

**Residential / Single Family**  
**4513375**  
**Closed**

**82 Keewaydin Road**  
**Wolfeboro NH 03894**

**Unit/Lot #:**

**Price - List \$229,000**  
**Price - Closed \$190,000**  
**Date - Closed 5/15/2017**



**Year Built** 1795  
**Style** Cape, w/Addition  
**Color** Yellow  
**Total Stories** 2  
**Zoning** KEEWAY  
**Taxes TBD** N  
**Gross Taxes/Year** \$4,633.00 / 2015  
**Lot Acres/SqFt** 1.02 / 44,431

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 4  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 3,060  
**DOM** 148

**Directions** From Wolfeboro Center - north on N Main Street for 2.4 miles - left on Keewaydin to #82 on left - see sign

Property Panorama VT URL

This property has the potential to be one of the best old homes in Wolfeboro. Built in 1795 according to tax records with a 36 x 36 addition built in 2007. In need of extensive work inside and out but definitely a diamond in the rough. Perfect opportunity for a builder or buyer interested in sweat equity. 1+ acre level lot close to downtown Wolfeboro and Lake Winnepesaukee. Bring all your tools. SOLD AS IS Subject to 3rd party approval

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	28x36 36x36
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	3,060 / Municipal
<b>Foundation</b>	Concrete, Stone	<b>SqFt-Apx Fin BG/Source</b>	0 / Municipal
<b>Exterior</b>	Clapboard, Wood	<b>SqFt-Apx Unfn AG/Source</b>	0 /
<b>Roof</b>	Shingle - Architectural	<b>SqFt-Apx Unfn BG/Source</b>	1,008 / Municipal
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	1,008
<b>Basement Description</b>	Partial, Storage Space, Unfinished	<b>SqFt-Apx Total Finished</b>	3,060
		<b>SqFt-Apx Total</b>	4,068
<b>Garage/Capacity</b>	Yes / 2	<b>Mobile Make/Model</b>	/
<b>Garage Type</b>	Attached	<b>Mobile Serial Number</b>	
<b>Garage Description</b>	Auto Open, Direct Entry, Heated	<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	13 x 14	1	DEN	11 x 15	2
Dining Room	14 x 14	1	OTHER	7 x 7	1
Living Room	14 x 27	1	OTHER	12 x 14	2
Mudroom		1			
Office/Study	12 x 15	2	BTHF		2
Utility Room		B	BTHF		2
Master Bedroom	16 x 17	2	BTHT		1
Bedroom	16 x 18	2	BTHH		2
Bedroom	12 x 13	2			

#### UTILITIES

<b>Heating</b>	Baseboard, Hot Water, In Floor, Radiant, Stove - Wood	<b>Services</b>	
<b>Heat Fuel</b>	Oil, Wood	<b>Management Co/Phone</b>	/
<b>Cooling</b>	None	<b>Fuel Company</b>	
<b>Water</b>	Public	<b>Phone Company</b>	metrocast
<b>Sewer</b>	1000 Gallon, Private, Septic	<b>Cable Company</b>	metrocast
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	Wolfeboro Electric

# LOT / LOCATION

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<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	No
<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>	Yes / 280
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Unknown
<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>	Field/Pasture, Level	<b>Area</b>	
				<b>Desc</b>	

# FEATURES

<b>Features - Interior</b>	Fireplace - Wood, Fireplaces - 2, Master BR w/ BA	<b>Features - Exterior</b>	Patio
<b>Flooring</b>	Hardwood, Tile	<b>Driveway</b>	Paved
<b>Water Heater</b>	Off Boiler	<b>Parking</b>	Driveway, Parking Spaces 6+
		<b>Features - Accessibility</b>	1st Floor 3/4 Bathroom, 1st Floor Hrd Surface Flr, Bathroom w/Step-in Shower

<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>	Quit Claim	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	2791 / 684
<b>Map</b>	yes	<b>Block</b>	186	<b>Lot</b>	7
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	\$332,100 / 2015	<b>Assments - Special</b>		<b>Current Use</b>	N
<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>Negotiable</b>		
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No	<b>Auction</b>
<b>Short Sale</b>	No	<b>Restrictions</b>		
<b>Seasonal</b>	No	<b>Mobile Co-Op</b>		<b>Mobile Must Move</b>
<b>Mobile Park Approval</b>		<b>Rented</b>		<b>Rental Amount</b>
<b>Flood Zone</b>	Unknown	<b>Easements</b>		<b>Resort</b>
<b>Covenants</b>	No	<b>Documents Available</b>	Deed	
<b>Possession</b>		<b>T/F Ownrshp Amt/Type</b>	/	
<b>Timeshre/Fract Ownrshp?</b>	No	<b>Auction Date/Time</b>	/	
<b>Auctioneer - Responsible</b>		<b>Auction Info</b>		
<b>Auctioneer License #</b>		<b>Financing</b>		
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>		
<b>Delayed Showing/Begin Date</b>	N /			

# PREPARED BY

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Listed By: Pete Johnson/ Makena Realty, LLC



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Prep By: K A Perry Real Estate, LLC

Ken Perry

Listed by:

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