

Land
4465957
Active

0 North Main St & Waumbeck Unit/Lot #:
Wolfeboro **NH 03894**

Price - List **\$34,900**
Price - Closed
Date - Closed



Zoning res
Lot Acres/SqFt 3.60 / 156,816
Price Per Acre \$11,916
Taxes TBD N
Gross Taxes/Year \$756.00 / 2016
Flood Zone Unknown
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use N
DOM 579

Road Frontage Yes
Road Frontage Length 295
Surveyed Yes
Surveyed By
Easements Unknown
Parcel Access ROW
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases /
Exposure South, West
Estimated Open Space %
Land Gains

Directions North Main Street (a/k/a NH Rte 109/Gov Wentworth Hwy) to the corner of Waumbeck Rd, 1-1/2 mile N of Wolfeboro's Historic Lakeside Downtown. This 3.6 Acre lot has 315+/- ft. of frontage on No. Main St & 295+/- ft. on Waumbec Rd. However, the small house on 1/4 Acre on the corner is NOT included.

3+ Acre NEAR-Town Building Lot with new State Approved 3-Bedroom Septic Design, for building your New Home (w/ attached Garage) 30 feet off North Main Street (50' +/- from the Western stonewall boundary); State Highway curb-cut has been granted.

Virtual Tours

LOT/LOCATION

Lot Description	Corner, Level, Major Road Frontage, Wetlands,	Area Description	Near Shopping
County	Carroll	Devel/Subdiv	
Pole Number		Suitable Use	Residential
Permit Status		Permit Number	
Roads	Paved, Public	Driveway	
Equipment		Amenities	
Parking			
School-District	GovernorWe	School-Elementary	CarpenterE
School-Middle	Kingswood	School-High	KingswoodR

UTILITIES

Services	Cable - Available, High Speed Intrnt -Avail, Telephone Available	Management Co/Phone	
Water	Public Water - At Street	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	2943 / 699
Map	173	Block	0	Lot	3
SPAN #		Property ID		Plan Survey #	012-090
Assmt Amt/Year	\$51,700 / 2015	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**Short Sale** 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****Foreclsd/BankOwnd/REO** No**Shore Rights****Documents Available** Deed, Driveway Permit, PERC Test, Plot Plan, Property Disclosure,**Possession** At Closing**Auction Date/Time** /**Auction Info****Financing****PREPARED BY****Ken Perry - Cell: 603-387-2667**

ken@OlderHomesNH.com

K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road

Wolfeboro NH 03894-4522



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Listed By:

Ken Perry / K A Perry Real Estate, LLC

0 North Main St & Waumbeck Rd

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"upland" area near back of lot



building site off N Main St



from North Main Street



northern abutter's lawn



clearing off Waumbeck Rd



looking into lot from Waumbeck



along back wall



northwest corner of lot

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

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northwest corner of lot