

Land
4664233
Closed

132-5-1 Club Lane
Wolfeboro NH 03894

Unit/Lot #:

Price - List \$129,000
Price - Closed \$128,000
Date - Closed 7/20/2018



Zoning Rural Residential
Lot Acres/SqFt 21.000000 / 914,760
Price Per Acre
Taxes TBD N
Gross Taxes/Year \$1,261.00 / 2016
Flood Zone No
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use N
DOM 221

Road Frontage Yes
Road Frontage Length 50
Surveyed Yes
Surveyed By
Easements
Parcel Access ROW
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases 1 /
Exposure
Estimated Open Space %
Land Gains

Directions Go 3 miles north of Downtown Wolfeboro, on NH Rte 28; take left onto Club Lane: across from AutoCare+, just before Allen Furniture and 7/11 intersection. Entrance to this 21 Acre non-sub-dividable lot is at the end of Club Lane pavement. Close to the Nick Rec Area, Albee Beach & the Bike trail.

An "Estate" sized 21-Acre homesite within 3 miles of Downtown Wolfeboro. Delightfully private rolling woodland (primarily hardwoods) almost completely surrounded by stone walls, indicating that most of it was probably pastureland in the mid-19th century. For the Buyer who is looking for an out-of-the-way location with great privacy ...within 5 minutes of Wolfeboro's Historic Lakeside Downtown with its Restaurants, Shops & Services. Wolfeboro (Americas "Oldest Summer Resort") has 3 Public Beaches, public boat launches, year-round Town Recreation offerings for all ages, a 21st century Hospital, the well-regarded K-12 schools of the Governor Wentworth Regional School District ...AND a relatively Low real estate Tax Rate. The Listing REALTOR is a Trustee of the local non-profit that owns this parcel. Seller's Deed to Buyer will include a "No Further Subdivision" Restriction.

Virtual Tours

LOT/LOCATION

Lot Description	Country Setting, Rolling, Wooded	Area Description	Near Golf Course, Near Skiing
County	Carroll	Devel/Subdiv	Square Hill
Pole Number		Suitable Use	Residential, Timber
Permit Status		Permit Number	
Roads	Dead End, Paved, Private, Shared	Driveway	
Equipment			
Parking			
School-District	GovernorWe	School-Elementary	CarpenterE
School-Middle	Kingswood	School-High	KingswoodR

UTILITIES

Services	Cable	Management Co/Phone	
Water	On-Site Well Needed	Fuel Company	
Sewer	On-Site Septic Needed	Phone Company	FairPoint
Electric	At Street	Cable Company	MetroCast
		Electric Company	Wolfeboro Municipal

PUBLIC RECORDS

Recorded Type	Warranty	Deeds-Total		Book/Page	2016 / 873-875
Map	132	Block	0	Lot	5-1
SPAN #		Property ID		Plan Survey #	Bk170 Pg45
Assmt Amt/Year	/	Assmnts-Special		Tax Class	
Tax Rate	14.63				

DISCLOSURES

Fee/Frequency	/	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

Monthly Lease Amt
Listing Service Full Service
Comp Only/Type No
Covenants No
Resort No
Auction N
Auctioneer - Responsible
Auctioneer License #
Auctn Price Determnd By
Delayed Showing/Begin Date N /

Sale Includes
Items Excluded
Land Restrictions Further Subdivision
Foreclsd/BankOwnd/REO No
Shore Rights
Documents Available Deed, Plot Plan, Property Disclosure, Survey
Possession
Auction Date/Time /
Auction Info
Financing

PREPARED BY

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Wolfeboro NH 03894



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Prep By: K A Perry Real Estate, LLC
Ken Perry

Listed by:

Ken Perry/ K A Perry Real Estate, LLC

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