

Residential
4761915
Closed

Single Family

5 Loon Street
Wolfeboro
Unit/Lot #

NH 03894

Listed: 6/29/2019
Closed: 10/2/2019
DOM: 51
\$325,000
\$305,500



County NH-Carroll
VillDstLoc
Year Built 1976
Style Ranch
Color
Total Stories 1
Taxes TBD No
TaxGrosAmt \$3,721.00
Tax Year 2018
Tax Year Notes

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 1,847
SqFt-Apx Total 3,694
Lot Size Acres 0.510000
Lot - Sqft 22,216
Footprint

Delayed Showing No
Date - Showings Begin

Directions From downtown Wolfeboro, follow North Main Street towards Tuftonboro for approximately 5 miles. Take right into Robin Acres, then bear left, and left again onto Loon Street. 5 Loon is on the right just before the cul de sac.



[Property Panorama VT URL](#)

Remarks - Public Spacious 3BR, 2BA home in Robin Acres - only five minutes from downtown Wolfeboro! Enjoy a welcoming front yard with selective garden areas while relaxing on the covered porch. Inside, appreciate the convenience of one level starting with the living room, a reading nook and unique brick hearth with a pellet stove. Great kitchen with stainless appliances, an eat at bar and spacious dining area, both have newly refinished wood floors. The laundry room has a pantry and good size closet with plenty of shelving. There is a total of three spacious bedrooms – the master has a private bath and large closet. Kitchen and dining are set up for ease of entertaining – dining area leads out to a 9 x 16 screen porch which opens to a 12 x 25 deck - another tranquil area for relaxing or reading. The screen porch has plexi for winter. The back yard is landscaped as well, complete with a garden shed. The basement is 40 x 60 with all sorts of areas for exercising and storage, including a cedar closet. Home has a generator. Recent improvements include a brand new hot water heater, gas furnace, inside painting, a reverse osmosis water purifier and new electric panel. Robin Acres has nice roads for walking and Lake Winnepesaukee and Mirror Lake are easily within walking distance. For you boaters, the public launch is only two-tenths of a mile away. Available - 14' Spectrum fishing boat w/ trailer, cover, 25 HP Mercury, elect. foot operated trolling motor, fish finder and accessories.

STRUCTURE

Construction Status	Existing	SqFt-Apx Fin Above Grade	1,847
Rehab Needed	No	\$/SqFt Fin. Above Grade	\$175.96
Construction	Wood Frame	SqFt-Apx Fin AG Source	Municipal
Foundation	Poured Concrete	SqFt-Apx Unfn Above Grade	0
Exterior	Clapboard	SqFt-Apx Unfn AG Source	Municipal
Roof	Shingle - Asphalt	SqFt-Apx Fin Below Grade	0
Basement	Yes	SqFt-Apx Fin BG Source	Municipal
Basement Access Type	Walk-up	SqFt-Apx Unfn Below Grade	1,847
Basement Description	Concrete, Concrete Floor, Full, Storage Space, Sump Pump, Unfinished	SqFt-Apx Unfn BG Source	Municipal
Garage	Yes	SqFt-Apx Tot Below Grade	
Garage Capacity	1	SqFt-Apx Tot BG Source	
Garage Type	Attached		
Garage Description	Auto Open, Direct Entry		

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS			
Kitchen	11 x 13	1	Other	12 x 25	1	Deed - Recorded Type Warranty	Map 142
Dining Room	14 x 14	1				Deeds - Total	Block 00
Living Room	13 x 20	1				Deed - Book 3218	Lot 55
Master Bedroom	12 x 18	1				Deed - Page 10	SPAN#
Bedroom	12 x 14	1				Deed 2 - Book	Tax Class
Bedroom	11 x 14	1				Deed 2 - Page	Tax Rate
Other	9 x 12	1				Plan Survey Number	Current Use No
Laundry Room	7 x 10	1				Property ID	Land Gains
Foyer	5 x 10	1				Zoning 09-North Main-Impr	Assessment Year 2018
Porch	5 x 19	1					Assessment Amount \$235,500
Porch	9 x 16	1					

