

**Residential / Condo**  
**4673212**  
**Closed**

**43 Point Breeze Road**  
**Wolfeboro NH 03894**

**Unit/Lot #:**

**Price - List \$399,900**  
**Price - Closed \$390,000**  
**Date - Closed 4/30/2018**



**Year Built** 1986  
**Style** Cape, Contemporary, End Unit, Multi-Level  
**Color** green  
**Total Stories** 2  
**Zoning** SFR-RR  
**Taxes TBD** N  
**Gross Taxes/Year** \$4,457.00 / 2017  
**Lot Acres/SqFt** 45.000000 / 1,960,200

**Rooms - Total** 6  
**Bedrooms - Total** 2  
**Baths - Total** 3  
**Baths - Full** 0  
**Baths - 3/4** 2  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,656  
**DOM** 49

**Directions** From Wolfeboro's Historic Lakeside Downtown, drive S 1+ mi on S Main St. Just past the Kingswood Regional school complex, bear L onto Pleasant Valley Rd; go 2+ mi to Point Breeze Rd on L. Drive in slowly to 1st L; bear R at the cul d'sac; #43 is the Condo on the lakeside of the 2-unit building on R.

Lake WENTWORTH is one of New Hampshire's Most Desirable Lakes. The historic lakeside town of Wolfeboro, is one of NH's lower-taxed towns. Wolfeboro is also known as "America's Oldest Summer Resort" due to the fact that NH's last Colonial Governor, John Wentworth, established his "Country/Summer Seat" at his c1770 Estate & Farm along Lake Wentworth's northeast shore. This privately-sited, move-in ready & well-built 1986 2+ Bedroom/3 Bath CONDO was completely updated in 2014. Here is your chance to enjoy 2 large natural sand BEACHES, your own assigned boat DOCK, 1200' of shared Lakefront, Tennis Courts, etc. all on 45 beautifully maintained ACRES. All this is less than 5 miles from downtown Wolfeboro's Restaurants, Shops, Stores, newer Hospital, Library, etc. as well as our miles of Walking/cross-country Skiing/Biking TRAILS, Museums, Athletic Fields, Golf courses, and nearby Ski areas, etc. ...for only \$399,900. The Sellers love Point Breeze living so much, that the only reason they are selling is to purchase a somewhat larger PB home, that will better accommodate they're expanding family's use.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	32' x 20'
<b>Construction</b>	Timber Frame, Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	1,160 / Municipal
<b>Foundation</b>	Concrete	<b>SqFt-Apx Fin BG/Source</b>	496 / Municipal
<b>Exterior</b>	Clapboard, Wood Siding	<b>SqFt-Apx Unfn AG/Source</b>	0 / Municipal
<b>Roof</b>	Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	144 / Municipal
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>	Daylight, Finished, Stairs - Interior	<b>SqFt-Apx Total Finished</b>	1,656
		<b>SqFt-Apx Total</b>	1,800
		<b>Mobile Make/Model</b>	/
<b>Garage/Capacity</b>	Yes / 1	<b>Mobile Serial Number</b>	
<b>Garage Type</b>	Detached	<b>Mobile Anchor</b>	
<b>Garage Description</b>	Assigned, Auto Open	<b>Units Per Building</b>	2

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Living/Dining	23 x 12	1			
Kitchen	9 x 7	1			
Bedroom	13 x 10	1			
MBR Suite	20 x 12	2			
Family Room	24 x 19	B			
Bedroom	13 x 10	B			
Bath - 3/4	7 x 5	2			
Bath - 3/4	7 x 7	B			
Bath - 1/2	5 x 5	1			
Porch	12 x 12	1			

#### UTILITIES

<b>Heating</b>	Electric, Stove - Wood	<b>Services</b>	Cable, Cable - At Site, High Speed Intrnt -AtSite, Internet - Cable
<b>Heat Fuel</b>	Electric, Wood	<b>Management Co/Phone</b>	volunt'r Bd w/maint staff /
<b>Cooling</b>	None	<b>Fuel Company</b>	
<b>Water</b>	Community	<b>Phone Company</b>	FairPoint
<b>Sewer</b>	Community	<b>Cable Company</b>	MetroCast
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	Wolfeboro Municipal



<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>	Point Breeze	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>	Shared Private	<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>	Lake	<b>School - Elementary</b>	Carpenter Elementary	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>	Lake Wentworth	<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b>	Association,
<b>Water Frontage Lngth</b>	1,200	<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	No /
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>	Point Breeze Condo Assoc	<b>Owned Land</b>	No
<b>Common Land Acres</b>	45.00	<b>Building #</b>		<b>Units Per Building</b>	2
<b>Suitable Use</b>		<b>Lot Desc</b>	Beach Access, Condo Development, Conserved Land, Deed Restricted, Lake Access, Landscaped, Level, Open, Walking Trails, Wooded	<b>Area Desc</b>	Abuts Conservation, Neighborhood, Rural

