

|                    |                      |                             |                 |                          |                  |
|--------------------|----------------------|-----------------------------|-----------------|--------------------------|------------------|
| <b>Residential</b> | <b>Single Family</b> | <b>278 Moores Pond Road</b> | <b>NH 03849</b> | <b>Listed: 6/24/2026</b> | <b>\$650,000</b> |
| <b>5096537</b>     |                      | <b>Madison</b>              |                 | <b>Closed: 9/14/2026</b> | <b>\$650,000</b> |
| <b>Closed</b>      |                      | <b>Unit/Lot #</b>           |                 | <b>DOM: 4</b>            |                  |



|                                  |              |
|----------------------------------|--------------|
| <b>County</b>                    | NH-Carroll   |
| <b>Village/Dist/Locale</b>       |              |
| <b>Year Built</b>                | 1994         |
| <b>Architectural Style</b>       | Gambrel, Log |
| <b>Color</b>                     | tan          |
| <b>Taxes TBD</b>                 | No           |
| <b>Tax Annual Amount</b>         | \$4,638.00   |
| <b>Tax Year</b>                  | 2026         |
| <b>Rooms Total</b>               | 7            |
| <b>Bedrooms Total</b>            | 4            |
| <b>Bathrooms Total</b>           | 2            |
| <b>Bathrooms Full</b>            | 2            |
| <b>Bathrooms Three Quarter</b>   | 0            |
| <b>Bathrooms Half</b>            | 0            |
| <b>Above Grade Finished Area</b> | 1,904        |
| <b>Below Grade Finished Area</b> | 0            |
| <b>Total Finished Area</b>       | 1,904        |
| <b>Lot Size Acres</b>            | 2.15         |
| <b>Lot Size Square Feet</b>      | 93,654       |

**Activation Date****Directions** 113 to Moores Pond Road stay to right home on right[Virtual Tour URL Unbranded...](#)[Property Panorama VTour](#)

**Public Remarks** Welcome to this Meticulously maintained 4 bedroom, 2 bath log-sided gambrel set on 2.15 private acres in Desirable Moore's Pond. Offering the perfect blend of rustic charm and outdoor lifestyle, this property includes deeded private access to Moore's Pond ideal for swimming, kayaking, and relaxing at water's edge. The home features inviting post and beam living spaces and a warm, welcoming feel throughout. Step outside to enjoy exceptional outdoor living, including an expansive deck, a charming farmer's porch that runs the whole front of the home, and a patio perfect for entertaining or unwinding in natural surroundings of the Pine Barrens. Additional highlights include a 2-car detached garage, two storage sheds, and pleasant landscaping that enhances the property's peaceful setting. Outdoor enthusiasts will love the ability to snowmobile right from your back door, as well as the proximity to Silver Lake for boating and recreation. Conveniently located just 20 minutes from Conway, this home offers easy access to shopping, dining, and year-round activities while maintaining a private, serene atmosphere. This turn-key home is fully furnished and ready for you to move right in and start enjoying the beautiful beach. Whether you're looking for a year-round home or vacation getaway, Move this to the top of your list!

**STRUCTURE**

|                               |                                        |                             |
|-------------------------------|----------------------------------------|-----------------------------|
| <b>Property Condition</b>     | Existing                               | <b>Estimated Complet...</b> |
| <b>Construction Materials</b> | Post and Beam, Wood Frame, Wood Siding |                             |
| <b>Foundation Details</b>     | Concrete                               |                             |
| <b>Basement</b>               | Yes                                    |                             |
| <b>Basement Access Type</b>   | Interior                               |                             |
| <b>Roof</b>                   | Asphalt Shingle                        |                             |
| <b>Parking Features</b>       | Driveway                               |                             |
| <b>Garage</b>                 | Yes                                    |                             |
| <b>Garage Capacity</b>        | 2                                      |                             |

|                                    |          |
|------------------------------------|----------|
| <b>List \$/SqFt Fin ABV Grade</b>  | \$341.39 |
| <b>Above Grade Unfinished Area</b> | 0        |
| <b>Below Grade Unfinished Area</b> | 952      |

**ROOMS**

|               |   |               |   |
|---------------|---|---------------|---|
| Kitchen       | 1 | Bedroom       | 2 |
| Dining Room   | 1 | Bedroom       | 2 |
| Living Room   | 1 | Bedroom       | 2 |
| Bathroom Full | 1 | Bathroom Full | 2 |
| Bedroom       | 2 |               |   |

**WATER**

|                                |                                                        |
|--------------------------------|--------------------------------------------------------|
| <b>Waterfront Property</b>     | No                                                     |
| <b>Water View</b>              |                                                        |
| <b>Water Body Access</b>       | Yes                                                    |
| <b>Water Body Name</b>         | Moores Pond                                            |
| <b>Water Body Type</b>         | Pond                                                   |
| <b>Water Frontage Length</b>   |                                                        |
| <b>Water Access Details</b>    | Beach Access, Cross a Street to Access, Shared-Private |
| <b>WaterFrRit</b>              |                                                        |
| <b>Water Body Restrictions</b> | Yes                                                    |

