

Residential
4829457
Closed

Single Family

399 Governor Wentworth Highway
Tuftonboro
Unit/Lot #

NH 03850

Listed: 9/18/2020
Closed: 2/19/2021
DOM: 113

\$255,000
\$250,000



County NH-Carroll
VillDStLoc
Year Built 1893
Style Cape, Farmhouse
Color white
Total Stories 1.75
Taxes TBD No
TaxGrosAmt \$2,008.00
Tax Year 2020
Tax Year Notes

Rooms - Total 6
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total Finished 1,595
SqFt-Apx Total 2,225
Lot Size Acres 0.500000
Lot - Sqft 21,780
Footprint 30x21+20x9+1
 9x12+12x7

Delayed Showing No
Date - Showings Begin

Directions Take Rte 109 (Gov Wentworth Hwy) to 100 yds N of intersection w/Rte 109A (Middle Rd) and 3/4 mile S of center of Melvin Village. #399 is the c1893 "high-posted" Cape w /att'd red barn on N side of the road in the Neighborhood Business zone.

Remarks - Public REDUCED \$45K! A well-maintained c1893 Melvin Village Cape w/ attached 24x24 post & beam Barn, detached single-car "garage" & 2 smaller sheds, on 1/2 Ac in the Neighborhood BUSINESS ZONE of low-tax Tuftonboro. In the same family for generations, this 2 Bedroom/1.5 Bath home is move-in-ready, although the new family will probably want to do some additional updates going forward. The spacious family kitchen is a c1988 timber-framed structure fitted out as a most inviting family Kitchen/Dining space, right off the rebuilt porch which is now an all-season & sun-filled Family Room. The 1st floor also includes a separate Living Room, large full bath/laundry and the former Living Room as a large 1st floor Master Bedroom, all with newer energy-saving windows. Upstairs are the generous 2nd bedroom and an 11x11 den/study/office with a 1/2 Bath that likely has space to add a shower. Only 3 miles from the National award-winning K-6 Tuftonboro Central School & only 10 mi. to the well-regarded Kingswood Regional Middle/High/Tech Schools in Wolfeboro. Tuftonboro also offers Town Beaches in both Melvin Village and on 19 Mile Bay, next to the Public Boat Ramp & Parking on Lake Winnepesaukee. This small lakeside town (of about 2400 residents) also offers a new Fire Station, the recently enlarged Tuftonboro Free Library, and miles of Hiking Trails on hundreds of Acres of permanently Conserved Lands. Many USE Possibilities offered by this High-Visibility Neighborhood BUSINESS Zone location.

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Post and Beam, Wood Frame
Foundation Stone
Exterior Clapboard, Shake
Roof Shingle - Architectural, Shingle - Asphalt
Basement Yes
Basement Access Type Interior
Basement Description Bulkhead, Concrete Floor, Full, Partial, Interior Access, Stairs - Basement
Garage Yes
Garage Capacity 2
Garage Type Attached
Garage Description Barn

SqFt-Apx Fin Above Grade 1,595
List \$/SqFt Fin ABV Grade \$159.87
SqFt-Apx Fin AG Source Municipal
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Municipal
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Municipal
SqFt-Apx Unfn Below Grade 630
SqFt-Apx Unfn BG Source Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen/Dining	17 x 14	1	
Family Room	20 x 9	1	
Living Room	12 x 12	1	
Master Bedroom	20 x 11	1	
Bath - Full	10 x 10	1	
Bedroom	16 x 11	2	
Office/Study	11 x 11	2	
Bath - 1/2	9 x 5	2	

PUBLIC RECORDS	
Deed - Recorded Type Quit Claim	Map 29
Deeds - Total	Block 2
Deed - Book 2020	Lot 1
Deed - Page 320	SPAN#
Deed 2 - Book	Tax Class
Deed 2 - Page	Tax Rate 9.56
Plan Survey Number	Current Use No
Property ID	Land Gains
Zoning Neighborhood Business	Assessment Year
	Assessment Amount

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres

Roads Paved, Public
Road Frontage Yes
Road Frontage Length 199
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Unknown

School - District Governor Wentworth Regional
School - Elementary Carpenter Elementary
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School

