

Residential
4090151 Active

510 Wentworth Road
Brookfield, New Hampshire 03872



L \$349,900



Zoning:	Resd'l-Agric	Rooms:	10
Year Built:	1795	Bedrooms:	4
Color:	cream	Total Baths:	3
Taxes:	\$ 6,112.00	Full:	2
Taxes TBD:		3/4 Baths:	0
Tax Year:	2010	1/2 Baths:	1
Monthly Assoc.\$:	\$0	Garage Capacity:	2
Lot Acre:	28.00	Garage Type:	Detached
Lot SqFt:	1,219,680	Total Fin SqFt:	3,000
Common Land Acres:		Apx Fin Above Grd:	3,000
Road Frontage:	Yes/ 3,115	Apx Fin Below Grd:	0
Water Frontage:		Apx Ttl Below Grd:	
Water Acc Type:		Foot Print:	42x33 & 54x14
# of Stories:	2 1/2	Flood Zone:	No
Basement:	Yes /	Style:	Farmhouse , Federal , Greek Rev

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

Parcel Access ROW: No **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: High Quality FARMLAND with a large c1795 4 Bedroom/3 Bath Federal HOME (w/new energy-efficient windows), large early Barn, several outbuildings, and a detached 2 Bedroom/1.5 Bath GUEST HOUSE. For the extended family and/or those looking to bring these fine 28 ACRES back into production. Land quality & historical use will probably qualify for "Organic" designation. Offered "As Is". An abutting 50 ACRES, mostly now grown up to woods & with its own 305' of road frontage, may also be available for an additional \$125,000; see NNEREN mls #4094552. LONG State & Town ROAD FRONTAGE.

Directions: Only 7 mi. from Downtown Wolfeboro's Shops, Restaurants & Dock. Take Rte 28 N for 3 mi.; R on Rte 109 E; go 4 mi. to level rise of farmland & mature hedges on L. From Rte 16, take Rte 109 W in Wakefield; go 4 mi. to former "Fletcher" Farm at field with cemetery on R. Easy Commute South to Seacoast.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	26 x 16	1	Master BR	20 x 14	2	1st	0	0	0	1
Kitchen	15 x 12	1	2nd BR	16 x 14	2	2nd	4	2	0	0
Dining Rm	18 x 14	1	3rd BR	16 x 15	2	3rd				
Family Rm			4th BR	15 x 12	2	4th				
Office/Study	16 x 15	1	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1	11 x 10		Other Rm 3							
Other Rm 2	26 x 8									

Assoc Amenities:	Possession:
Interior Feat.: 1st Floor Laundry , Attic , Den/Office , Eat-in Kitchen , Fireplace-Wood , Formal Dining Room , Foyer , In Law Apartment , Living Room , Master BR with BA , Mudroom , Satellite Internet , Smoke Det-Battery Powered , Studio/Workshop , Walk-in Closet , 1 Fireplace	
Exterior Feat.: Barn , Deck , Guest House , Irrigation System , Out Building , Porch , Porch-Covered , Porch-Enclosed	
Basement: Bulkhead , Full , Unfinished	
Equip./Appl.: Range-Gas	
Driveway: Crushed/Stone	Electric: 200 Amp , Generator , Wired for Generator
Construction: Post and Beam	Exterior: Clapboard , Wood
Financing:	Foundation: Granite , Stone
Floors: Ceramic Tile , Hardwood , Vinyl	Heating/Cool: Baseboard , Hot Air
Garage/Park: 6+ Parking Spaces , Detached	Lot Desc: Agricultural Prop , Farm , Fenced , Fields , Horse Prop , Landscaped , Level , Mountain View , Pasture , Rural Setting , View , Wooded
Heat Fuel: Electric , Oil	Occ. Restrictions:
Roads: Public	Roof: Shingle-Asphalt
Sewer: Metal , Septic	Water: Drilled Well
Suitable Land Use: Land:Pasture , Land:Tillable , Land:Woodland , Agriculture/Produce , Bed and Breakfast , Dairy Farm , Horse/Animal Farm	Water Heater: Electric
Fee Includes:	Building Certs:
Disability:	Docs Available:
Negotiable:	
Excl Sale:	

Tax Rate: \$14.20	Assmt: \$430,438.00	Assmt Yr: 2010
Tax Class:	Unadjusted Taxes:	Tax Reduct: Yes
Elderly: No	Veteran: No	Other: Unknown
Covenant: No	Source SqFt: Muni	County: Carroll
Recorded Deed: Warranty	Book/Pg: 921/ 022	Plan/Survey:
Map/Blck/Lot: 24/ / 16	Property ID:	SPAN # (VT): --
Devel/Subdiv:	Const. Status: Existing	Home Energy Rating Index:
District: Governor Wentworth Regional	High Sch: Kingswood Regional High School	Jr./Mid Sch: Kingswood Regional Middle
Elem Sch: Carpenter Elementary	Cable: dish	Electric Co: PSNH
Fuel Co:	Phone Co:	Resort:
Timeshare/Fract. Ownrshp: No	# Weeks:	Timeshare %:

DOM: 120

PREPARED BY



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Photo Gallery MLS# R4090151A



Classic New England Federal



A Most Spacious Home



2 bedroom Guest House & Barn



from kitchen Garden



Outbuilding, Lawns & Pastures



Mowed Pastures to Woodlot

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Photo Gallery MLS# R4090151A



Large Fireplaced Living Room



Sun-filled & Spacious



Updated eat-in Kitchen



Large 3 season Porch



Private Oasis



Detached Guest House & Barn

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