

Residential / Single Family
4733694
Closed

160 N Wolfeboro Road
Wolfeboro NH 03894
North Wolfeboro

Unit/Lot #:

Price - List \$172,500
Price - Closed \$166,250
Date - Closed 3/27/2019



Year Built 1790
Style Cape
Color WHITE
Total Stories 1.5
Zoning Rural Ag
Taxes TBD N
Gross Taxes/Year \$2,079.00 / 2018
Lot Acres/SqFt 1.200000 / 52,272

Rooms - Total 5
Bedrooms - Total 2
Baths - Total 1
Baths - Full 0
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 836
DOM 11

Directions From downtown Wolfeboro, go <7 miles North on Rte 28 to North Wolfeboro Rd on R; OR take Rte 16 to Hannafords/Rite Aid/Tractor Supply, etc. at Rte 28 & go <4 miles S on Rte 28 to N Wolfeboro Rd on L. Home is 3/4 mile up on L, <200 yds before the 4-corners.

Classic New Hampshire "Country Place." Small but expandable on an excellent high & dry stonewalled Acre+ lot w/228 ft of road frontage. Ideal for 3-seasons, but useable year-round with a few modifications. The very private backyard includes a small patio area. More than half the lot remains wooded. Set among similar early rural homes in quiet North Wolfeborough. Abuts a stone-walled field across from a small LRCT-protected Conservation parcel. Only 4 Miles to Rte 16 shopping at Hannafords, Rite Aid, Ocean State Job Lots, Tractor Supply, etc. Only about 8 miles from Wolfeboro's vibrant & scenic Downtown with docks, beaches, shops & restaurants on Lake Winnepesaukee as well as its well-regarded K-12 Schools, state-of-the-art Hospital, being-expanded Library, recently restored iconic Town Hall, etc.

STRUCTURE

Construction Status	Existing	Footprint	32 x 22 & 27 x 12
Construction	Post and Beam, Wood Frame	SqFt-Apx Fin AG/Source	836 / Municipal
Foundation	Concrete, Granite, Other, Stone	SqFt-Apx Fin BG/Source	0 / Other
Exterior	Clapboard, Wood, Wood Siding	SqFt-Apx Unfn AG/Source	192 / Municipal
Roof	Shingle - Architectural, Shingle - Asphalt	SqFt-Apx Unfn BG/Source	294 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	
Basement Description	Crawl Space, Full, Gravel, Partial, Stairs - Interior, Unfinished	SqFt-Apx Total Finished	836
Garage/Capacity	No / 0	SqFt-Apx Total	1,322
Garage Type		Mobile Make/Model	/
Garage Description		Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	12 x 11	1			
Dining Room	12 x 7	1			
Living Room	14 x 13	1			
Bath - 3/4	8 x 7	1			
Bedroom	13 x 12	1			
Bedroom	10 x 8	1			
Workshop	16 x 12	1			

UTILITIES

Heating	Baseboard, Electric, Gas Heater - Vented, Monitor Type	Services	Cable, High Speed Intrnt -Avail, Internet - Cable
Heat Fuel	Electric, Gas - LP/Bottle	Management Co/Phone	/
Cooling	None	Fuel Company	
Water	Dug Well, Private	Phone Company	Consolidated Communica'n
Sewer	Leach Field - At Grade, Leach Field - Existing, Septic	Cable Company	Atlantic Broadband
Electric	200 Amp, Circuit Breaker(s)	Electric Company	Wolfeboro Municipal

LOT / LOCATION

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County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	
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 / 228
Water Restrictions		Mobile Park Name		Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres		Building #		Units Per Building	
Suitable Use		Lot Desc	Country Setting, Wooded	Area Desc	Abuts Conservation, Neighborhood, Rural

FEATURES

Features - Interior	Attic, Natural Light, Laundry - 1st Floor	Features - Exterior	Window Screens, Windows - Storm
Flooring	Softwood, Wood	Driveway	Dirt, Gravel, Other
Appliances	Dishwasher, Dryer, Range - Electric, Refrigerator, Washer	Parking	Parking Spaces 2
Water Heater	Electric		

Green Verification Progrm		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	2771 / 0084
Map	034	Block	0	Lot	007
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$131,600 / 2018	Assments - Special		Current Use	N
Tax Class		Tax Rate	15.80	Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes		
Fee 2/Fee 2 Frequency	/	Fee 2 Includes		
Fee 3/Fee 3 Frequency	/	Fee 3 Includes		
\$/SqFt Fin. Above Grade		Sale Includes		
PUD		Negotiable		
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	Yes	Restrictions		
Mobile Park Approval		Mobile Co-Op		Mobile Must Move
Flood Zone	No	Rented		Rental Amount
Covenants	No	Easements		Resort
Possession		Documents Available		
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/	
Auctioneer - Responsible		Auction Date/Time	/	
Auctioneer License #		Auction Info		
Auctn Price Determnd By		Items Excluded		
Delayed Showing/Begin Date	N /	Price - Original	\$172,500	

