

Residential
4829457
Active

Single Family

399 Governor Wentworth Highway
Tuftonboro
Unit/Lot #

NH 03850

Listed: 9/18/2020

Closed:

DOM: 73

\$299,900



County NH-Carroll
Village/Dist/Locale
Year Built 1893
Style Cape, Farmhouse
Color white
Taxes TBD No
Tax - Gross Amount \$2,123.00
Tax Year 2019
Rooms - Total 6
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
SqFt-Apx Fin Above Grade 1,595
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 1,595
Lot Size Acres 0.500000
Lot - Sqft 21,780
Delayed Showing No
Date - Showings Begin



Directions Take Rte 109 (Gov Wentworth Hwy) to 100 yds N of intersection w/Rte 109A (Middle Rd) and 3/4 mile S of center of Melvin Village. #399 is the c1893 "high-posted" Cape w/att'd red barn on N side of the road in the Neighborhood Business zone.

Remarks - Public A well-maintained c1893 Melvin Village Cape with attached 24x24 post & beam Barn, detached single-car "garage" & 2 smaller sheds, on 1/2 Acre in the Neighborhood BUSINESS ZONE of low-tax Tuftonboro. In the same family for generations, this 2 Bedroom /1.5 Bath home is move-in-ready, although the new family will probably want to do some additional updates going forward. The spacious family kitchen is a c1988 timber-framed structure fitted out as a most inviting family Kitchen/Dining space, right off the rebuilt porch which is now an all-season & sun-filled Family Room. The 1st floor also includes a separate Living Room, large full bath/laundry and the former Living Room as a large 1st floor Master Bedroom, all with newer energy-saving windows. Upstairs are the generous 2nd bedroom and an 11x11 den/study/office with a 1/2 Bath that likely has space to add a shower. Only 3 miles from the National award-winning K-6 Tuftonboro Central School & only 10 miles to the well-regarded Kingswood Regional Middle/High/Tech Schools in Wolfeboro. Tuftonboro also offers Town Beaches in both Melvin Village and on 19 Mile Bay, next to the Public Boat Ramp & Parking on Lake Winnepesaukee. This small lakeside town (of about 2400 residents) also offers a new Fire Station, the recently enlarged Tuftonboro Free Library, and miles of Hiking Trails on hundreds of Acres of permanently Conserved Lands.

STRUCTURE

Construction Status Existing
Construction Post and Beam, Wood Frame
Foundation Stone
Basement Yes
Basement Access Type Interior
Exterior Clapboard, Shake
Roof Shingle - Architectural, Shingle - Asphalt
Garage Yes
Garage Capacity 2
Garage Type Attached
Parking Off Street, On-Site, Parking Spaces 6+

List \$/SqFt Fin ABV Grade \$188.03
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn Below Grade 630

ROOMS

Kitchen/Dining	1	Bedroom	2
Family Room	1	Office/Study	2
Living Room	1	Bath - 1/2	2
Master Bedroom	1		
Bath - Full	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 Governor Wentworth Regional
SchElem Carpenter Elementary
SchMiddle Kingswood Regional Middle
SchHigh Kingswood Regional High School
Deed - Recorded Type Quit Claim
Deeds - Total
Deed - Book 2020
Deed - Page 320

Owned Land Yes
Lot Description Hilly, Level, Open, Slight, Sloping, Steep
Area Description Commercial Zoning, Rural, Village

UTILITIES AND FEATURES**Heating** Forced Air**Heat Fuel** Oil**Water Heater** Gas - LP/Bottle**Cooling** None**Water** Drilled Well, Private**Sewer** 1000 Gallon, Concrete, Leach Field, Leach Field - At Grade, Leach Field - Existing, Leach Field - On-Site, On-Site Septic Exists, Private, Replacement Leach Field**Electric** 200 Amp, Circuit Breaker(s), Generator, Generator Ready**Utilities** Phone, Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -Avail, Telephone At Site**Features - Exterior** Barn, Storage, Window Screens, Windows - Double Pane**Features - Interior** Kitchen/Dining, Laundry - 1st Floor**Flooring** Carpet, Hardwood, Laminate, Softwood**Appliances** Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer**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 - Responsible****DISCLOSURES****Fee****Fee 2****Fee 3****Items Excluded** -Chandelier over kitchen table. -Antique pot hanger over kitchen sink. -2 glass shades on bathroom sink mirror.**Timeshare/Fract. Ownrshp** No**Foreclosed/Bank-Owned/REO** No**Flood Zone** Unknown**Seasonal** No**PREPARED BY**

Ken Perry

Cell: 603-387-2667

ken@olderhomesnh.com**My Office Info:**

K A Perry Real Estate, LLC

188 North Wolfeboro Road

Wolfeboro NH 03894

Off: 603-569-1563



Listed By:

Ken Perry / K A Perry Real Estate, LLC

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Prep By: K A Perry Real Estate, LLC

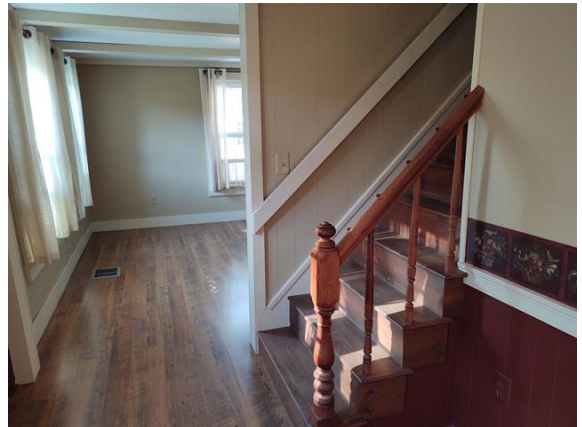
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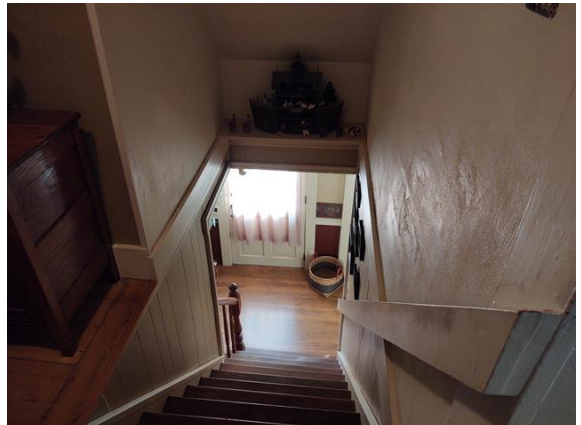
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