

**Residential / Single Family**  
**4703914**  
**Active**

**580 Pine Hill Road Road**  
**Wolfeboro NH 03894**

**Unit/Lot #:**

**Price - List**  
**Price - Closed**  
**Date - Closed**

**\$799,900**



**Year Built** 1810  
**Style** Colonial  
**Color** white  
**Total Stories** 2  
**Zoning** Rural Residential  
**Taxes TBD** N  
**Gross Taxes/Year** \$10,138.00 / 2017  
**Lot Acres/SqFt** 47.000000 / 2,047,320

**Rooms - Total** 11  
**Bedrooms - Total** 4  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 4,446  
**DOM** 69

**Directions** NH Rte 109A; just N of Waumbeck Rd and just S of Tuftonboro town line. Via NH Rte 109, 2 miles N of Wolfeboro's historic lakeside Downtown, take Waumbeck Rd 1.5 NE to L on Rte 109A; the 47 Acres of open fields of Broadacres Farm is 1/4 mile up at top of hill on L, just before Hersey Cemetery.

Quality spaciousness in this c1810 local Landmark on 47 ACRES, offering some of Wolfeboro's best remaining (probably Organic-qualified) PASTURELAND & Sun-filled Westerly VIEWS of the Belknap & Sandwich Mountain Ranges ...in historic Wolfeboro, one of New Hampshire's most sought-after Lakeside towns. In the same family since the 1930s, most of the Original Features (including 5 fireplaces, floors, doors, woodwork, etc.) of this fine Center Chimney Colonial remain intact. The c1990 Renovation of (and Addition to) the ell expanded the home to offer the large-entertainers a dream screened porch, 24' x 20' Kitchen, large Family Room (each overlooking the very PRIVATE backyard and FIELDS beyond), central A/C, full bath w/laundry and a direct-entry 2-car GARAGE. Upstairs there are 4-Bedrooms & 2 Baths (full-master & 3/4). Either the Library or the Dining Room could be used as a 1st Floor Bedroom, w/adjacent space available for a Full Bath! The 6-room Seasonal COTTAGE is sited next to the early 19th century (52' x 34') English post & beam BARN. (Note: The Cottage is not included in the finished/heated Square Footage or in the list of rooms.) Also offered with the 5 Acres (w/928' of additional road frontage) across the road, MLS#4711119 for \$849,900. IF another 47 Acres of this quality Land were to be available, what would it Co\$t to Build a fine Country Home like this today?

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	38x30 + 36x24 + 24x15
<b>Construction</b>	Post and Beam, Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	4,446 / Municipal
<b>Foundation</b>	Concrete, Fieldstone, Granite	<b>SqFt-Apx Fin BG/Source</b>	0 / Other
<b>Exterior</b>	Clapboard, Wood	<b>SqFt-Apx Unfn AG/Source</b>	0 / Other
<b>Roof</b>	Shingle, Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	2,184 / Municipal
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>	Concrete, Concrete Floor, Crawl Space, Dirt Floor, Full, Partial, Stairs - Interior	<b>SqFt-Apx Total Finished</b>	4,446
<b>Garage/Capacity</b>	Yes / 2	<b>SqFt-Apx Total</b>	6,630
<b>Garage Type</b>	Attached	<b>Mobile Make/Model</b>	/
<b>Garage Description</b>	Auto Open, Direct Entry, Heated, Storage Above	<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	2

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen - Eat-in	23 x 21	1	BTHF		2
Family Room	20 x 16	1	BTHT		2
Living Room	28 x 13	1			
Dining Room	16 x 14	1			
Library	17 x 16	1			
Master Bedroom	19 x 15	2			
Bedroom	16 x 14	2			
Bedroom	14 x 13	2			
Bedroom	14 x 10	2			
Office/Study	18 x 16	2			
Bath - Full		1			

#### UTILITIES

<b>Heating</b>	Forced Air, Hot Air, Hot Water, Multi Zone	<b>Services</b>	Cable - At Site, High Speed Intrnt -AtSite, Internet - Cable, Telephone At Site
<b>Heat Fuel</b>	Oil	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Central AC, None	<b>Fuel Company</b>	
<b>Water</b>	Drilled Well, Private	<b>Phone Company</b>	Consolidated
<b>Sewer</b>	Leach Field - At Grade, Leach Field - On-Site, Private,	<b>Cable Company</b>	Atlantic Broadband
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	Wolfeboro Municipal



<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> No
<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 / 467
<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> Yes
<b>Common Land Acres</b>	<b>Building #</b>	<b>Units Per Building</b> 2
<b>Suitable Use</b> Agriculture, Bed and Breakfast, Farm, Farm - Horse/Animal, Field/Pasture, Residential, Tillable	<b>Lot Desc</b> Agricultural, Country Setting, Farm, Farm - Horse/Animal, Field/Pasture, Landscaped, Level, Mountain View, Open, Wooded	<b>Area Desc</b> Rural

