

**Residential**      **Single Family**  
**4955351**  
**Closed**

**145 Chickville Road**  
**Ossipee**  
**Unit/Lot # 12**

**NH 03864**

**Listed: 6/2/2023**  
**Closed: 8/7/2023**  
**DOM: 15**

**\$369,900**  
**\$355,000**



**County** NH-Carroll  
**Village/Dist/Locale**  
**Year Built** 2021  
**Style** Ranch  
**Color** Cream  
**Taxes TBD** No  
**Tax - Gross Amount** \$3,778.00  
**Tax Year** 2021  
**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**SqFt-Apx Fin Above Grade** 1,056  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 1,056  
**Lot Size Acres** 2.61  
**Lot - Sqft** 113,692  
**Date - Initial Showings Begin**



**Directions** From the NH Coast take Rte. 16N to Rte. 16B, take a left on Anna Nicholls Rd. and a left onto Chickville Road. Follow for approx. 3 miles. Driveway will be on the left, #145 will be at the top of the Driveway on the Right. From Wolfeboro follow Rte. 28N to Rte. 16N, follow the above directions.

**Remarks - Public** Lovely 3 BdRm, 2 Bath Ranch Style home, circa 2021, situated on a 2.6 Acre wooded lot. The Primary BdRm has its own private en suite bathroom. The full basement is unfinished, but has unlimited potential. The property is just 5 minutes from Rte. 16 in Ossipee, NH., an hour from the Coast, convenient to Shopping, and only 20 minutes to downtown Wolfeboro. Whether you are thinking of downsizing, retiring and looking for a home in the Lakes Region of NH, or just starting out, this property was recently completed in November 2021 and is in pristing condition. The land is Owned, there are no Covenants or Association Dues, and is set in a quiet location. This is a Low Maintenance, Stick Built, Modular Home, and a must see for anyone looking to simplify ones life.

**STRUCTURE**

<b>Construction Status</b> Existing	<b>Estimated Completion Date</b>	<b>List \$/SqFt Fin ABV Grade</b>	\$350.28
<b>Construction</b> Modular Prefab		<b>SqFt-Apx Unfn Above Grade</b>	0
<b>Foundation</b> Concrete, Poured Concrete		<b>SqFt-Apx Unfn Below Grade</b>	1,056
<b>Basement</b> Yes			
<b>Basement Access Type</b> Walkout			
<b>Exterior</b> Vinyl Siding			
<b>Roof</b> Fiberglass, Shingle, Shingle - Architectural			
<b>Garage</b> No			
<b>Garage Capacity</b>			
<b>Garage Type</b>			

**ROOMS**

Kitchen - Eat-in	1	Bath - Full	1
Living Room	1	Bath - 3/4	1
Primary Bedroom	1		
Bedroom	1		
Bedroom	1		

**WATER**

**Waterfront Property**  
**Water View**  
**Water Body Access**  
  
**Water Body Name**  
  
**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**SCHOOLS, LOT AND LOCATION**

<b>SchDistrict</b> Governor Wentworth Regional	<b>Deed - Recorded Type</b> Warranty
<b>SchElem</b> Ossipee Central Elementary Sch	<b>Deeds - Total</b>
<b>SchMiddle</b> Kingswood Regional Middle	<b>Deed - Book</b> 3642
<b>SchHigh</b> Kingswood Regional High School	<b>Deed - Page</b> 803-805

**Owned Land** Yes  
**Lot Description** Country Setting, Sloping, Wooded

**UTILITIES AND FEATURES**

**Heating** Electric  
**Heat Fuel** Electric  
**Water Heater** Electric  
**Cooling** None  
**Water** Drilled Well  
**Sewer** 1250 Gallon  
**Electric** 200 Amp, Circuit Breaker(s)  
**Utilities** Cable, Internet - Cable

**Features - Exterior** Garden Space, Porch, Porch - Covered, Window Screens, Windows - Double Pane  
**Features - Interior** Kitchen/Dining, Living/Dining, Primary BR w/ BA, Storage - Indoor, Laundry - 1st Floor  
**Flooring** Laminate

**CONDO/ASSOCIATION - MOBILE - AUCTION**

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Fees**

**Mobile Park Name**  
**Mobile Park Approval**  
**Mobile Co-Op**  
**Mobile Must Move**

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**

**Items Excluded**

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** No  
**Seasonal** No

**Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**

<b>Buyer Agency</b>	2.50%	<b>SubAgency</b>	<b>NonAgency Facilitator</b>	2.50%	<b>Transactional Broker</b>
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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

**PREPARED BY**

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Listed By:

Faye Friedrich / K A Perry Real Estate, LLC

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Ossipee NH 03864



Front of Property



Side Entrance



Landscaped Border



Front Porch



Front Porch



Stainless Steel Appliances



Electric Range

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Dishwasher



Eat-In Kitchen



View from Lv.Rm to Kitchen



Living Rm.



Living Rm.



Living Rm.



Primary BdRm



Primary BdRm

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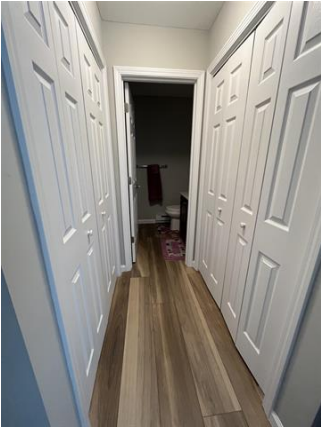
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Walk-In Shower



Pvt. en suite Bathroom



Lots of Closet Space



Full Bath



2nd BdRm



2nd BdRm



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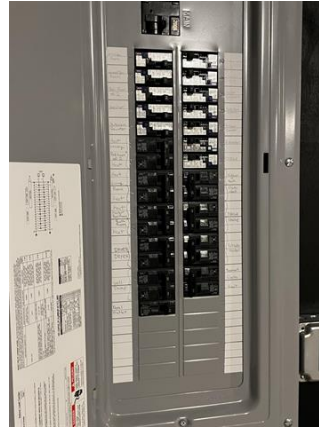
Laundry Area



3rd Bd/Rm/Office



50 Gallon HWH ~ Electric



200 AMP Panel



Full Basement ~ Walk-Out



Electrical Service



Front Porch

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