

**Residential**  
**4033686 Active**

**4 Youngs Road**  
**Ossipee, New Hampshire 03864**



**L \$115,000**



<b>Zoning:</b>	Rural	<b>Rooms:</b>	7
<b>Year Built:</b>	1710	<b>Bedrooms:</b>	3
<b>Color:</b>	White	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 2,512.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2008	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$0	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	3.40	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	148,104	<b>Total Fin SqFt:</b>	2,119
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	2,119
<b>Road Frontage:</b>	Yes/ 290	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Foot Print:</b>	
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	1 1/2	<b>Style:</b>	Cape

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

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Public Rems:** Charming 1710 Cape, with addition, has many original features, but needs TLC. Large, private 3.4 acre lot. Hardwood floors throughout the living room & dining room, with a large brick fireplace between the rooms. Large eat in kitchen, w/granite counters; all appliances are included--fridge, stove & dishwasher. Washer dryer hookup on 1st floor. Wood stove hearth / hookup in kitchen. There are wide pine floors throughout original portion of the home. Outbuildings include small barn and shed. House being sold AS-IS, as seen. Offers contingent on 3rd party approval.

**Directions:** From Wolfeboro, Rte. 28 to Ossipee, Right on Rte. 171, to Browns Ridge Road, 2 Miles to Youngs road on the left - straight ahead at end of dirt road. From N on 16, left on Browns Ridge, left on Youngs.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		2	1st	1	1	0	0
Kitchen		1	2nd BR		1	2nd	1	0	0	0
Dining Rm		1	3rd BR			3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den		1					
Other Rm 1	unfinished	2	Other Rm 3							
Other Rm 2	office	1								

<b>Assoc Amenities:</b>	<b>Possession:</b>
<b>Interior Feat.:</b> 1st Floor Laundry , Alternative Heat Stove , Dining Area , Eat-in Kitchen , Fireplace-Wood , Hearth , Laundry Hook-ups	
<b>Exterior Feat.:</b> Satellite	
<b>Basement:</b> Dirt , Partial	
<b>Equip./Appl.:</b> Dishwasher , Range-Electric , Refrigerator	
<b>Driveway:</b> Dirt	<b>Electric:</b> 200 Amp , Circuit Breaker(s)
<b>Construction:</b> Timberframe	<b>Exterior:</b> Clapboard , Wood
<b>Financing:</b>	<b>Foundation:</b> Stone
<b>Floors:</b>	<b>Heating/Cool:</b> Hot Air
<b>Garage/Park:</b> 6+ Parking Spaces	<b>Lot Desc:</b> Country Setting , Farm , Fields , Horse Prop , Rural Setting , Sloping , Wooded
<b>Heat Fuel:</b> Oil , Pellet , Wood	<b>Occ. Restrictions:</b>
<b>Roads:</b> Public	<b>Roof:</b> Shingle-Asphalt
<b>Sewer:</b> 1250 Gallon	<b>Water:</b> Drilled Well
<b>Suitable Land Use:</b>	<b>Water Heater:</b> Electric
<b>Fee Includes:</b>	<b>Building Certs:</b>
<b>Disability:</b> 1st Floor Full Bathrm , 1st Flr Hard Surface Flr. , Bathrm w/tub	<b>Docs Available:</b>
<b>Negotiable:</b>	
<b>Excl Sale:</b>	

<b>Tax Rate:</b>	<b>Assmt:</b> \$102,900.00	<b>Assmt Yr:</b> 2010
<b>Tax Class:</b>	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> Unknown
<b>Elderly:</b> No	<b>Veteran:</b> No	<b>Other:</b> No
<b>Covenant:</b> No	<b>Source SqFt:</b>	<b>County:</b> Carroll
<b>Recorded Deed:</b> Warranty	<b>Book/Pg:</b> 2416/ 400	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 22/ / 2	<b>Property ID:</b>	<b>SPAN # (VT):</b> --
<b>Devel/Subdiv:</b>	<b>Const. Status:</b> Existing	<b>Home Energy Rating Index:</b>
<b>District:</b>	<b>High Sch:</b> Kingswood Regional High School	<b>Jr./Mid Sch:</b> Kingswood Regional Middle
<b>Elem Sch:</b> Ossipee Central School	<b>Cable:</b>	<b>Electric Co:</b>
<b>Fuel Co:</b>	<b>Phone Co:</b>	<b>Resort:</b>
<b>Timeshare/Fract. Ownrshp:</b>	<b># Weeks:</b>	<b>Timeshare %:</b>
<b>Auction:</b>		<b>DOM:</b> 117
<b>Auction \$ Det. By:</b>		

**PREPARED BY**

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Front of House



dining room



kitchen



livingroom

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Photo Gallery MLS# R4033686A



front room of cape



hall way toward office



Office



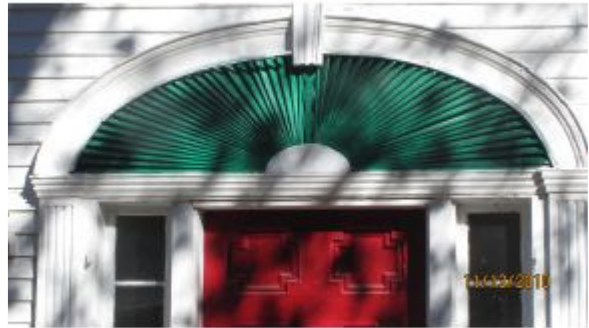
field behind house



storage

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