

**Residential**      **Single Family**      **239 Middle Road**      **Listed: 5/9/2021**      **\$549,900**  
**4859993**      **Tuftonboro**      **NH 03816**      **Closed:**  
**Active**      **Unit/Lot # #38, #16, #17**      **DOM: 5**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1805  
**Style** Cape  
**Color** Blue  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxGrosAmt** \$3,811.00  
**Tax Year** 2020  
**Tax Year Notes**

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** From Wolfeboro take Rte. 109, a.k.a. Gov. Wentworth Hwy. to Tuftonboro. Turn R onto Union Wharf Rd. immediately after Pier 19 Store. Then turn a L onto Middle Road, a.k.a. Rte. 109A. The house is the 1st house on the R after turning, across from the Tuftonboro Community Garden and the Town Offices.

**Rooms - Total** 10  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total** 2,336  
**Finished**  
**SqFt-Apx Total** 4,372  
**Lot Size Acres** 4.050000  
**Lot - Sqft** 176,418  
**Footprint** 30x40, 23x30

**Remarks - Public** c1805 Center Chimney Cape with good bones, an attached barn and 4 ACRES of flat, fertile, open fields (on 3 Abutting LOTS w/850' of Road Frontage) in LOW TAX Tuftonboro. The main floor includes 2+ Bedrooms, a full Bath, a large Kitchen/Dining area, 3 Fireplaces and many other original features, including "Indian Shutters" in the Living room. The 2nd floor is one huge Bedroom w/private 3/4 Bath. The Attached Barn w/Loft could easily be converted to a 2+ Car Garage. The two large Hoop Greenhouses on site can be included, if desired. Already well-established are a huge Asparagus bed, Rhubarb, and many spring bulbs along the Stone walls that bound two sides of the property. It's a short Walk to the newly-expanded Tuftonboro Free Library & the award-winning K-6 School. This home is also less than 2 miles from Lake WINNIPESAUKEE with its Public Boat launch (with nearby Parking) and the Town Beach. WOLFEBORO's Lakeside Downtown with its state-of-the-art Hospital, excellent Middle-High-Tech Schools, Restaurants and Shopping is only 8 miles south. Tuftonboro's quaint Town Offices are also nearby and the much loved Community Garden is across the street. Whether you envision having horses in the fields, or planting High Bush Blueberries and Antique Apple varieties on the land this property has endless potential. If you appreciate Quality LAND, love Older Homes, don't mind taking on a project (the property needs some updating) and have a dream, then this property is a Must See.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Post and Beam  
**Foundation** Granite, Stone, Block w/ Skim Coating  
**Exterior** Clapboard  
**Roof** Metal, Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Bulkhead, Dirt Floor, Full, Interior Access, Exterior Access, Stairs - Basement  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 2,336  
**List \$/SqFt Fin ABV Grade** \$235.40  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 300  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source**  
**SqFt-Apx Unfn Below Grade** 1,736  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Living Room	15'3"x15'5"	1		<b>Deed - Recorded Type</b> Warranty	<b>Map</b> 000043
Master Bedroom	15'3"x15'5"	1		<b>Deeds - Total</b>	<b>Block</b> 38, 17, 16
Den	9'4"x9'7"	1		<b>Deed - Book</b> 612, 978, 563 (p.27-28)	<b>Lot</b> 000002
Family Room	12'x16'11"	1		<b>Deed - Page</b> 213, 904,	<b>SPAN#</b>
Kitchen/Dining	9'7"x14'3"	1		<b>Deed 2 - Book</b>	<b>Tax Class</b>
Kitchen	9'7"x13'	1		<b>Deed 2 - Page</b>	<b>Tax Rate</b> 9.56
Utility Room	7'x15'	1		<b>Plan Survey Number</b>	<b>Current Use</b> No
Bath - Full	5'5"x11'7"	1		<b>Property ID</b>	<b>Land Gains</b>
Attic - Finished	18'x 32'7", 8'x11"	2		<b>Zoning</b> 1F RES	<b>Assessment Year</b> 2019
Bath - 3/4	7'X 6'5", 3'6"x 5'	2			<b>Assessment Amount</b> \$398,600

#### LOT & LOCATION

**Development / Subdivision** Tuftonboro Colony, Book 563, Pg. 27 (30 Jan. 1974)  
**Owned Land**  
**Common Land Acres**  
**Roads** Paved, Public  
**Road Frontage** Yes  
**Road Frontage Length** 850  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

**School - District** Governor Wentworth Regional  
**School - Elementary** Tuftonboro Central School  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School  
**Lot Description** Agricultural, Corner, Country Setting, Level, Open  
**Area Description** Rural

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

## UTILITIES

**Heating** Baseboard, Hot Water, Wood Boiler  
**Heat Fuel** Oil  
**Water Heater** Electric, Off Boiler, Owned  
**Cooling** None  
**Water** Dug Well, Private  
**Sewer** 500 Gallon, Leach Field  
**Electric** 200 Amp

**Utilities** Cable, Gas - LP/Bottle, Internet - Cable

**Fuel Company** Wolfeboro Oil  
**Electric Company** NH Electric Co-Op  
**Cable Company** Spectrum  
**Phone Company** Spectrum

## FEATURES

**Features - Exterior** Barn, Garden Space, Porch, Greenhouse  
**Driveway** Gravel  
**Parking** Driveway, Parking Spaces 4, Unpaved  
**Flooring** Hardwood, Other, Softwood  
**Features - Interior** Attic, Dining Area, Fireplaces - 3+, Kitchen Island, Kitchen/Dining, Natural Woodwork, Skylight, Walk-in Closet, Laundry - 1st Floor

**Appliances** Dryer, Exhaust Hood, Range - Gas, Refrigerator, Washer

## 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 Determined 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** No  
**Seasonal** No  
**Easements**  
**Covenants** Unknown  
**Resort**

**Items Excluded**  
**Documents Available** Deed, Plot Plan, Property Disclosure, Tax Map

**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**

Ken Perry  
Cell: 603-387-2667  
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**My Office Info:**

K A Perry Real Estate, LLC  
188 North Wolfeboro Road

Wolfeboro NH 03894  
Off: 603-569-1563



Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

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Tuftonboro NH 03816



Charming 1805 Center Chimney Cape



With attached Barn



Southeast Exposure



Fm. Rm. Fireplace



Dining Area



View to Finished Attic



Stenciled Floor



Dn.Rm./Kithchen Island

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Prep By: K A Perry Real Estate, LLC

Ken Perry



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New Gas Range



Kitchen



Maple Flooring in Dn. Area



Initials of long past Owner



Lv. Rm.



Front Living Rm. & Fireplace



Great Fireplace

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Fm. Rm. view toward Kitchen



Family Room



Finished Attic



Attic brick re-pointed



Ample Storage



Beam height about 5'8"

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View from bedroom end



Built-ins along both walls



Level Lots and Endless Possibilities



Lot # 16 1.290 Acres



Rhubarb and Asparagus Beds



Lots of Daffodils



View to House and Barn



Lot #17 1.290 Acres

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View from Butternut Lane



1.290 Acre Field



2 Large Greenhouses



2nd Greenhouse



Front Porch