PREPARED BY

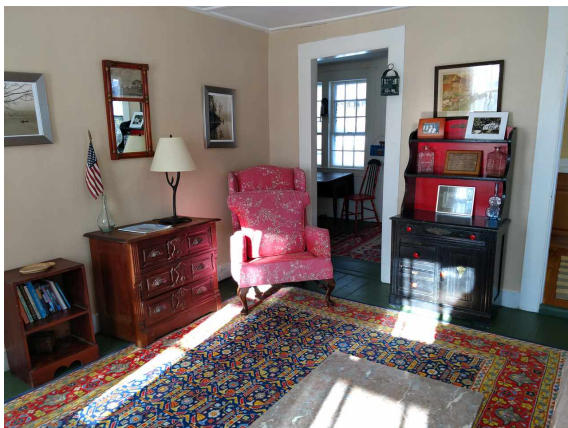
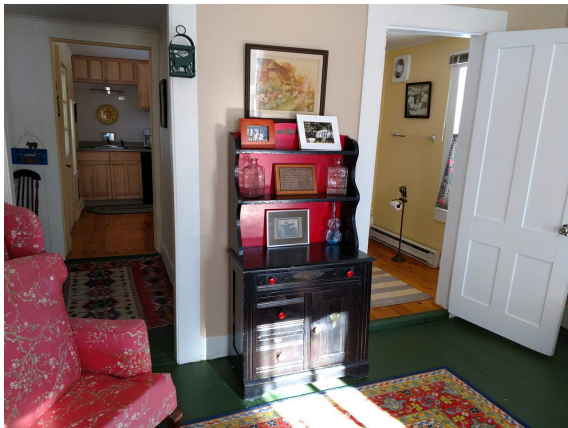
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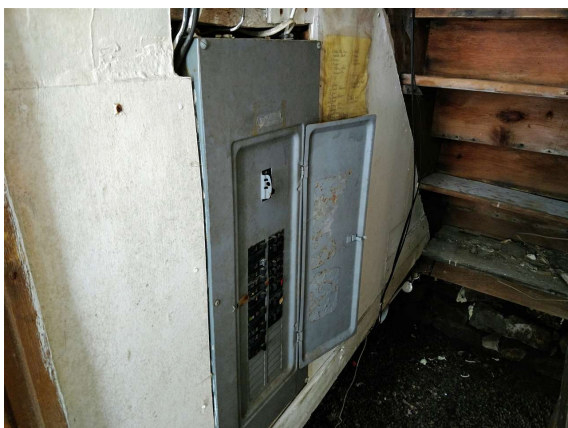
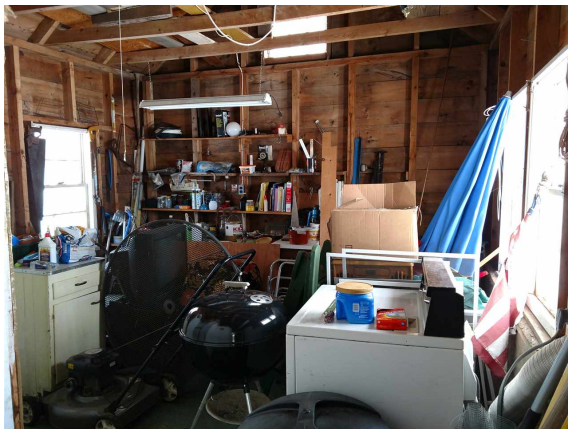
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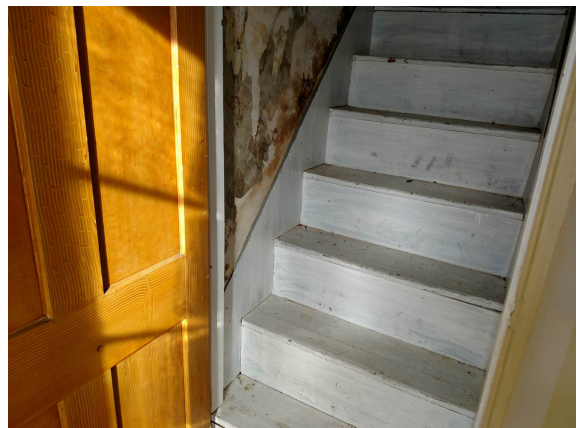
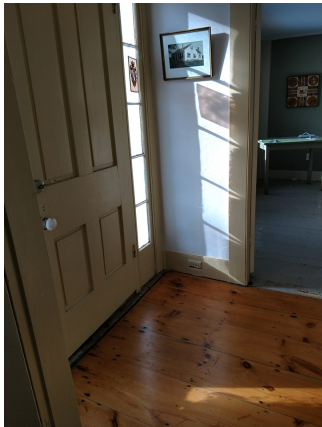
