



40 FOLSOM ROAD

**Ossipee, New Hampshire 03814
Center Ossipee NH**

**L\$129,900
C\$121,000**

**Closed
Residential 2815739**

Comfortable 3 bedroom 2 bath dormered Cape with full walkout DRY lower level for laundry, game room/storage, utilities, and small TV/den area; small deck off kitchen; pergo floors in some rooms; spacious eat-in kitchen. Easy Walk to Shops, School, Rec Department, Senior Center, Post Office, Library, etc. Possible SHORT SALE; Lender Approval of all Offers, required.

Directions:

Rte 28 N to Rte 16N; N on Rte 16 to Left on 16B in Center Ossipee; on 16B to Folsom Road on Left; 2nd home up on left; classic dormered Cape style, with full DRY walkout basement level.

Taxes: \$ 2,092.00 Taxes TBD: Tax Year: 2009 Monthly Assoc.\$: \$ Condo Assoc Fees: \$

Style:	1 3/4 Story , Cape , Walkout Lower Level	Year Built:	1957	Lot Acre:	.28
Bedrooms:	3	Total Fin SqFt:	2,028	Book/Pg:	2397/ 639
Full:	2	Apx Fin Above Grd:	1,428	Lot SqFt:	12,196
1/2 Baths:	0	Construction:	Wood Frame	Seasonal:	No
3/4 Baths:	0	Exterior:	Clapboard	Zoning:	ViLLAGE Dist.
Living Rm Dim:	14X18	Basement:	Daylight , Full , Walk Out	Flood Zone:	Unknown
Dining Rm Dim:	13X12	Foundation:	Below Frostline , Wood , Other	Road Frontage:	136
Kitchen Dim:	19X11	Roof:	Metal , Shingle-Other	Water Frontage:	
Family Rm Dim:		Heating/Cool:	Hot Air	Water Body Name:	
Master BR Dim:	14X16	Heat Fuel:	Oil	Roads:	Public
2nd BR Dim:	13 x 11	Water Heater:	Electric	Driveway:	Other
3rd BR Dim:	16 x 9	Water:	Public	Garage/Park:	2 Parking Space , None
4th BR Dim:		Sewer:	Public	Garage Capacity:	0
Other Rm Dim:		Electric:	100 Amp	Water Body Restri.:	
Den Rm Dim:	8 x 8				

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

Amenities: Deck , Eat In Kitchen
Appliances: Dishwasher , Range-Electric , Refrigerator
Restrictions:
Negotiable:
Disability:

Elem Sch: Ossipee Central School
Closed Date: 04/16/2010

Jr./Mid Sch: Kingswood Regional Middle

High Sch: Kingswood Regional High School

PREPARED BY



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