Lot Description Hilly, Level, Open, Slight, Sloping, Steep
Area Description Commercial Zoning, Rural, Village
Suitable Use Bed and Breakfast, Commercial, Mixed Use, Residential

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Forced Air
Heat Fuel Oil
Water Heater Gas - LP/Bottle
Cooling None
Water Drilled Well, Private
Sewer 1000 Gallon, Concrete, Leach Field, Leach Field - At Grade, Leach Field - Existing, Leach Field - On-Site, On-Site Septic Exists, Private, Replacement Leach Field
Electric 200 Amp, Circuit Breaker(s), Generator, Generator Ready

Utilities Phone, Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -Avail, Telephone At Site

Fuel Company
Electric Company NH Electric Co-op
Cable Company Spectrum
Phone Company Consolidated Communica'n

FEATURES

Features - Exterior Barn, Storage, Window Screens, Windows - Double Pane
Driveway Gravel
Parking Off Street, On-Site, Parking Spaces 6+
Features - Interior Kitchen/Dining, Laundry - 1st Floor
Flooring Carpet, Hardwood, Laminate, Softwood
Appliances Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer
Features - Accessibility 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Access Laundry No Steps, Bathroom w/Tub, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees
Auction No
Date - Auction
Auction Time
Auctioneer - Responsible
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#
Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

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

Items Excluded -Antique pot hanger over kitchen sink. -2 glass shades on bathroom sink mirror.

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

POWER PRODUCTION

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

HOME PERFORMANCE INDICATORS

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

**Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL**

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

PREPARED BY

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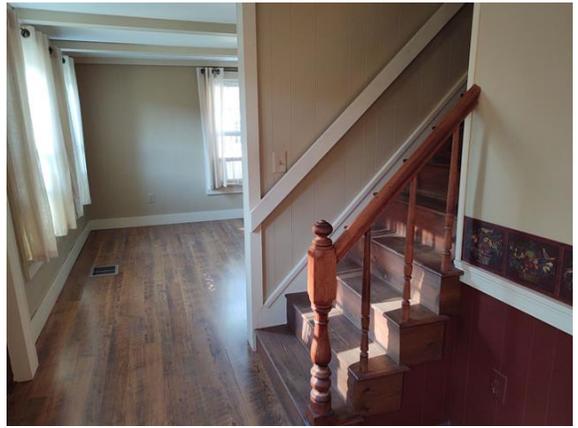
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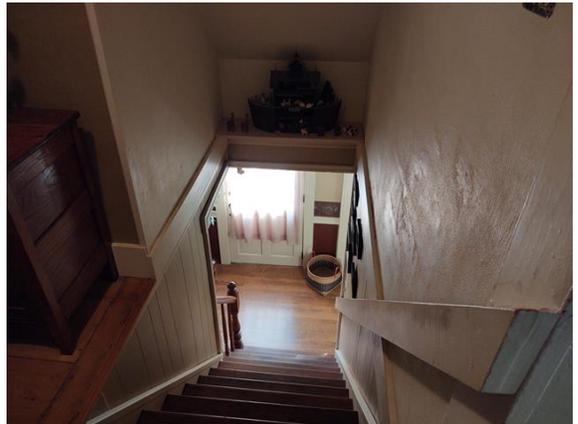
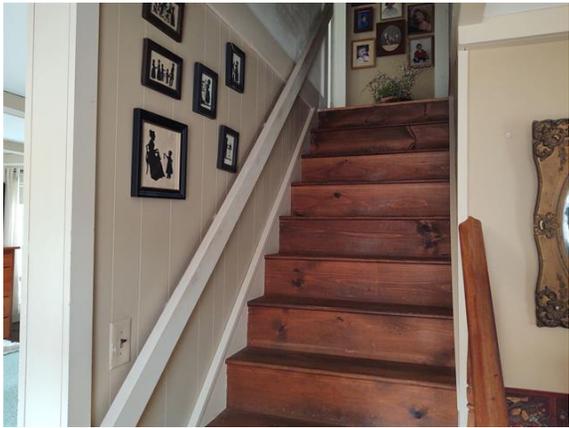


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