

Residential / Single Family
4925201
Closed

576 Wentworth Road
Brookfield NH 03872

Unit/Lot #:
Price - List \$499,900
Price - Closed \$440,000
Date - Closed 9/2/2022



Year Built	1986	Rooms - Total	7
Style	Adirondack, Modified, Craftsman, Post and Beam	Bedrooms - Total	2
Color	grey	Baths - Total	3
Total Stories	3	Baths - Full	2
Zoning	Residential-Agricultural	Baths - 3/4	1
Taxes TBD	N	Baths - 1/2	0
Gross Taxes/Year	\$5,576.00 / 2021	Baths - 1/4	0
Lot Acres/SqFt	32.000000 / 1,393,920	SqFt-Tot Finished	3,900
		DOM	10

Directions Rte 16 to Rte 109E in Wakefield. Go 5 mi. to 3rd mailbox (#576) on R just before the Wolfeboro Town Line (8 mi. from Wolfeboro's historic Downtown on Lake Winnepesaukee). Drive up gravel (steep at first) driveway & through rolling pastures to red-roofed home on L, surrounded by the 32 Acres.

LAKES REGION of NH: Spacious craftsman-built c1986 3-Bath/2+Bedroom home offering complete PRIVACY in the middle of 32 rolling ACRES. Enjoy nearly all-day sun from the deck (with a glimpse of nearby Moose Mountain) or the terraced front lawn under a gorgeous shade tree over-looking your own pastures ...where Hereford cattle once grazed & are now frequented by wild turkeys, deer, etc. While the house can be described as a bit quirky and in need of more finish work and some repairs, it can also be described as attractive, charming, distinct & full of potential! It clearly fits its setting, appears to have been well-built with much on-site-harvested timber & the lot also offers unlimited Solar-energy potential. The semi-retired couple who loved it as their year-round home for the last 18 years, brought in electricity in 2004 and made several c2018-2021 improvements including all-metal roofing, vinyl shake siding, new skylights, 2 Rinnai heaters and many new windows & doors. The house is currently livable w/a small kitchen w/well-used apartment-sized appliances (main kitchen is partially roughed-in). Scroll through the photos & note the special stonework, framing, octagonal spaces, wide board floors, natural light, etc. While the property is being offered "AS IS", the 3 baths, appliances, Rinnai heaters, pellet stoves, on-demand propane Generator (c2020) & water heater are all believed to be functional. Only a 1 hour drive North to the Mt Washington Valley or South to Portsmouth.

STRUCTURE

Construction Status	Existing	Footprint	see Tax Card
Construction	Post and Beam, Timber Frame, Wood Frame	SqFt-Apx Fin AG/Source	3,900 / Assessor
Foundation	Post/Piers, Slab - Concrete	SqFt-Apx Fin BG/Source	0 /
Exterior	Shake, Vinyl	SqFt-Apx Unfn AG/Source	184 / Assessor
Roof	Metal	SqFt-Apx Unfn BG/Source	0 /
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description		SqFt-Apx Total Finished	3,900
		SqFt-Apx Total	4,084
Garage/Capacity	No / 0	Mobile Make/Model	/
Garage Type	Other	Mobile Serial Number	
Garage Description		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	11 x 8	1			
Living/Dining	38' x 14'	1			
Family Room	35 ft Octagon	1			
Primary Bedroom	15' x 13'	2			
Bedroom	30 x 14	2			
Den	13 ft "cupola"	3			
Rec Room	20 x 14	1			
Bath - Full	9 x 8	1			
Bath - 3/4	9 x 8	1			
Bath - Full	9 x 8	2			

UTILITIES

Heating	Monitor Type, Stove - Pellet, Stove - Wood	Services	Gas - LP/Bottle, Gas - Underground, High Speed Intrnt -AtSite, Telephone At Site
Heat Fuel	Gas - LP/Bottle, Pellet, Wood	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Dug Well	Phone Company	Consolidated Communicat'n
Sewer	1000 Gallon, Concrete, Leach Field - At Grade, Leach Field - ...	Cable Company	
Electric	200 Amp, Circuit Breaker(s), Generator	Electric Company	EverSource

County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Carpenter Elementary	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Paved, Public
Water Frontage Lngth		School - High	Kingswood Regional High Sch...	Road Front/Length	Yes / 404
Water Restrictions		Mobile Park Name		Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name		Owned Land	Yes
Common Land Acres	0.00	Building #		Units Per Building	
Suitable Use		Lot Desc	Agricultural, Country Setting, Farm - Horse/Animal, Field/Pasture, Level, Rolling, Sloping, Wooded	Area Desc	Rural

FEATURES

Features - Interior	Cathedral Ceiling, Fireplace - Wood, Fireplaces - 1, Living/Dining, Primary BR w/ BA, Natural Light, Natural Woodwork, Skylights - Energy Rated, Vaulted Ceiling, Laundry - 1st Floor	Features - Exterior	Deck, Garden Space, Natural Shade, Shed, Window Screens, Windows - Double Pane
Flooring	Wood	Driveway	Dirt, Gravel
Appliances	Dishwasher, Dryer, Microwave, Mini Fridge, Range - Gas, Refrigerator, Washer	Parking	Parking Spaces 21+, Unpaved
Equipment	Stove-Pellet, Stove-Wood, Generator - Standby	Features - Accessibility	1st Floor Full Bathroom, Hard Surface Flooring, 1st Floor Laundry
Water Heater	Gas - LP/Bottle, On Demand, Tankless Coil		

Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2227 / 300
Map	23	Block	0	Lot	6
SPAN #		Property ID		Plan Survey Number	51-64
Assment Amount/Year	\$352,000 / 2022	Assments - Special		Current Use	Y
Tax Class		Tax Rate	17.72	Land Gains	

DISCLOSURES

Fee/Fee Frequency		/	Fee Includes		
Fee 2/Fee 2 Frequency		/	Fee 2 Includes		
Fee 3/Fee 3 Frequency		/	Fee 3 Includes		
\$/SqFt Fin. Above Grade	\$128.18		Sale Includes		
PUD			Negotiable		
Comp Only/Type	No	/	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	No		Restrictions		
Mobile Park Approval			Mobile Co-Op		Mobile Must Move
Flood Zone	No		Rented		Rental Amount
Covenants	Unknown		Easements		Resort
Possession	At Closing		Documents Available		No
Timeshre/Fract Ownrshp?		No	T/F Ownrshp Amt/Type		/
Auctioneer - Responsible			Auction Date/Time		/
Auctioneer License #			Auction Info		
Auctn Price Determnd By			Items Excluded		
Delayed Showing/Begin Date		N /	Price - Original		\$499,900

PREPARED BY

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Ken Perry / K A Perry Real Estate, LLC

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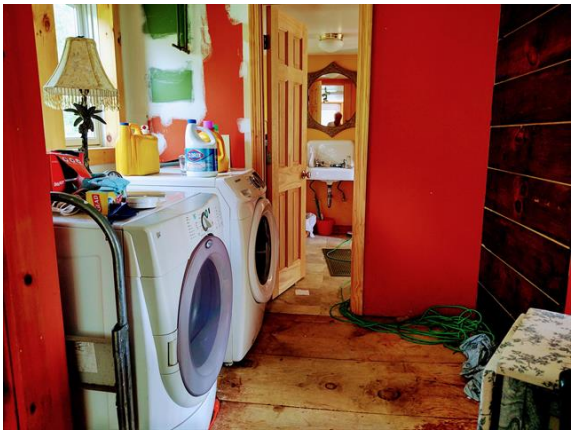
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