

Residential / Single Family
4846012
Closed

145 Chickville Road
Ossipee NH 03864

Unit/Lot #:

Price - List \$298,950
Price - Closed \$298,850
Date - Closed 12/29/2021



Year Built	2021	Rooms - Total	5
Style	Ranch	Bedrooms - Total	3
Color		Baths - Total	2
Total Stories	1	Baths - Full	1
Zoning	res	Baths - 3/4	1
Taxes TBD	Y	Baths - 1/2	0
Gross Taxes/Year	/	Baths - 1/4	0
Lot Acres/SqFt	2.610000 / 113,692	SqFt-Tot Finished	1,056
		DOM	97

Directions GPS 155 Chickville Road, Property before #155 on left. Rte 16 to Rte 16 B North, left to Annie Nichols Road, left to Chickville Road, appx. 3 miles to Scarborough Estates on left. OR GPS Hanson Rd: Lot 8 is on Hanson. Lots 1 - 7 off Chickville

Tired of competing in multiple offer situations? READY September--NO STATE TAXES--NO HOA FEES--NO COVENANTS-- 3 styles of Ranch homes, pick your style/pick your lot, spacious, private lots! FULL BASEMENTS, Quality construction materials used in these modular homes, (Anderson windows, well insulated, solid vinyl siding /decks for low maintenance) These 3 bedroom, 2 bath homes are perfect for the starter home, vacation home, empty nesters, or those now working from home and want to be out of the city! 2 minutes to Rte 16, minutes to shopping. The perfect place to live in the Lakes Region of New Hampshire. Order now and pick out your cabinets, countertops, flooring, etc. DO NOT CONFUSE WITH MANUFACTURED HOMES, THESE ARE STICK BUILT MODULAR HOMES, solid construction, and low maintenance. Model on lot 3 available to view. GPS 155 Chickville Rd, Scarborough Estates sign on 150 Chickville.

STRUCTURE

Construction Status	New Construction	Footprint	24 x 44
Construction	Modular Prefab	SqFt-Apx Fin AG/Source	1,056 / Plans
Foundation	Concrete	SqFt-Apx Fin BG/Source	0 /
Exterior	Vinyl Siding	SqFt-Apx Unfn AG/Source	0 /
Roof	Shingle - Fiberglass	SqFt-Apx Unfn BG/Source	1,056 / Plans
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Bulkhead, Concrete Floor, Full, Stairs - Exterior, Stairs - Interior, Unfinished, Interior Access	SqFt-Apx Total Finished	1,056
Garage/Capacity	Yes / 2	SqFt-Apx Total	2,112
Garage Type	Attached	Mobile Make/Model	/
Garage Description	Direct Entry	Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen - Eat-in	appx. 11. x 15	1			
Living Room	appx. 11.3 x 16	1			
MBR Suite	appx. 11.3 x 11.61				
Bedroom	appx. 10.4 x 10.11				
Bedroom	appx. 11.3 x 9.111				

UTILITIES

Heating	Baseboard	Services	Cable, Internet - Cable
Heat Fuel	Electric	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Private	Phone Company	
Sewer	Private	Cable Company	
Electric	200 Amp	Electric Company	

LOT / LOCATION

County	NH-Carroll	Devel/Subdiv	Scarborough Estates	ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Ossipee Central Elementary Sch	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle Sch	Roads	Public
Water Frontage Lngth		School - High	Kingswood Regional High Sch...	Road Front/Length	TBD /
Water Restrictions		Mobile Park Name		Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres		Building #		Units Per Building	
Suitable Use		Lot Desc	Country Setting, Subdivision, Wooded	Area Desc	

FEATURES

Features - Interior	Dining Area, Laundry Hook-ups, Master BR w/ BA, Laundry - Basement	Features - Exterior	Porch
Flooring	Manufactured	Driveway	Common/Shared
Appliances	Dishwasher, Exhaust Hood, Stove - Electric		
Water Heater	Electric		

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	2748 / 699
Map	14	Block	00	Lot	83
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	/	Assments - Special		Current Use	
Tax Class		Tax Rate		Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes		Auction	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes			
Fee 3/Fee 3 Frequency	/	Fee 3 Includes			
\$/SqFt Fin. Above Grade	\$283.10	Sale Includes			
PUD		Negotiable			
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No		
Seasonal	No	Restrictions			
Mobile Park Approval		Mobile Co-Op		Mobile Must Move	
Flood Zone	No	Rented		Rental Amount	
Covenants	Unknown	Easements	Unknown	Resort	
Possession		Documents Available			
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	\$289,950		

PREPARED BY

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Ossipee NH 03864



Facsimile to be built



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Prep By: K A Perry Real Estate, LLC

Ken Perry

Listed by:

Diane Darling / Coldwell Banker Realty Portsmouth NH



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