

**Residential / Single Family**  
**4439278**  
**Closed**

**340 SOUTH MAIN STREET**  
**Wolfeboro**  
**NH 03894**

**Unit/Lot #:**

**Price - List** **\$149,900**  
**Price - Closed** **\$130,000**  
**Date - Closed** **2/10/2017**



**Year Built** 1790  
**Style** Antique, Cape  
**Color** White  
**Total Stories** 1.5  
**Zoning** GR1 RES  
**Taxes TBD** N  
**Gross Taxes/Year** \$2,850.00 / 2015  
**Lot Acres/SqFt** 0.54 / 23,522

**Rooms - Total** 10  
**Bedrooms - Total** 6  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 3,180  
**DOM** 506

**Directions** Sidewalks Down to Wolfeboro's Historic Waterfront Downtown, K-3 School, new Huggins Hospital, & the Public Library. Sidewalks Up to all (up-dated & well-regarded) Gr 4-12 Schools. Enter from 1st L off Treadwell Lane, which is just opposite the Windrifter & the entrance to the Kingswood Golf Course.

c1790 4-6 Bedroom (on Town Water & Sewer) Center Chimney CAPE w/easy SIDEWALK Access to Wolfeboro's Historic Waterfront DOWNTOWN, new Hospital, Library, Town BEACH & all (recently up-graded & well-regarded) K-12 SCHOOLS. Original features include a beam-ceilinged Living Room w /original cooking fireplace, some wide board floors, woodwork, doors, latches, a 2nd 1st floor Fireplace, etc. UPDATES include Architectural-Style Roof Shingles, & Low Maintenance Vinyl Siding. High Visibility/High Traffic location offers in-Home Occupation potential. The large fenced yard & sunny private "backyard" make for a spacious, but near-town, AFFORDABLE Family HOME in America's First Resort Town ...WOLFEBORO, on the eastern shore of LAKE WINNIPESAUKEE. Just REDUCED by \$25K ...for an immediate sale!

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	36X30 + 30x17
<b>Construction</b>	Post and Beam, Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	3,180 / Municipal
<b>Foundation</b>	Stone	<b>SqFt-Apx Fin BG/Source</b>	0 / Municipal
<b>Exterior</b>	Clapboard, Vinyl, Wood	<b>SqFt-Apx Unfn AG/Source</b>	187 / Municipal
<b>Roof</b>	Shingle - Architectural	<b>SqFt-Apx Unfn BG/Source</b>	1,080 / Municipal
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	1,080
<b>Basement Description</b>	Concrete, Full, Stairs - Interior, Sump Pump, Unfinished	<b>SqFt-Apx Total Finished</b>	3,180
<b>Garage/Capacity</b>	No / 0	<b>SqFt-Apx Total</b>	4,447
<b>Garage Type</b>		<b>Mobile Make/Model</b>	/
<b>Garage Description</b>		<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	16 X 11	1	OTHER	30 X 15	2
Dining Room	10 X 9	1	OTHER	15 x 11	1
Living Room	16 X 13	1	OTHER	16 x 11	1
Master Bedroom	14 X 14	1			
Bedroom	14 X 14	1			
Bedroom	11 X 7	1			
Bedroom	14 x 13	2			
Bedroom	12 x 11	2			

#### UTILITIES

<b>Heating</b>	Baseboard, Hot Water	<b>Services</b>	Cable, Internet - Cable
<b>Heat Fuel</b>	Oil	<b>Management Co/Phone</b>	/
<b>Cooling</b>	None	<b>Fuel Company</b>	
<b>Water</b>	Public	<b>Phone Company</b>	FairPoint
<b>Sewer</b>	Public	<b>Cable Company</b>	MetroCast
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	Wolfeboro Municipal



LOT / LOCATION				Page 2 of 2
<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b> /
<b>Water Body Type</b>		<b>School - Elementary</b>	Carpenter Elementary	<b>ROW to other Parcel</b>
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b> Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b> No / 351
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b> Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>
<b>Suitable Use</b>		<b>Lot Desc</b> Corner, Level		<b>Area Desc</b>

FEATURES	
<b>Features - Interior</b> Fireplace - Wood, Fireplaces - 2, Laundry - 1st Floor	<b>Features - Exterior</b> Fence - Full, Window Screens, Windows - Storm
<b>Flooring</b> Softwood, Vinyl	<b>Driveway</b> Paved
<b>Appliances</b> Dishwasher, Dryer, Range - Gas, Refrigerator, Washer	<b>Parking</b> None, Parking Spaces 6+
<b>Water Heater</b> Off Boiler	<b>Features - Accessibility</b> 1st Floor 1/2 Bathroom, 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surface Flr, Access Laundry No Steps, Bathroom w/5 Ft. Diameter, Bathroom w/Tub

<b>Green Verification Progm</b>	<b>Green Verification Rating/Metric</b> /
<b>Green Verification Body</b>	<b>Green Verification New Construction</b>
<b>Green Verification Status/Year</b> /	<b>Green Verification URL</b>

