West (a/k/a Water Village Rd) 3 miles to sign on R, 1 mile before Water Village Church. Modest year-round home on 2.5 Acres PLUS Separate (by Deed & Tax Bill) 4.9 Acre Buildable Lot.

Taxes: \$ 2,237.00 Taxes TBD:No Tax Year: 2009 Monthly Assoc.\$: \$ Condo Assoc Fees: \$

Style:	1 1/2 Story , Bungalow	Year Built:	1940	Lot Acre:	2.50
Bedrooms:	3	Total Fin SqFt:	1,124	Book/Pg:	326/ 169
Full:	1	Apx Fin Above Grd:	1,124	Lot SqFt:	108,900
1/2 Baths:	0	Construction:	Wood Frame	Seasonal:	No
3/4 Baths:	0	Exterior:	Shingle , Wood	Zoning:	Rural
Living Rm Dim:	15 x 10	Basement:	Dirt , Gravel , Unfinished , Walk Out	Flood Zone:	No
Dining Rm Dim:		Foundation:	Block , Stone	Road Frontage:	300
Kitchen Dim:	21 x 10	Roof:	Metal , Shingle-Asphalt , Shingle-Fiberglass	Water Frontage:	
Family Rm Dim:		Heating/Cool:	Hot Water	Water Body Name:	
Master BR Dim:	11 x 9	Heat Fuel:	Oil	Roads:	Paved , Public
2nd BR Dim:	12 x 11	Water Heater:	Off Boiler	Driveway:	Gravel
3rd BR Dim:	12 x 8	Water:	Dug Well , Private	Garage/Park:	None
4th BR Dim:		Sewer:	Private , Unknown	Garage Capacity:	0
Other Rm Dim:	13x7 (Laundry+)	Electric:	100 Amp , Circuit Breaker	Water Body Restri.:	
Den Rm Dim:					

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				
Dining Rm					Family Rm				
Kitchen		1			Living Rm		1		
Master BR		1			2nd BR			1	
3rd BR			1		4th BR				
Other Rm 1		1							

Amenities: 1st Floor Laundry , Alternative Heat Stove , Eat In Kitchen , Laundry Hook-ups , Out Building , Sunroom , Wood Stove , 1st Floor Master BR

Appliances: Range-Gas , Wood Stove

Restrictions:

Negotiable:

Disability:

Elem Sch: Ossipee Central School

Jr./Mid Sch: Kingswood Regional Middle

High Sch: Kingswood Regional High School

Closed Date:

PREPARED BY



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