



**PARTRIDGE COVE ROAD
Effingham, New Hampshire 03882**

List Price: \$79,900
Closed Price: \$73,000
Status: Closed



Private 4+ acre lot with 267 feet of water front along the Ossipee River and 290 feet of road frontage. Water front has a northeast exposure. This lot offers easy access to Routes 25 and 16. Very close to Effingham Elementary School. Expired 2 bedroom septic approval.

Directions:

From Route 16 in Ossipee take Route 25 east to School Street, the left just before bridge that goes over the Ossipee River. Take first right onto Partridge Cove Road at new school. Take your first left and property is located on your right.



Land # 266626

Location Info		Land Info	
County:	Carroll	Lot Acre:	4.10
Village/Proj:		Lot SqFt:	178,596
Map/Blck/Lot:	202 / 16	Est Open Spc:	%
Pole Num:		Roads:	Dead End , Dirt , Gravel , Private
Exposure:		Road Frontage:	270
Elem Sch:	Effingham Elementary School	Water/Sew:	On Site Septic Needed , On Site Well Needed
Jr./Mid Sch:	Kingswood Regional Middle School	Electric:	At Street
High Sch:	Kingswood Regional High School	Power Co:	
Taxes:	\$ 730.14	Gas:	None
Taxes TBD:		Water Frontage:	267
Tax Reduction:	No	Water Body Name:	Ossipee River
Assessment Yr:	2005	Water Body Type:	River
Assessment:	51600	Water Acc Type:	Owned
Book/Page:	0 / 0	Surveyed:	Yes
Easements:	Unknown	Monthly Assoc.\$:	\$
Covenant:	Unknown	Current Use:	No
Zoning:	Res. Waterfront	Flood Zone:	Unknown
Water Body Restri.:			

Description: Level , Rolling , Wooded
Restrictions:
Excl Sale:

PREPARED BY



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