**SCHOOLS, LOT AND LOCATION**

|                    |                              |                           |            |
|--------------------|------------------------------|---------------------------|------------|
| <b>SchDistrict</b> | Madison School District      | <b>Deed Recorded Type</b> | Quit Claim |
| <b>SchElem</b>     | Madison Elementary School    | <b>Total Deeds</b>        |            |
| <b>SchMiddle</b>   | A. Crosby Kennett Middle Sch | <b>Deed Book</b>          | 3494       |
| <b>SchHigh</b>     | A. Crosby Kennett Sr. High   | <b>Deed Page</b>          | 216        |

|                           |                                                                                  |
|---------------------------|----------------------------------------------------------------------------------|
| <b>Owned Land</b>         | Yes                                                                              |
| <b>Zoning Description</b> | Residential                                                                      |
| <b>Lot Features</b>       | Country Setting, Landscaped, Level, Near Skiing, Near Snowmobile Trails, Private |

**UTILITIES AND FEATURES**

**Utilities** Cable at Site  
**Heating** Hot Water  
**Electric** 100 Amp Service, Circuit Breaker(s)  
**Cooling** None  
**Water Source** Drilled Well  
**Sewer** Septic

**Exterior Features** Deck, Patio, Covered Porch, Shed, Storage  
**Interior Features** Ceiling Fan, Furnished, Hearth, Kitchen Island, Laundry Hook-ups, Natural Woodwork, Skylight  
**Flooring** Carpet, Tile  
**Appliances** Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer

**CONDO/ASSOCIATION - MOBILE - AUCTION**

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Fees**  
**Association Amenities** Beach Access,  
 Beach Rights

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

**Auction Date**  
**Auction Time**  
**Auctioneer Name**

**DISCLOSURES**

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

**Special Listing Condition** None  
**Exclusions** Ring cameras

**Timeshare/Fract. Ownrshp** No  
**Flood Zone** No  
**Seasonal** No  
**Right of First Refusal**

**PREPARED BY**

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Listed By:

Jeana M Hale-Dewitt / Badger Peabody & Smith Realty

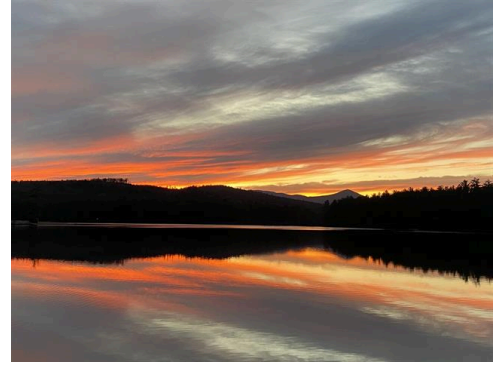
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4 bed/ 2bath Log Sided Post & Beam



Expansive outdoor living/ entertaining space



Incredible Sunsets





Full bath



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Full Bathroom

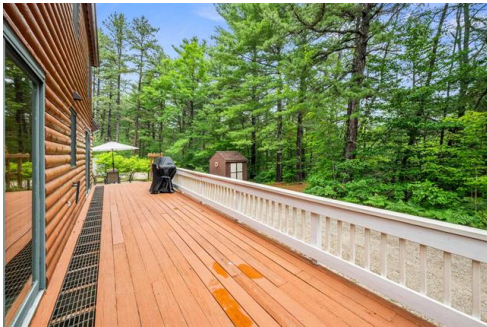


Clean dry basement..





Large Deck, Porch & Patio



Relax & Unwind



Walk to Moores Pond just across the street





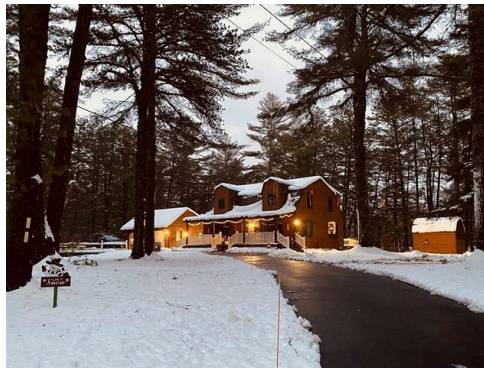
Recreational Rail Trail access from the property



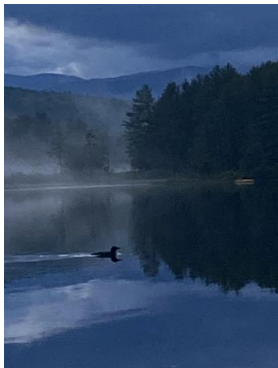
2 Car Garage



2 minute ride to Silver Lake beach and boat launch



Winter Wonderland



Sit back and watch the loons