PUBLIC RECORDS			
<b>Deed - Recorded Type</b> Warranty	<b>Deeds - Total</b>	<b>Deed Book/Page</b> 3131 / 0864	
<b>Map</b> 232	<b>Block</b>	<b>Lot</b> 23	
<b>SPAN #</b>	<b>Property ID</b> 000232-000023-00000	<b>Plan Survey Number</b> 019-041	
<b>Assment Amount/Year</b> \$204,300 / 2015	<b>Assments - Special</b>	<b>Current Use</b> No	
<b>Tax Class</b>	<b>Tax Rate</b> 13.95	<b>Land Gains</b>	

DISCLOSURES			
<b>Fee/Fee Frequency</b> /	<b>Fee Includes</b>		
<b>Fee 2/Fee 2 Frequency</b> /	<b>Fee 2 Includes</b>		
<b>Fee 3/Fee 3 Frequency</b> /	<b>Fee 3 Includes</b>		
<b>Listing Service</b> Full Service	<b>Sale Includes</b>		
<b>PUD</b>	<b>Items Excluded</b>		
<b>Comp Only/Type</b> No /	<b>Negotiable</b>		
<b>Short Sale</b> No	<b>Foreclsd/BankOwnd/REO</b> No	<b>Auction</b>	
<b>Seasonal</b> No	<b>Restrictions</b>		
<b>Mobile Park Approval</b>	<b>Mobile Co-Op</b>	<b>Mobile Must Move</b>	
<b>Flood Zone</b> No	<b>Rented</b>	<b>Rental Amount</b>	
<b>Covenants</b> No	<b>Easements</b>	<b>Resort</b>	
<b>Possession</b>	<b>Documents Available</b> Deed, Plot Plan, Property Disclosure		
<b>Timeshre/Fract Ownrshp?</b> No	<b>T/F Ownrshp Amt/Type</b> /		
<b>Auctioneer - Responsible</b>	<b>Auction Date/Time</b> /		
<b>Auctioneer License #</b>	<b>Auction Info</b>		
<b>Auctn Price Determnd By</b>	<b>Financing</b>		

PREPARED BY	
<b>Ken Perry - Cell: 603-387-2667</b> ken@OlderHomesNH.com	
<b>K A Perry Real Estate, LLC - Off: 603-569-1563</b> 188 North Wolfeboro Road Wolfeboro NH 03894-4522	

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340 SOUTH MAIN STREET

Wolfeboro NH 0389



Welcome to Wolfeborough



from Driveway off Treadwell Ln



Fenced Yard; Winddrifter across



Backyard ready for a Deck?



Mud Room to Kitchen



Eat-in Kitchen



Simple & Spacious



Beam Ceiling Living Room

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...LR in earlier paint scheme



New Windows in Living Rm



Smallest Bedroom; an Office?



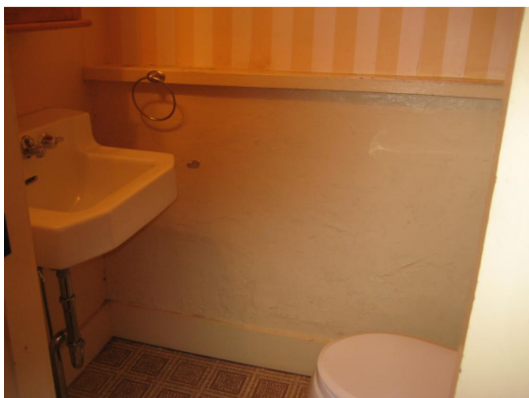
Vintage Bath w/Laundry



Family Room or 2nd Bedroom



Original Floors & Woodwork



1/2 Bath off Front Entry



1st Floor Master Bedroom?

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w/ 2nd Original Fireplace!



Smaller Upstairs Bedroom



Lg'r Upstairs Bdrm needs TLC



Orig brick base of Ctr Chimney



newer FHW Boiler under arch



Studio Bdrm over Kitchen ell



...w/ sleeping "room"



& living/office/exercise space

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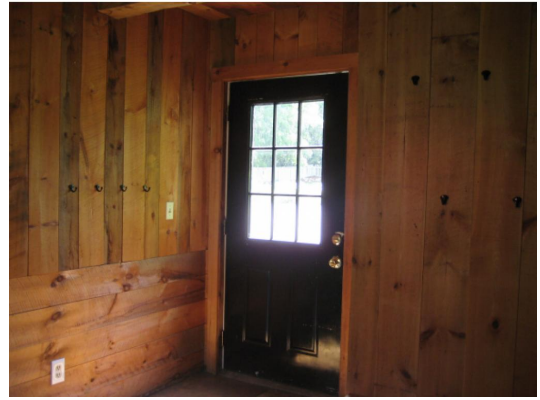


340 SOUTH MAIN STREET

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unheated Storage off Mud Room



...and out to side yard



spacious yard & parking



lg trees beyond fence included



a Traditional NH Home!



w/SideWalk to Town & Schools