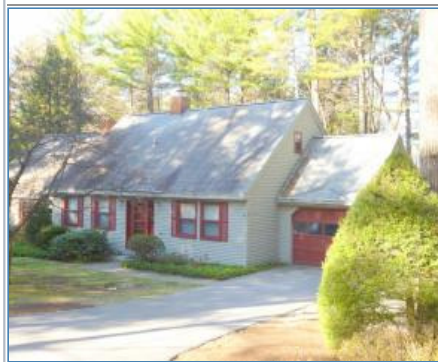


**Condo**  
**4483562 Closed**

**1 Laurel Circle Unit# 11**  
**Wolfeboro, New Hampshire 03894**



(18)

**L \$259,000****C \$250,000** ☒

<b>Zoning:</b>	Residential	<b>Rooms:</b>	7
<b>Year Built:</b>	1986	<b>Bedrooms:</b>	3
<b>Color:</b>	Cream	<b>Total Baths:</b>	3
<b>Gross Taxes:</b>	\$ 3,325.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	2
<b>Tax Year:</b>	2016	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$340	<b>Garage Capacity:</b>	1
<b>Lot Acre:</b>	.00	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	0.	<b>Total Fin SqFt:</b>	1,899
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,899
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Apx Ttl Below Grd:</b>	0
<b>Water Acc Type:</b>		<b>Foot Print:</b>	Varied
<b># of Stories:</b>	1 1/2	<b>Flood Zone:</b>	No
<b>Basement:</b>	No	<b>Style:</b>	Cape , Duplex

**Water Body Type:****Water Body Name:****Water Body Restr.:****Current/Land Use:****Surveyed:** Yes**Land Gains:****Seasonal:** No**Owned Land:****Parcel Access ROW:****ROW for other Parcel:****ROW Width:****ROW Length:**

**Public Rems:** The transformation of this 3 bedroom, 3 bath condominium has just been completed and is truly impressive. Beautifully renovated throughout with new paint, new hardwood and tile flooring, new carpeting on the 2nd floor, a stunning new kitchen with high-end stainless steel appliances, new cabinets, counters and light fixtures, as well as updated baths. This delightful unit is being sold furnished and move-in ready. The open concept living area boasts a cathedral ceiling, woodstove and hearth, a new kitchen island and spacious year round tiled sunroom with sliders to a private back-yard patio. A first floor master suite allows for one floor living with two additional guest bedrooms, an office and a convenient first floor laundry as you enter from the attached one car garage. Enjoy carefree living at Wolfeboro Common II where the grounds are beautifully kept and everything on the outside is taken care of for you. Conveniently located minutes from downtown Wolfeboro and Lake Winnepesaukee.

**Directions:** From downtown Wolfeboro take North Main Street to Nary Shores Road on left. Follow to Laurel Circle on left to first home on right.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	11 x 21	1	Master BR	11 x 16	1	1st		1	1	
Kitchen	11 x 15	1	2nd BR	11 x 15	2	2nd	2		1	
Dining Rm	10 x 19	1	3rd BR	11 x 12	2	3rd				
Family Rm			4th BR			4th				
Office/Study	11 x 13	1	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

**Condo Name:** Wolfeboro Commons II**Condo Unit #:** 11**Floor:****Building #:****# Units/Building:** 2**Limited Common Area:****Condo Assoc Fees:** \$340**Special Assessment:** No**Assoc Amenities:** Sewer , Snow Removal , Master Insurance**Possession:** At Closing

**Interior Feat.:** 1st Floor Laundry , 1st Floor Master BR , Cathedral Ceilings , Ceiling Fan , Den/Office , Dining Area , Hearth , Laundry Hook-ups , Skylight , Sunroom , Wood Stove

**Exterior Feat.:** Patio**Basement:** Slab , None**Equip./Appl.:** Dishwasher , Dryer , Kitchen Island , Microwave , Range-Electric , Refrigerator , Washer**Driveway:** Paved**Electric:** 200 Amp , Circuit Breaker(s)**Construction:** Existing , Wood Frame**Exterior:** Clapboard**Financing:****Foundation:** Slab w/First Wall**Floors:** Carpet , Hardwood , Tile**Heating/Cool:** Baseboard**Garage/Park:** 1 Parking Space , Attached , Auto Open , Direct Entry**Lot Desc:** Condo Development , Corner , Landscaped , Level**Heat Fuel:** Electric**Occ. Restrictions:** Pets Allowed**Roads:** Association , Paved**Roof:** Shingle-Asphalt**Sewer:** Community , Septic**Water:** Public**Suitable Land Use:****Water Heater:** Electric**Fee Includes:** Landscaping , Plowing , Sewer , Trash**Building Certs:****Disability:** 1st Floor Full Bathrm , 1st Floor Bedroom**Docs Available:** Association Docs , Deed , Property Disclosure , Survey**Negotiable:****Excl Sale:** Furnishings included**Tax Rate:** \$13.95**Assmt:****Assmt Yr:****Tax Class:****Covenant:** Yes**Source SqFt:** Municipal**County:** Carroll**Recorded Deed:** Warranty**Book/Pg:** 3135/ 431**Plan/Survey:****Map/Blck/Lot:** //**Property ID:****Tax ID No. (SPAN# VT):** 000201 000034 000011**Devel/Subdiv:** Wolfeboro Common II**Const. Status:** Existing**Home Energy Rated Index Score:****District:** Governor Wentworth Regional**High Sch:** Kingswood Regional High School**Jr./Mid Sch:** Kingswood Regional Middle**Elem Sch:** Carpenter Elementary**Cable:** Metrocast**Electric Co:** Municipal**Fuel Co:****Phone Co:****Resort:****Timeshare/Fract. Ownrshp:** No**# Weeks:****Timeshare %:** 0

**Closed Date:** 08/08/2016**DOM/DUC:** 94 / 32**Foreclosed Bank-Owned REO:** No**PREPARED BY****Ken Perry****K A Perry Real Estate, LLC****188 North Wolfeboro Road****Wolfeboro, NH 03894**

Lister: Carol Bush of Maxfield Real Estate/Wolfeboro

**Email :** ken@OlderHomesNH.com**Off. Ph# :** (603) 569-1563**Agt. Ph# :** (603) 569-1563 ext.**Cell Ph# :** (603) 387-2667**Fax Ph# :** (603) 569-9495[www.OlderHomesNH.com](http://www.OlderHomesNH.com)[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property. NNEREN is not the source of information presented in this listing. Copyright 2016 Northern New England Real Estate Network, Inc.

08/08/2016 02:52 PM Printed By: Ken Perry

## Gallery: Images 1 to 6 of 18





## Gallery: Images 7 to 12 of 18



**Gallery: Images 13 to 18 of 18**

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
----Information herein deemed reliable but not guaranteed.----  
Copyright ©2016  
**Mon, Aug 8, 2016 14:52 PM**