

**Residential**  
**4002372 Active**

**1140 Province Lake Road**  
**Effingham, New Hampshire 03882**



**L \$174,900**



<b>Zoning:</b>	RA	<b>Rooms:</b>	6
<b>Year Built:</b>	1850	<b>Bedrooms:</b>	3
<b>Color:</b>	Brown	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 3,048.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	10.30	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	448,668	<b>Total Fin SqFt:</b>	1,973
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,973
<b>Road Frontage:</b>	Yes/ 540	<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>	2	<b>Style:</b>	Antique , Cape

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

**Parcel Access ROW:**      **ROW for other Parcel:**      **ROW Width:**      **ROW Length:**

**Public Rems:** SUNNY PINES FARM. A lovely historical cape surrounded by 10 private acres. Custom cabinetry, original features combined with the new, summer kitchen, woodstove in large master bedroom, spacious dining, just some of the features. Large 2 car heated garage, enclosed porch, additional shed for storage. Gorgeous plantings and fruit trees. A beautiful antique home.

**Directions:** RT.153 North or South, sign at property.

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

<b>Assoc Amenities:</b>	<b>Possession:</b>
<b>Interior Feat.:</b> 1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Eat-in Kitchen , Hearth , Laundry Hook-ups , Mudroom , Studio/Workshop , Wood Stove , 2 Stoves	
<b>Exterior Feat.:</b> Out Building , Patio , Porch-Enclosed	
<b>Basement:</b> Full , Gravel , Sump Pump	
<b>Equip./Appl.:</b> Range-Gas , Refrigerator	
<b>Driveway:</b> Dirt	<b>Electric:</b> 100 Amp
<b>Construction:</b> Existing	<b>Exterior:</b> Wood
<b>Financing:</b>	<b>Foundation:</b> Stone
<b>Floors:</b> Hardwood , Softwood	<b>Heating/Cool:</b> Hot Air
<b>Garage/Park:</b> 6+ Parking Spaces , Detached , Heated	<b>Lot Desc:</b> Country Setting , Landscaped , Level , Rural Setting , Wooded Setting
<b>Heat Fuel:</b> Gas-LP/Bottle , Oil	<b>Occ. Restrictions:</b>
<b>Roads:</b> Public	<b>Roof:</b> Metal
<b>Sewer:</b> Private	<b>Water:</b> Private
<b>Suitable Land Use:</b>	
<b>Fee Includes:</b>	<b>Water Heater:</b> Electric
<b>Disability:</b> 1st Floor Full Bathrm	<b>Building Certs:</b>
<b>Negotiable:</b>	<b>Docs Available:</b>
<b>Excl Sale:</b>	

<b>Tax Rate:</b>	<b>Assmt:</b> \$189,900.00	<b>Assmt Yr:</b>
<b>Tax Class:</b>	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> No
<b>Elderly:</b>	<b>Veteran:</b>	<b>Other:</b>
<b>Covenant:</b> No	<b>Source SqFt:</b>	<b>County:</b> Carroll
<b>Recorded Deed:</b> Warranty	<b>Book/Pg:</b> tbd/ tbd	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 411/ / 64	<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> Effingham Elementary 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>Auction \$ Det. By:</b>		<b>DOM:</b> 283

**PREPARED BY**

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Photo Gallery MLS# R4002372A



Garage side



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Summer kitchen



Kitchen + dining



2nd bedroom



3rd bedroom



Master bedroom opens to garden