FEATURES	
<b>Features - Interior</b> Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace - Wood, Fireplaces - 1, Hearth, Laundry Hook-ups, Living/Dining, Master BR w/ BA, Natural Light, Skylight, Wood Stove Hook-up <b>Flooring</b> Carpet, Tile, Vinyl, Wood <b>Appliances</b> Dishwasher, Dryer, Range - Electric, Refrigerator, Washer <b>Equipment</b> Smoke Detector, Stove-Wood <b>Water Heater</b> Electric	<b>Association Amenities</b> Building Maintenance, Management Plan, Master Insurance, Landscaping, Beach Access, Beach Rights, Boat Slip /Dock, Common Acreage, Day Dock, Docks, Snow Removal, Tennis Court, Trash Removal <b>Features - Exterior</b> Boat Launch, Boat Slip/Dock, Trash, Deck, Natural Shade, Porch - Screened, ROW to Water, Tennis Court, Window Screens, Windows - Double Pane <b>Driveway</b> Common/Shared, Paved <b>Parking</b> Assigned, Driveway, Garage, Parking Spaces 1, Paved

<b>Green Verification Progm</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>	Warranty	<b>Deeds - Total</b>	
<b>Map</b>	236	<b>Block</b>	002
<b>SPAN #</b>		<b>Property ID</b>	000236-000002-00002
<b>Assment Amount/Year</b> /		<b>Assments - Special</b>	
<b>Tax Class</b>		<b>Tax Rate</b>	14.98
		<b>Deed Book/Page</b>	3165 / 933
		<b>Lot</b>	025
		<b>Plan Survey Number</b>	
		<b>Current Use</b>	
		<b>Land Gains</b>	

DISCLOSURES			
<b>Fee/Fee Frequency</b>	\$648.00 / Monthly	<b>Fee Includes</b>	Landscaping, Plowing, Sewer, Trash, Water, Condo
<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>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	No	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	
<b>Flood Zone</b>	Unknown	<b>Rented</b>	
<b>Covenants</b>	Yes	<b>Easements</b>	
<b>Possession</b>		<b>Documents Available</b>	
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date</b>	N /	<b>Financing</b>	
		<b>Auction</b>	
		<b>Mobile Must Move</b>	
		<b>Rental Amount</b>	
		<b>Resort</b>	No

PREPARED BY	
<b>Ken Perry - Cell: 603-387-2667</b> ken@OlderHomesNH.com  <b>K A Perry Real Estate, LLC - Off: 603-569-1563</b> 188 North Wolfeboro Road Wolfeboro NH 03894	 



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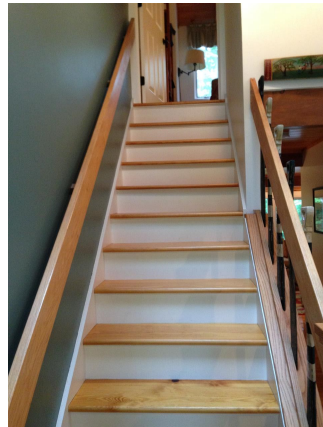
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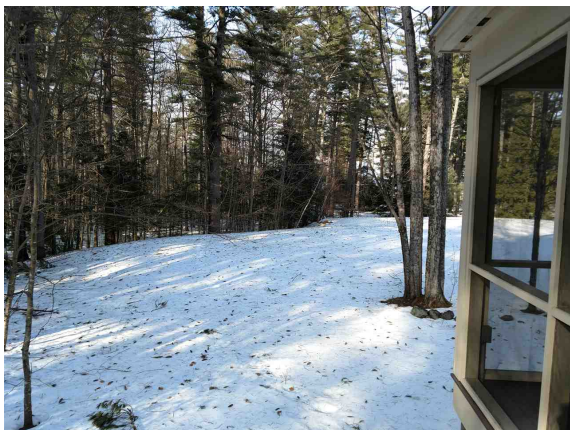
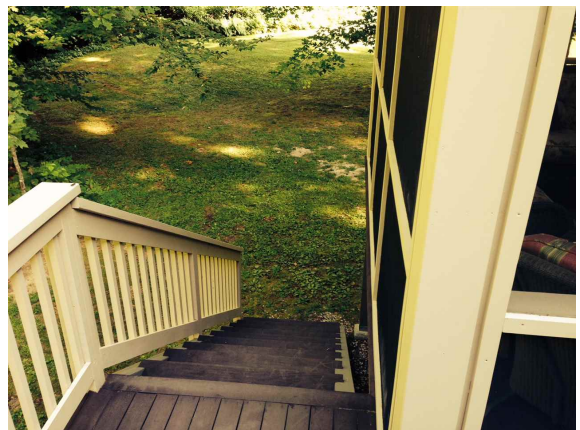
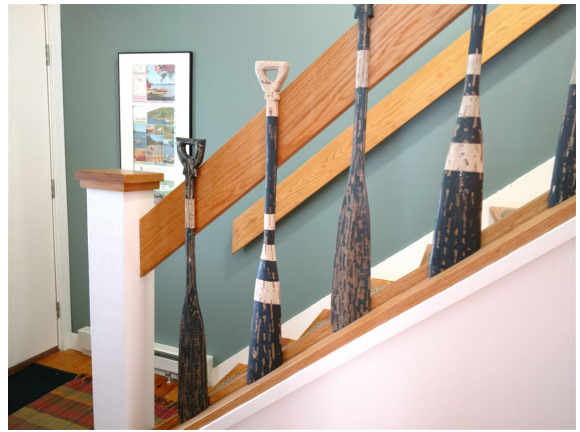
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