






**LOT10 PROVINCE LAKE RD. RT 153  
Effingham, New Hampshire 03882**

**List Price: \$300,000**  
**Closed Price: \$250,000**  
**Status: Closed**

LARGE BUILDING LOT WITH THE SUBDIVISION POSSIBILITY (WITH APPROVAL OF TOWN) OR JUST A GREAT PLACE TO BUILD YOUR DREAM HOME OR HORSE FARM.

**Directions:**

FROM RT 25 TAKE 153 SOUTH. FOLLOW APPROX 2 MILES, SIGN ON RIGHT

Land # 163323			
Location Info		Land Info	
	<b>County:</b> Carroll	<b>Lot Acre:</b> 86.00	
	<b>Village/Proj:</b>	<b>Lot SqFt:</b> 3,746,160	
	<b>Map/Blck/Lot:</b> 17 / / 10-2	<b>Est Open Spc:</b> %	
	<b>Pole Num:</b>	<b>Roads:</b> Public	
	<b>Exposure:</b> East	<b>Road Frontage:</b> 1,498	
	<b>Elem Sch:</b>	<b>Water/Sew:</b> On Site Septic Needed , On Site Well Needed	
	<b>Jr./Mid Sch:</b>	<b>Electric:</b> At Street	
	<b>High Sch:</b>	<b>Power Co:</b>	
	<b>Taxes:</b> \$ 30.00	<b>Gas:</b> None	
	<b>Taxes TBD:</b>	<b>Water Frontage:</b>	
	<b>Tax Reduction:</b> No	<b>Water Body Name:</b>	
	<b>Assessment Yr:</b>	<b>Water Body Type:</b>	
	<b>Assessment:</b>	<b>Water Acc Type:</b>	
	<b>Book/Page:</b> 318 / 105	<b>Surveyed:</b> Yes	
	<b>Easements:</b>	<b>Monthly Assoc.\$:</b> \$	
	<b>Covenant:</b> No	<b>Current Use:</b>	
	<b>Zoning:</b> RURAL	<b>Flood Zone:</b> Unknown	
	<b>Water Body Restri.:</b>		
<b>Description:</b>		Hilly , Level , Paved Road , Wooded	
<b>Restrictions:</b>			
<b>Excl Sale:</b>			

**PREPARED BY**



**K A Perry Real Estate, LLC**  
188 North Wolfeboro Road  
Wolfeboro, NH 03894

[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

**Off. Ph# :** (603) 569-1563

Lister: Ralph Buchanan of Lakes Region Buchanan Group, LLC  
Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.  
Copyright 2009 Northern New England Real Estate Network, Inc. 04/22/2010 12:01 PM