

Residential **Single Family** **920 Pine River Pond Road** **Listed: 6/3/2024** **\$520,000**
4998485 **Wakefield** **NH 03872** **Closed: 8/30/2024** **\$475,000**
Closed **Unit/Lot #** **DOM: 9**



County NH-Carroll
Village/Dist/Locale Sanbornville
Year Built 1985
Architectural Style Cape
Color Red
Taxes TBD No
Tax Annual Amount \$2,703.00
Tax Year 2024
Rooms - Total 7
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
SqFt-Apx Fin Above Grade 1,344
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 1,344
Lot Size Acres 26.93
Lot - Sqft 1,173,071
Date - Initial Showings Begin



Directions Traveling from Rte. 16 North, or South ~ Take a simple R or L to the East onto PINE RIVER POND ROAD. You will see a sign for WOODMAN'S FORGE & FIREPLACE on Rte. 16, in Wakefield, as you approach your exit. Follow Pine River Pond Road approx. 2 MILES. The home is on your R, and set back from Rd.

Remarks - Public A Charming, 1985 Center Chimney Cape, with a Lg. ell which was the original house. Situated on 26.93A (in Current Use), with over 1100' of Rd. Frontage, in Low Tax Wakefield. The New Addition (1985) has a Lg.Living/Dining area, with Fireplace and a separate Hearth for a Wood-Burning Stove. A small, but serviceable Kitchen is adjacent to the Dining area, and opens to a large, Screened -In Porch which faces East. The Full bath is located on the 1st Floor, and there is also a room nearby that could double as an Office, or Den. The second floor has two good size BdRms. The Primary BdRm. is on the S. side of the house, and the second is on the N side of the home. A 3/4 Bath separates both BdRms. The 20' x 19' ell, which is largely unfinished, has Great Potential. It boasts a large working Fireplace, and plenty of room to create a comfortable Family Room, or a Gathering Room. Lots of room for a Coat Closet/Mud Rm. behind the Chimney. Adjacent to the 'Family Rm'. the is another space that was the original Kitchen. That space could possibly be a new and larger Kitchen if one desired, or a Pantry/Laundry area. There is a Covered Walkway from the Single Car Garage to the Home. If you are looking for Land, Privacy, and a Beautiful Setting, this home could be a treasure with just a little TLC. Conveniently located just 2 mile off Rte. 16, in the Sanbornville portion of Wakefield, NH. Only 40 Min. to the Coast, and 30 minutes to Historic Wolfeboro, NH. Shopping and Recreation nearby.

STRUCTURE

Construction Status Existing	Estimated Completi...	List \$/SqFt Fin ABV Grade	\$386.90
Construction Materials Wood Frame, Shake Siding		SqFt-Apx Unfn Above Grade	462
Foundation Poured Concrete, Stone		SqFt-Apx Unfn Below Grade	768
Basement Yes			
Basement Access Type Interior			
Roof Metal, Shingle - Asphalt			
Garage Yes			
Garage Capacity 1			
Parking Driveway			

ROOMS

Living/Dining	1	Bedroom	2
Kitchen	1	Bath - 3/4	2
Office/Study	1	Bonus Room	1
Bath - Full	1	Other	1
Bedroom	2	Porch	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

SchDistrict Wakefield	Deed - Recorded Type Quit Claim
SchElem Paul School	Deeds - Total
SchMiddle Paul School	Deed - Book 1628
SchHigh Spaulding High School	Deed - Page 250

Owned Land Yes
Lot Features Country Setting, Stream, Timber, Wetlands, Wooded

UTILITIES AND FEATURES**Heating** Hot Air, Stove - Wood**Heat Fuel** Oil**Cooling** None**Water Source** Drilled Well, Private**Sewer** Concrete, Leach Field, Private**Electric** 200 Amp, Circuit Breaker(s), Generator**Utilities** Phone, Cable - Available, Gas - LP/Bottle**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** Yes**Seasonal** No**PREPARED BY**

Ken Perry

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Listed By:

Faye Friedrich / K A Perry Real Estate, LLC

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Center Chimney Cape



Elevation approx. 700'+



Back with Eastern Exposure



One Car Garage



Spacious Garage



Covered walkway to Garage



Gathering Room in Ell





Space for a Woodstove



Office/Den



Office/Den 1st Floor



Large Porch



1st Fl. Full Bath



1st Floor Bath



W/D on 1st Floor



Kitchen



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2nd BdRm



2nd Fl. Bedroom



2nd Fl. 3/4 Bath



Interior/Exterior Access



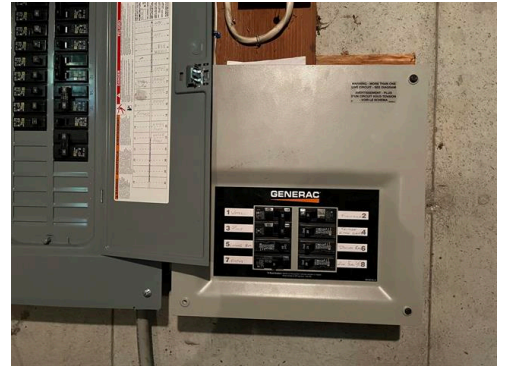
Basement Workshop



Generator



200 AMP Circuit Breaker



Old Apple Tree

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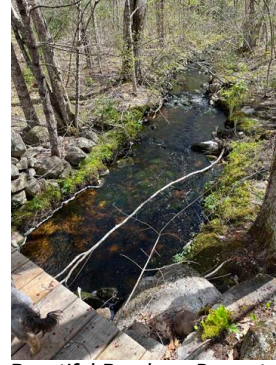
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Old Apple Tree



Sm. Bridge over Brook



Beautiful Brook on Property



Gravel Driveway, Ample Parking