LOT & LOCATION

Development / Subdivision Robin Acres	School - District Governor Wentworth Regional	Water Body Type
Owned Land Yes	School - Elementary Carpenter Elementary	Water Body Name
Common Land Acres	School - Middle/Jr Kingswood Regional Middle	
	School - High Kingswood Regional High School	
Roads Association, Cul-de-Sac, Paved	Lot Description Level	Water Body Access
Road Frontage Yes		Water Restrictions
Road Frontage Length 140		Water Frontage Length
ROW - Length		
ROW - Width		
ROW - Parcel Access		
ROW to other Parcel		
Surveyed Yes		

UTILITIES

Heating Gas Heater, Hot Air, Multi Zone, Stove - Pellet
Heat Fuel Gas - LP/Bottle, Pellet
Water Heater Gas
Cooling None
Water Public, Purifier/Soft, Reverse Osmosis
Sewer Leach Field, On-Site Septic Exists, Private, Septic
Electric 200 Amp, Circuit Breaker(s), Generator

Utilities Phone, Cable - At Site

Fuel Company
Electric Company Municipal
Cable Company Metrocast
Phone Company

FEATURES

Features - Exterior Fence - Invisible Pet, Garden Space, Porch, Porch - Covered, Porch - Screened, Shed, Window Screens
Driveway Paved
Features - Interior Blinds, Cathedral Ceiling, Cedar Closet, Dining Area, Hearth, Kitchen/Dining, Master BR w/ BA, Storage - Indoor, Laundry - 1st Floor
Flooring Carpet, Laminate, Softwood, Tile

Appliances Dishwasher, Disposal, Dryer, Microwave, Range - Gas, Refrigerator, Washer
Equipment Irrigation System, Stove-Pellet
Features - Accessibility 1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Full Bathroom, Bathroom w/Step-in Shower, Bathroom w/Tub, One-Level Home, Paved Parking, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name	Mobile Park Name	Auction No
Building Number	Mobile Make	Date - Auction
Units Per Building	Mobile Model Name	Auction Time
Condo Limited Common Area	MobileSer#	Auctioneer - Responsible
Condo Fees		Auctioneer License Number
		Auction Price Determnd By
	Mobile Anchor	
	Mobile Co-Op	
	Mobile Park Approval	
	Mobile Must Move	

DISCLOSURES

Fee	Possession At Closing
Fee 2	Flood Zone Unknown
Fee 3	Seasonal No
Foreclosed/Bank-Owned/REO No	Easements
Planned Urban Developmt	Covenants Yes
Rented	Resort
Rental Amount	

Items Excluded

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type	Power Production Type 2
Power Production Ownership	Power Production Ownership 2
Mount Type	Mount Type 2
Mount Location	Mount Location 2
Power Production Size	Power Production Size 2
Power Production Year Install	Power Production Year Install 2
Power Production Annual	Power Production Annual 2
Power Production Annual Status	Power Production Annual Status 2
Power Production Verification Source	Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verification Body	Green Verificatn Body 2
Green Verification Progrm	Green Verificatn Progrm 2
Green Verification Year	Green Verificatn Year 2
Green Verification Rating	Green Verificatn Rating 2
Green Verification Metric	Green Verificatn Metric 2
Green Verification Status	Green Verificatn Status 2
Green Verification Source	Green Verificatn NewCon 2
Green Verification NewCon	Green Verification Source 2
Green Verification URL	Green Verificatn URL 2
Green Verification Body	Green Verificatn Body 3
Green Verification Progrm	Green Verificatn Progrm 3
Green Verification Year	Green Verificatn Year 3
Green Verification Rating	Green Verificatn Rating 3
Green Verification Metric	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 3
Green Verification Source	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 3

PREPARED BY

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Listed by:

Betty Ann Bickford / Maxfield Real Estate/Wolfeboro

Prep By: K A Perry Real Estate, LLC

Ken Perry

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