

Residential **53 HIGHFIELDS ROAD**  **L\$675,000**
4015673 Active **Wilton, New Hampshire 03086**



Zoning:	RA	Rooms:	9
Year Built:	1998	Bedrooms:	4
Color:		Total Baths:	3
Taxes:	\$ 11,491.00	Full:	2
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2009	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	12.40	Garage Type:	Attached
Lot SqFt:	540,144	Total Fin SqFt:	4,075
Common Land Acres:		Apx Fin Above Grd:	4,075
Road Frontage:	Yes/ 361	Apx Fin Below Grd:	0
Water Frontage:		Foot Print:	
Water Acc Type:		Flood Zone:	No
# of Stories:	1 3/4	Style:	Colonial

Water Body Type: **Water Body Restr.:** **Surveyed:** Yes **Seasonal:** No
Water Body Name: **Current/Land Use:** Yes **Land Gains:** **Owned Land:**

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: HIGHFIELDS FARM A beautiful custom 3-4 bedrm colonial is privately sited on 12 acres of mostly pasture that enjoys distant mountain views of Wachusett and Temple Mtns. This horse facility includes a 7 stall barn w/ tack rm, roomy aisle, water & elec plus a 66'x144' INDOOR arena w/ translucent panels. The outdoor ring is ready for use and trails can be accessed directly from the property.

Directions: Rte 101W left onto Abbott Hill Rd; left onto Highfields rd driveway on right

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		2	1st			1	
Kitchen		1	2nd BR		2	2nd				
Dining Rm		1	3rd BR		2	3rd				
Family Rm		1	4th BR			4th				
Office/Study		1	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

Assoc Amenities: **Possession:**
Interior Feat.: Cable Internet , Den/Office , Eat-in Kitchen , Family Room , Fireplace-Gas , Foyer , Kitchen/Dining , Pantry , 1 Fireplace
Exterior Feat.: Out Building , Patio
Basement: Bulkhead , Full , Interior Stairs
Equip./Appl.: Range-Gas , Wall Oven
Driveway: Gravel
Construction: Wood Frame
Financing:
Floors:
Garage/Park: 2 Parking Spaces , Attached , Auto Open , Barn , Detached
Heat Fuel: Gas-LP/Bottle
Roads: Gravel , Public , Paved
Sewer: Private , Septic
Suitable Land Use:
Fee Includes:
Disability:
Negotiable:
Excl Sale:

Electric: 200 Amp , Circuit Breaker(s)
Exterior: Clapboard , Stone
Foundation: Concrete
Heating/Cool: Baseboard , Hot Water , Radiant
Lot Desc: Abuts Conservation , Agricultural Prop , Country Setting , Farm , Fenced , Fields , Horse Prop , Mountain View
Occ. Restrictions:
Roof: Shingle-Asphalt
Water: Drilled Well , Private
Water Heater: Gas-Lp/Bottle
Building Certs:
Docs Available:

Tax Rate: **Assmt:** **Assmt Yr:**
Tax Class: **Unadjusted Taxes:** **Tax Reduct:** Yes
Elderly: No **Veteran:** No **Other:** No
Covenant: No **Source SqFt:** **County:** Hillsborough
Recorded Deed: Warranty **Book/Pg:** 5844/ 1949 **Plan/Survey:**
Map/Blck/Lot: H/ / 42-21 **Property ID:** **SPAN # (VT):** --
Devel/Subdiv: **Const. Status:** Existing **Home Energy Rating Index:**
District: Wilton-Lyndeborough **High Sch:** Wilton-Lyndeboro Sr. High **Jr./Mid Sch:** Wilton-Lyndeboro Middle Sch
Elem Sch: Florence Rideout Elementary **Cable:** **Electric Co:**
Fuel Co: **Phone Co:** **Resort:**
Timeshare/Fract. Ownrshp: **# Weeks:** **Timeshare %:**
Auction:
Auction \$ Det. By: **DOM:** 1

PREPARED BY



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