

Residential / Single Family
4367677
Closed

205 Trotting Track Road
Wolfeboro NH 03894

Unit/Lot #:
Price - List \$149,900
Price - Closed \$120,000
Date - Closed 12/22/2016



Year Built 1840
Style Cape, Farmhouse, New Englander
Color white
Total Stories 1.75
Zoning Gen'l Resid'l
Taxes TBD N
Gross Taxes/Year \$2,275.00 / 2015
Lot Acres/SqFt 13.80 / 601,128

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 1,863
DOM 879

Directions Take NH Rte 28 N from Brewster Academy for 1/2 mi. to L onto NH Rte 109A; go 1+ mi to R on Beach Pond Rd; go up <1/4 mi to R onto Trotting Track rd; along TT Rd <1/2 mi to white cape w/ att'd 2-car garage on L at RE sign. 13.8 +/- ACRES w/1200+ FEET of paved Town Road FRONTAGE = possibilities.

c1840 Cape that was completely renovated c1965; original features retained include ceiling Beams in the large fire-placed Living Room and most of the pine floors throughout. The 1960s Additions include a spacious & well-cabineted kitchen with a large Glenwood Cookstove; 2 flue-lined chimneys; front & rear porches; & an attached over-sized 2-car garage. On 13.8 ACRES of managed woodland (TREE FARM) w/1200+ FEET of paved Town ROAD FRONTAGE with a detached early 1800s post & beam "English" 36' x 22' BARN... this property offers many possibilities, including Sub-Division. And... <3 miles to Wolfeboro's Historic Downtown on Lake Winnepesaukee, 3 Town Beaches, state-of -the-art Hospital, recently renovated & highly regarded K-12 schools, and <1 mile to Town Ski Area, & also to one of NH's best local youth/community Outdoor Sports Park. Some WATER DAMAGE this past wintah: seepage around both chimneys & some major moisture/rot damage where Kitchen ell's roof meets the roof of the back porch.

STRUCTURE

Construction Status	Existing	Footprint	37x20+28x16
Construction	Post and Beam, Wood Frame	SqFt-Apx Fin AG/Source	1,863 / Municipal
Foundation	Block, Stone	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Clapboard, Wood	SqFt-Apx Unfn AG/Source	0 / Measured
Roof	Metal	SqFt-Apx Unfn BG/Source	740 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	740
Basement Description	Bulkhead, Concrete, Crawl Space, Partial, Stairs - Interior, Unfinished	SqFt-Apx Total Finished	1,863
Garage/Capacity	Yes / 2	SqFt-Apx Total	2,603
Garage Type	Attached	Mobile Make/Model	/
Garage Description	Direct Entry, Barn	Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	16 x 15	1	OTHER	10 x 8	1
Dining Room	19 x 10	1	OTHER	27 x 7	1
Living Room	20 x 19	1	OTHER	15 x 8	1
Office/Study	14 x 9	2			
Master Bedroom	15 x 13	2			
Bedroom	12 x 10	2			
Bedroom	12 x 10	2			

UTILITIES

Heating	Hot Water, Stove - Wood	Services	Internet - Cable
Heat Fuel	Oil	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Drilled Well	Phone Company	FairPoint
Sewer	Unknown	Cable Company	MetroCast
Electric	100 Amp, Circuit Breaker(s)	Electric Company	Wolfeboro Municipal



LOT / LOCATION				Page 2 of 2
County	NH-Carroll	Devel/Subdiv	potential	ROW-Parcel Access No
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width /
Water Body Type		School - Elementary	Carpenter Elementary	ROW to other Parcel
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads Paved, Public
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length Yes / 1,250
Water Restrictions		Mobile Park Name		Surveyed/By Yes
Condo Ltd Comm Area		Condo Name		Owned Land
Common Land Acres		Building #		Units Per Building
Suitable Use Agriculture, Mixed Use		Lot Desc Country Setting, Farm - Horse/Animal, Level, Sloping, Wooded		Area Desc Rural

FEATURES	
Features - Interior Fireplaces - 1, Laundry - 1st Floor	Features - Exterior Outbuilding, Porch - Covered, Porch - Enclosed, Porch - Screened, Window Screens, Windows - Storm
Flooring Other, Softwood, Vinyl	Driveway Gravel
Appliances Stove - Wood Cook	Parking Parking Spaces 2
Water Heater Off Boiler	

Green Verification Progm	Green Verification Rating/Metric /
Green Verification Body	Green Verification New Construction
Green Verification Status/Year /	Green Verification URL

PUBLIC RECORDS			
Deed - Recorded Type Warranty	Deeds - Total	Deed Book/Page 3126 / 071	
Map	Block	Lot	
SPAN #	Property ID	Plan Survey Number	
Assment Amount/Year \$163,066 / 2015	Assments - Special	Current Use No	
Tax Class	Tax Rate 13.95	Land Gains	

DISCLOSURES			
Fee/Fee Frequency /	Fee Includes		
Fee 2/Fee 2 Frequency /	Fee 2 Includes		
Fee 3/Fee 3 Frequency /	Fee 3 Includes		
Listing Service Full Service	Sale Includes		
PUD	Items Excluded		
Comp Only/Type No /	Negotiable		
Short Sale No	Foreclsd/BankOwnd/REO No	Auction	
Seasonal No	Restrictions		
Mobile Park Approval	Mobile Co-Op	Mobile Must Move	
Flood Zone No	Rented	Rental Amount	
Covenants No	Easements	Resort	
Possession At Closing	Documents Available Deed, Plot Plan		
Timeshre/Fract Ownrshp? No	T/F Ownrshp Amt/Type /		
Auctioneer - Responsible	Auction Date/Time /		
Auctioneer License #	Auction Info		
Auctn Price Determnd By	Financing		

PREPARED BY	
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