

**Land**  
**4473799 Active**

**Lot 4 Stoneham Road**  
**Wolfeboro, New Hampshire 03894**



**L \$199,900** ☐



<b>Type:</b>	Residential	<b>Lot Acre:</b>	54.00
<b>Gross Taxes:</b>	\$ 20.00	<b>Lot SqFt:</b>	2,352,240.
<b>Taxes TBD:</b>	No	<b>Est Open Spc:</b>	%
<b>Tax Year:</b>	2015	<b>Price/Acre:</b>	\$ 3,701.85
<b>Zoning:</b>	Res	<b>Permit Num:</b>	
<b>Flood Zone:</b>	No	<b>Pole Num:</b>	
<b>Road Frontage:</b>	Yes/ 166	<b>Easements:</b>	
<b>Water Frontage:</b>		<b>Exposure:</b>	South , West
<b>Water Acc Type:</b>		<b>Surveyed:</b>	Unknown
<b>Water Body Type:</b>			
<b>Water Body Name:</b>			

<b>Multiple Deeds:</b>	Yes	<b>Mo. Lease Amt:</b>	\$	<b>Monthly Assoc.\$:</b>	\$
<b>Water Body Restri.:</b>		<b>Current/Land Use:</b>	Yes	<b>Surveyed By:</b>	
<b>Total # Leases:</b>		<b>Total # Lots:</b>	2	<b>Land Gains:</b>	

<b>Parcel Access ROW:</b>	No	<b>ROW for other Parcel:</b>		<b>ROW Width:</b>		<b>ROW Length:</b>	
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**Public Rems:** 54+/- gently sloping SOUTH-Facing Wolfeboro ACRES with views across Cotton Valley to Moose Mountain. From the 166' of paved Town road frontage, walk along the gravel-based woods road that quickly levels off to a sun-filled rolling woodland; Forest-Type map/sketch available. The last Sustainable timber harvest removed most of the pines, leaving hundreds of maturing oaks, maples & other hardwoods, with possible Sugar Bush potential. This parcel is NOT nearly as STEEP as the lots on R before you get to the Church. The topography of these 54 Acres is much more like that of the next farm on the R. Included in this acreage, is an abutting 7+/- acre Brookfield lot at the lower SE corner. With a Current Use Assessed value of \$196, the Brookfield tax bill is an additional \$4/year. Enjoy Wolfeboro's Historic Lakeside downtown, Beaches, Docks, etc. while having an easy an Easy Rte 16 Commute to the Seacoast.

**Directions:** From Wolfeboro, 28N to R onto College Rd, which continues as Cotton Valley Rd; at RR tracks, L up Cotton Mountain Rd; at 4-corners at top of hill, take R onto Stoneham Rd; go 1 mile to Property on R, at RE Sign across from Cotton Mountain Church, at RE sign just before Brookfield Town Line.

<b>Amenities:</b>	Wooded Lot	<b>Location:</b>	Rural
<b>Topography:</b>	Country Setting , Hilly , Horse Property , Level , Mountain View , Rolling , Rural Setting , Sloping , Wooded		
<b>Current Use:</b>	Timber		

<b>Utilities:</b>		<b>Structure:</b>	None
<b>Electric:</b>	At Street	<b>Shore Rights:</b>	
<b>Gas:</b>	At Street , None	<b>Restrictions:</b>	
<b>Roads:</b>	Paved , Public	<b>Financing:</b>	
<b>Water:</b>	On Site Well Needed	<b>Sewer:</b>	On Site Septic Needed
<b>Permit Status:</b>		<b>Possession:</b>	At Closing

**Docs Avail:** Tax Map , Other

**Excl Sale:**

<b>Tax Rate:</b> \$13.95	<b>Assmt:</b> \$1,432.00	<b>Assmt Yr:</b> 2015
<b>Tax Class:</b>		
<b>Covenant:</b> Unknown	<b>Source SqFt:</b>	<b>County:</b> Carroll
<b>Recorded Deed:</b> Warranty	<b>Book/Pg:</b> 1892/ 211	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> / /	<b>Property ID:</b>	<b>Tax ID No. (SPAN# VT):</b> 0001550000040000000
<b>Devel/Subdiv:</b>		
<b>District:</b> Governor Wentworth Regional	<b>High Sch:</b> Kingswood Regional High School	<b>Jr./Mid Sch:</b> Kingswood Regional Middle
<b>Elem Sch:</b> Carpenter Elementary	<b>Cable:</b>	<b>Power Co:</b>
<b>Fuel Co:</b>	<b>Phone Co:</b>	<b>Resort:</b> No

**DOM:** 14

**Foreclosed Bank-Owned REO:** No

**PREPARED BY**



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L 4473799A LOT 4 STONEHAM ROAD , WOLFEBORO, NH 03894

LP: \$199,900

Gallery: Images 1 to 6 of 11



full year-round Sun



useable woods road on place



along the gravel-based "road"



looking at Moose Mountain



hardwoods & stonewalls



stonewall & hardwoods



**Gallery: Images 7 to 11 of 11**

woods road back up to entrance



looking back uphill to Church



across from Cotton Mtn Church



on R, at Brookfield town line



southern views

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
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