

**Residential**  
**4803530**  
**Closed**

**Single Family**

**11 Goodrich Road**  
**Wolfeboro**  
**Unit/Lot #**

**NH 03894**

**Listed: 5/4/2020**  
**Closed: 7/17/2020**  
**DOM: 25**

**\$299,900**  
**\$280,000**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1936  
**Style** Cape  
**Color** white  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxGrosAmt** \$3,646.00  
**Tax Year** 2019  
**Tax Year Notes**

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** S Main St to Clark Rd, at the historic Clark House opposite our updated Huggins Hospital. Goodrich is the short dead-end Rd at the bottom of Clark Park. Restorable c1936 4-Bedrm/2-Bath Cape w/lg old Barn on a SUB-DIVIDABLE 3+ Acre IN-TOWN lot! Walk to Library, Schools, Downtown & Brewster BEACH.

**Rooms - Total** 7  
**Bedrooms - Total** 4  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total** 2,374  
**Finished**  
**SqFt-Apx Total** 3,727  
**Lot Size Acres** 3.400000  
**Lot - Sqft** 148,104  
**Footprint** 39x30 + 16x12 + 15x10

**Remarks - Public** Restorable Cape & Barn on a 3+ Acre Lot in a prime WALK-to-everything (including Brewster BEACH!) location. Very few in-town Wolfeboro parcels offer this much potential for future-use & enjoyment. Although not well-maintained in recent years, this is a well-built (by Fred Varney) c1936 In-Town home, w/some Colonial Revival interior features, wears c2008 architectural roof shingles and is heated by a c2000 FHW boiler. The 16'x12' Kitchen, Baths & Electrics need complete re-habs. However, the large 1st Floor Master Bedroom, birch-paneled Dining Room, the 24'x14' front-to-back fire-placed Living Room (each with hardwood floors) and the 15'x10' Sun Room offer much quality living-space potential, as do the 3 upstairs bedrooms. The full Walk-Out/Daylight basement with a small "garage", has potential as well. The huge detached Barn needs considerable work and probably a footprint reduction! In the Village Residential Zone on Town WATER & SEWER, there is Subdivision potential for 1 or 2 (maybe 3?) new in-town Residential Lots; or better yet, enjoy the slightly-SW-sloping stonewalled over-grown "pasture" as your own spacious & private family backyard on 3.4+/- IN-TOWN Acres. To Be Sold "As Is, As Seen".

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed** Yes  
**Construction** Wood Frame  
**Foundation** Block  
**Exterior** Vinyl Siding  
**Roof** Shingle - Architectural  
**Basement** Yes  
**Basement Access Type** Walkout  
**Basement Description** Concrete Floor, Daylight, Full, Stairs - Interior, Storage Space, Unfinished, Walkout, Exterior Access  
**Garage** Yes  
**Garage Capacity** 1  
**Garage Type** Under

**SqFt-Apx Fin Above Grade** 2,374  
**List \$/SqFt Fin ABV Grade** \$126.33  
**SqFt-Apx Fin AG Source** Municipal  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Municipal  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Municipal  
**SqFt-Apx Unfn Below Grade** 1,353  
**SqFt-Apx Unfn BG Source** Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	
Kitchen	16 x 12	1
Master Bedroom		1
Bath - Full		1
Dining Room		1
Living Room	24 x 14	1
Sunroom	15 x 10	1
Bedroom		2
Bedroom		2
Bedroom		2
Bath - 1/2		2

**ROOMS** **DIMS. / LVL**

#### PUBLIC RECORDS

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 3489  
**Deed - Page** 111  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Village Residential

**Map** 231  
**Block** 0  
**Lot** 44  
**SPAN#**  
**Tax Class**  
**Tax Rate** 15.84  
**Current Use** No  
**Land Gains**  
**Assessment Year** 2018  
**Assessment Amount** \$230,200

