

# Single Family For Sale

7,053 Sqft - 85 Wentworth Road, Rye, New Hampshire 03870



## Basic Info

Property Type:	<b>Single Family</b>
Listing Type:	<b>For Sale</b>
Price:	<b>\$11,950,000</b>
Bedrooms:	<b>5</b>
Baths Total:	<b>8</b>
Full Bathrooms:	<b>3</b>
Half Bathrooms:	<b>3</b>
Lot Area:	<b>2.76 Acre</b>
Square Footage:	<b>7,053 Sqft</b>
Year Built:	<b>1998</b>
MLS #:	<b>5017971</b>

## Location

Address:	<b>85 Wentworth Road</b>
County:	<b>NH-Rockingham</b>
Country:	<b>US</b>
State:	<b>NH</b>
City:	<b>Rye</b>

## Property Details

Listing Status:	<b>Active</b>
Garage:	<b>Yes</b>
Tax - Gross Amount:	<b>\$49,150</b>
Tax Year:	<b>2024</b>
Garage Capacity:	<b>3</b>
Zoning:	<b>RES</b>
Roads:	<b>Paved,Public</b>
Lot - Sqft:	<b>120,226 Sqft</b>
Road Frontage:	<b>Yes</b>
Price Per SQFT:	<b>\$1,694</b>
Road Frontage Length:	<b>364</b>
Easements:	<b>Yes</b>

## Exterior

Parking:	<b>Direct Entry, Heated Garage, Attached, Auto Open, Finished</b>
Foundation:	<b>Slab - Concrete</b>
Roof:	<b>Shingle - Architectural</b>

Zipcode:	<b>03870</b>
School - Elementary:	<b>Rye Elementary School</b>
School - District:	<b>Rye City School District</b>
School - Middle/Jr:	<b>Rye Junior High School</b>
School - High:	<b>Portsmouth High School</b>
Flood Zone:	<b>Unknown</b>
Directions:	<b>Sagamore Ave. Portsmouth to Wentworth Rd. house on left across from Wentworth by the Sea Country Club</b>

## Interior

Flooring:	<b>Carpet,Ceramic Tile,Hardwood,Marble,Slate/Stone,Ti</b>
Features - Interior:	<b>Central Vacuum,Attic - Hatch/Skuttle,Blinds,Cathedral Ceiling,Ceiling Fan,Dining Area,Draperies,Fire place - Gas,Fireplaces - 2,Hot Tub,Kitchen Island,Kitchen/Dining,Kitchen/Living,Lighting - LED,Lighting Contrls - Respsv,Primary BR w/ BA,Natural Light,Natural Woodwork,Security, Soaking Tub,Storage - Indoor,Surround Sound Wiring,Vaulted Ceiling,Walk-in</b>

Construction Status:	<b>Existing</b>
Water Frontage Length:	<b>0</b>
Features - Exterior:	<b>Balcony,Basketball Court,Building,Fence - Partial,Gazebo,Hot Tub,Natural Shade,Patio,Pool - In Ground,Window Screens,Built in Gas Grill</b>
Driveway:	<b>Brick/Pavers,Gated</b>

## Room Details

Room 1 Type:	<b>Primary BR Suite</b>
Room 2 Type:	<b>Bedroom with Bath</b>
Room 3 Type:	<b>Bedroom with Bath</b>
Room 4 Type:	<b>Bedroom</b>
Room 5 Type:	<b>Bedroom</b>
Baths - 1/4:	<b>0</b>
Baths - 3/4:	<b>2</b>
Rooms: Level 1:	<b>Level 1: Primary Bdm Ste</b>
Rooms: Level 2:	<b>Level 2: Bedroom</b>

**Closet, Wet Bar, Whirlpool Tub, Window Treatment, Programmable Thermostat, Laundry - 1st Floor, Smart Thermostat, Bidet**

Appliances:

Cooktop - Gas, Dishwasher, Microwave, Refrigerator, Range - Gas, Dryer, Mini Fridge, Oven - Double, Oven - Wall, Washer, Wine Cooler, Freezer, Stove - Gas, Ice Maker-stand Alone, Range Hood, Vented Exhaust Fan, Water Heater - Off Boiler, Water Heater - Tank, Water Heater - Domestic

Utilities

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Sewer: **1500+ Gallon, Leach Field - On-Site, Private, Septic Design Available**

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Heating System:

Multi Zone, Hot Air, Radiant Floor

Cooling System:

Multi Zone, Central Ac

Electric:

**Circuit Breaker(s), Generator, Underground**

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Heat Fuel:

**Gas - LP/Bottle**

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Utilities:

**Cable, Gas - LP/Bottle, Gas - Underground, Underground Utilities**

Listing [Info](#)

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List Agent:

**17079**

Agent [Info](#)

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