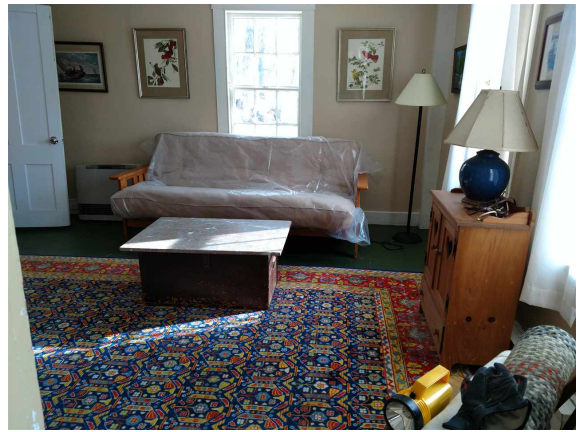
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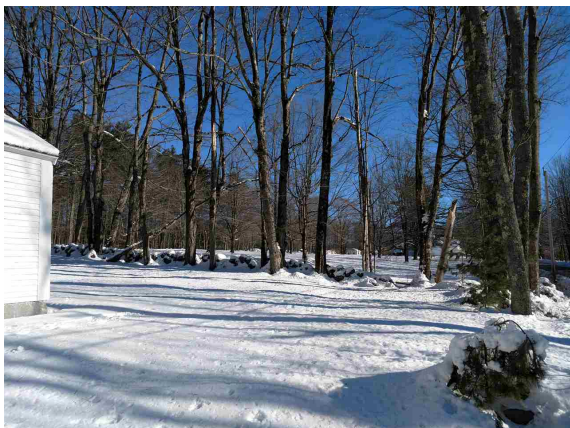
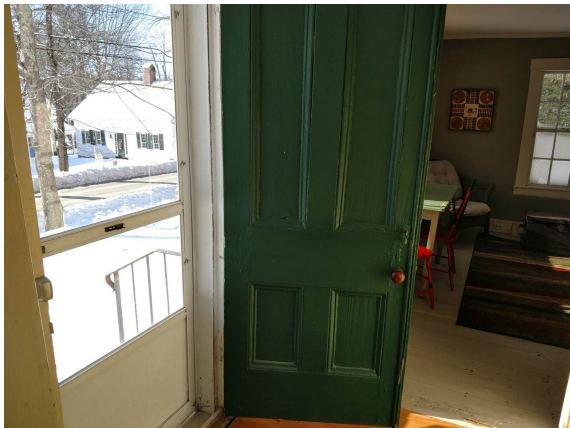
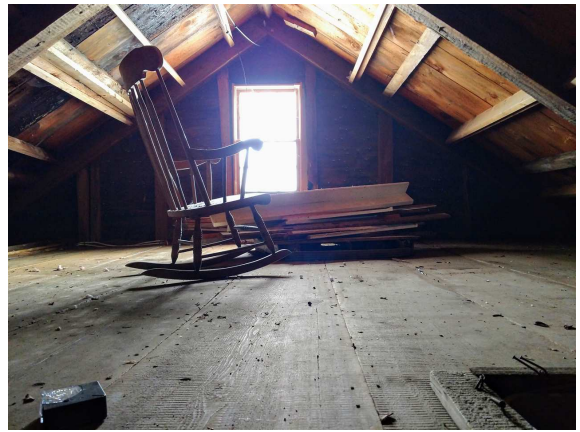
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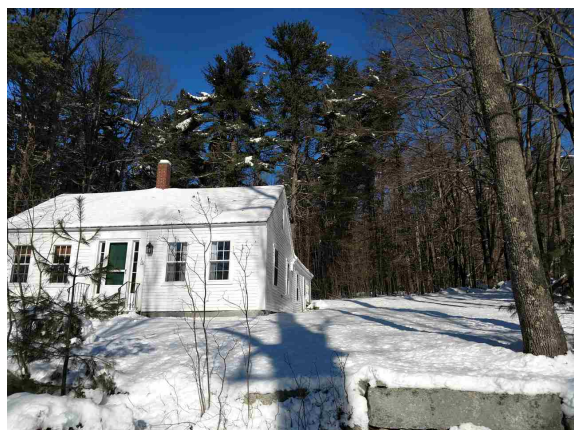
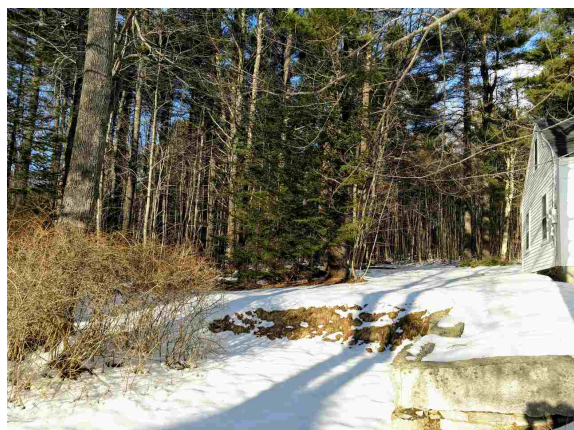
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