

**Residential / Single Family**  
**4510458**  
**Active**

**155 Troy Road**  
**Marlborough NH 03455**

**Unit/Lot #:**

**Price - List \$699,000**  
**Price - Closed**  
**Date - Closed**



**Year Built** 1792  
**Style** Colonial  
**Color** Brown  
**Total Stories** 2  
**Zoning** Rural Res.  
**Taxes TBD** N  
**Gross Taxes/Year** \$15,594.56 / 2016  
**Lot Acres/SqFt** 73.30 / 3,192,948

**Rooms - Total** 19  
**Bedrooms - Total** 9  
**Baths - Total** 5  
**Baths - Full** 2  
**Baths - 3/4** 2  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 5,991  
**DOM** 351

**Directions** From Keene follow Route 101 East. Turn Right on Route 124. Turn Right on Troy Road. Property, Shaker Brook Farm, will be on your right.

Property Panorama VT URL

SHAKER BROOK FARM, a unique estate on 73.3 acres of gently rolling hills consisting of woods, crystal clear brook, wildlife pond, extensive gardens & sweeping lawns. In this charming rural setting you will experience a high level of gracious living & entertaining & unusual privacy. There are 3 exceptional & very different structures. The main house has been impeccable preserved & maintained. The 2 bdrm guest house, currently being used for a small home business. A glass enclosed breezeway connects the main house to the octagonal Shaker style building that once was a gallery & now serves as the LIV rm w/ fireplace & the master suite. The upper level balcony is an office. This property could be a wonderful destination for fundraising events, special parties or perhaps a B&B. And it would be perfect for a family who home schools. Minutes from Keene & near VT & MA. 2 more lots 63.7ac & 26ac available. Reg. Certified American Tree Farm

**STRUCTURE**

<b>Construction Status</b>	Existing	<b>Footprint</b>	
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	5,991 / Municipal
<b>Foundation</b>	Concrete, Stone	<b>SqFt-Apx Fin BG/Source</b>	0 / Municipal
<b>Exterior</b>	Clapboard	<b>SqFt-Apx Unfn AG/Source</b>	0 / Municipal
<b>Roof</b>	Membrane, Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	2,240 / Municipal
<b>Basement/Access Type</b>	Yes / Walkout	<b>SqFt-Apx Tot Below Grade</b>	2,240
<b>Basement Description</b>	Concrete, Dirt, Full, Partial, Stairs - Interior, Sump Pump, Unfinished	<b>SqFt-Apx Total Finished</b>	5,991
<b>Garage/Capacity</b>	Yes / 2	<b>SqFt-Apx Total</b>	8,231
<b>Garage Type</b>	Under	<b>Mobile Make/Model</b>	/
<b>Garage Description</b>	Auto Open, Direct Entry	<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	17 x 16	1	DEN	15 x 15	1
Dining Room	23 x 14	1	OTHER	17 x 11	1
Living Room	41 x 31	1	OTHER	38 x 12	1
Foyer		1	OTHER	20 x 9	1
Office/Study	38 x 24	2	BTHF		1
Master Bedroom	21 x 14	1	BTHF		2
Bedroom	14 x 14	1	BTHT		1
Bedroom	15 x 14	1	BTHH		1
Bedroom	15 x 15	2			
Bedroom	14 x 13	2			

**UTILITIES**

<b>Heating</b>	Hot Air	<b>Services</b>	Cable, Internet - Cable, Multi Phone Lines, Underground Utilities
<b>Heat Fuel</b>	Gas - LP/Bottle, Oil	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Air Conditioner, Central AC	<b>Fuel Company</b>	
<b>Water</b>	Drilled Well, Private	<b>Phone Company</b>	
<b>Sewer</b>	Leach Field, Private, Septic	<b>Cable Company</b>	
<b>Electric</b>	200 Amp, Circuit Breaker(s), Generator	<b>Electric Company</b>	

**LOT / LOCATION**

<b>County</b>	NH-Cheshire	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Keene Sch Dst SAU #29	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Marlborough School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Marlborough School	<b>Roads</b>	Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Keene High School	<b>Road Front/Length</b>	Yes / 1,342
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Country Setting, Landscaped, Level, Sloping, Wooded	<b>Area Desc</b>	

**FEATURES**

<b>Features - Interior</b>	Attic, Fireplaces - 2, Master BR w/ BA, Walk-in Closet, Walk-in Pantry, Wet Bar, Window Treatment	<b>Features - Exterior</b>	Porch - Screened
<b>Flooring</b>	Carpet, Hardwood, Softwood, Tile, Vinyl	<b>Driveway</b>	Paved
<b>Appliances</b>	Cooktop - Gas, Dishwasher, Dryer, Exhaust Hood, Freezer, Microwave, Mini Fridgqe, Oven - Double, Oven - Wall, Range - Gas, Refrigerator, Washer	<b>Parking</b>	Parking Spaces 6+
<b>Equipment</b>	CO Detector, Dehumidifier, Security System, Smoke Detector, Smoke Detectr-HrdWrdw/Bat		
<b>Water Heater</b>	Off Boiler, On Demand		

<b>Green Verification Progrm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

**PUBLIC RECORDS**

<b>Deed - Recorded Type</b>	Fiduciary	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1442 / 0400
<b>Map</b>	7	<b>Block</b>	0	<b>Lot</b>	009
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>		<b>Land Gains</b>	

**DISCLOSURES**

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>	No	<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No Auction
<b>Short Sale</b>	No	<b>Restrictions</b>	
<b>Seasonal</b>	No	<b>Mobile Co-Op</b>	Mobile Must Move
<b>Mobile Park Approval</b>		<b>Rented</b>	Rental Amount
<b>Flood Zone</b>	No	<b>Easements</b>	Resort No
<b>Covenants</b>	Unknown	<b>Documents Available</b>	Deed, Property Disclosure, Survey
<b>Possession</b>	At Closing	<b>T/F Ownrshp Amt/Type</b>	/
<b>Timeshre/Fract Ownrshp?</b>	No	<b>Auction Date/Time</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Info</b>	
<b>Auctioneer License #</b>		<b>Financing</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	Dining room chandelier, lamp in cottage foyer, weathervane.
<b>Delayed Showing/Begin Date N /</b>			

**PREPARED BY**

**Nancy Thompson - Cell: 603-355-6819**  
nthompson@masiello.com

**BH&G - The Masiello Group - Off: 603-352-5433**  
69 A Island Street  
Keene NH 03431



155 Troy Road

Marlborough NH 03455



Shaker Brook Farm



The Octagon



Meticulously Cared For



Plenty of Open Space



Nicely Landscaped



Illuminated Cupola



Guest House



Or Office

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Guest House with Screen Porch



Dining Room



Main House Screen Porch



Country Kitchen



Viking Professional Stove



Working Fireplace



Large Pantry



Butlers Pantry

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Sitting Room off Dining Room



1st First Floor Bedroom



2nd First Floor Bedroom



Tile Bathroom



Breezeway to Octagon



Living Room



Opposite View Living Room



Fireplace in Living Room

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Large Master Suite



Master Bath



Curved Stairway in Octagon



Office/Balcony in Octagon



Upper Level in Octagon



Systems Room in Octagon



Systems Room in Main House



Let's Go Out & Explore



Beautiful Grounds



A Welcoming Home



Beautiful Gardens



Expansive Yard