#### LOT & LOCATION

**Development / Subdivision**  
**Owned Land** Yes  
**Common Land Acres** 0.00

**School - District** Governor Wentworth Regional  
**School - Elementary** Carpenter Elementary  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School

**Waterfront Property**  
**Water View**  
**Water Body Access** No

**Roads** Paved, Public  
**Road Frontage** Yes  
**Road Frontage Length** 222  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

**Lot Description** Beach Access, Field/Pasture, Level, Sloping, Wooded  
**Area Description** Abuts Conservation, In Town, Near Golf Course, Near Paths, Near Shopping, Near Skiing, Neighborhood, Near Hospital

**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

## UTILITIES

**Heating** Hot Water  
**Heat Fuel** Oil  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Public  
**Sewer** Public  
**Electric** Fuses

**Utilities** Cable - Available, High Speed Intrnt  
 -Avail, Telephone Available

**Fuel Company**  
**Electric Company** Wolfeboro Municipal  
**Cable Company** Atlantic Broadband  
**Phone Company** Consolidated Communica'ns

## FEATURES

**Features - Exterior** Barn, Garden Space, Porch, Window Screens,  
 Windows - Storm, Beach Access  
**Driveway** Paved  
**Parking** Driveway  
**Features - Interior** Fireplace - Wood  
**Flooring** Hardwood

**Features - Accessibility** 1st Floor Bedroom, 1st Floor Full Bathroom, 1st  
 Floor Hrd Surfce Flr

## CONDO -- MOBILE -- AUCTION INFO

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**

**Mobile Anchor**  
**Mobile Co-Op**  
**Mobile Park Approval**  
**Mobile Must Move**

## DISCLOSURES

**Fee**  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**

**Possession** At Closing  
**Flood Zone** No  
**Seasonal** No  
**Easements** Unknown  
**Covenants** Unknown  
**Resort**

**Items Excluded** None  
**Documents Available** Other, Property Disclosure, Site Investigations, Tax  
 Map

**Timeshare/Fract. Ownrshp**  
**T/F Ownership Amount**  
**T/F Ownership Type**

## POWER PRODUCTION

**Power Production Type**  
**Power Production Ownership**  
**Mount Type**  
**Mount Location**  
**Power Production Size**  
**Power Production Year Install**  
**Power Production Annual**  
**Power Production Annual Status**  
**Power Production Verification Source**

**Power Production Type 2**  
**Power Production Ownership 2**  
**Mount Type 2**  
**Mount Location 2**  
**Power Production Size 2**  
**Power Production Year Install 2**  
**Power Production Annual 2**  
**Power Production Annual Status 2**  
**Power Production Verification Source 2**

**HOME PERFORMANCE INDICATORS**

Green Verificatn Body 2  
Green Verificatn Progrm 2  
Green Verificatn Year 2  
Green Verificatn Rating 2  
Green Verificatn Metric 2  
Green Verificatn Status 2  
Green Verificatn NewCon 2  
Green Verification Source 2  
Green Verificatn URL 2

Green Verification Body  
Green Verification Progrm  
Green Verification Year  
Green Verification Rating  
Green Verification Metric  
Green Verification Status  
Green Verification Source  
Green Verification NewCon  
Green Verification URL

Green Verificatn Body 3  
Green Verificatn Progrm 3  
Green Verificatn Year 3  
Green Verificatn Rating 3  
Green Verificatn Metric 3  
Green Verificatn Status 3  
Green Verification Source 3  
Green Verificatn NewCon 3  
Green Verificatn URL 3

**PREPARED BY**

Ken Perry  
Cell: 603-387-2667  
[ken@olderhomesnh.com](mailto:ken@olderhomesnh.com)

**My Office Info:**

K A Perry Real Estate, LLC  
188 North Wolfeboro Road

Wolfeboro NH 03894  
Off: 603-569-1563



Listed by:

Ken Perry / K A Perry Real Estate, LLC

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