FEATURES	
<b>Features - Interior</b> Attic, Cedar Closet, Dining Area, Fireplace - Wood, Fireplaces - 3+, Kitchen Island, Kitchen/Dining, Kitchen/Family, Kitchen /Living, Living/Dining, Master BR w/ BA, Natural Light, Soaking Tub, Walk-in Closet, Laundry - 1st Floor <b>Flooring</b> Carpet, Ceramic Tile, Hardwood, Softwood, Vinyl, Wood <b>Appliances</b> Cooktop - Electric, Dishwasher, Dryer, Oven - Double, Refrigerator, Washer <b>Equipment</b> Smoke Detector, Smoke Detectr-Hard Wired <b>Water Heater</b> Electric	<b>Features - Exterior</b> Balcony, Garden Space, Guest House, Natural Shade, Outbuilding, Porch - Screened, Shed <b>Driveway</b> Paved <b>Parking</b> Driveway, Garage, Off-Site, Parking Spaces 6+, Paved <b>Features - Accessibility</b> 1st Floor Bedroom, 1st Floor Full Bathroom, Bathroom w/Tub, Kitchen w/5 Ft. Diameter, Multi-Level w/4 Ft Stairs, Paved Parking, 1st Floor Laundry

<b>Green Verification Progrm</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> 0974 / 0209	
<b>Map</b> 127	<b>Block</b> 000	<b>Lot</b> 001	
<b>SPAN #</b>	<b>Property ID</b>	<b>Plan Survey Number</b> 059-060	
<b>Assment Amount/Year</b> \$676,800 / 2017	<b>Assments - Special</b>	<b>Current Use</b> N	
<b>Tax Class</b>	<b>Tax Rate</b> 14.98	<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>\$/SqFt Fin. Above Grade</b>	<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>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> Unknown	<b>Resort</b> No	
<b>Possession</b>	<b>Documents Available</b>		
<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>Items Excluded</b> Electric wall sconces. Hanging chandelier in 1990 stairwell. Electric		
<b>Delayed Showing/Begin Date</b> N /	<b>Price - Original</b> \$799,900		

PREPARED BY	
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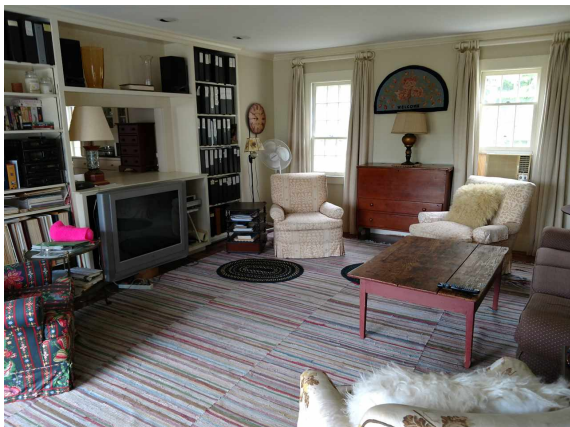
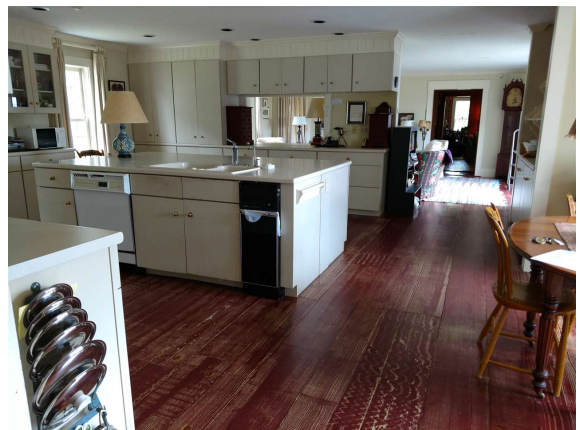
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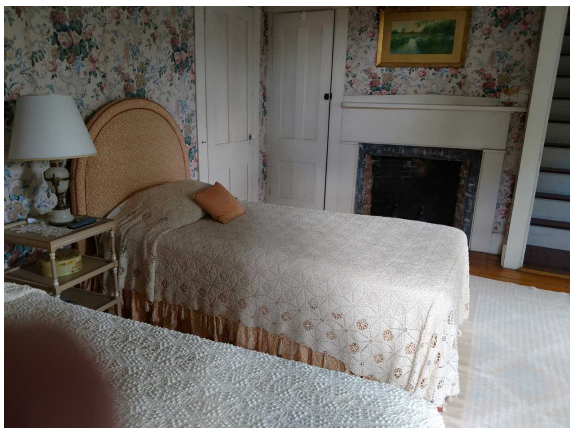
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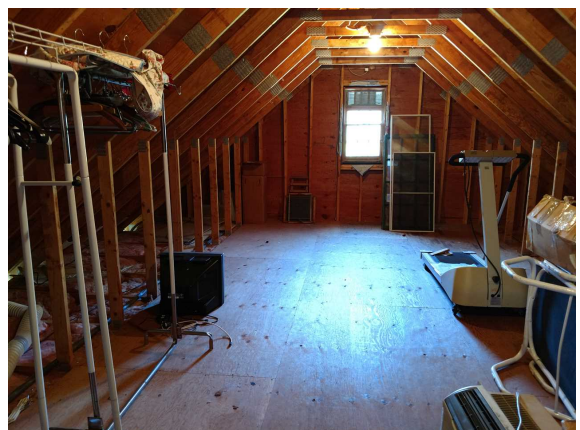
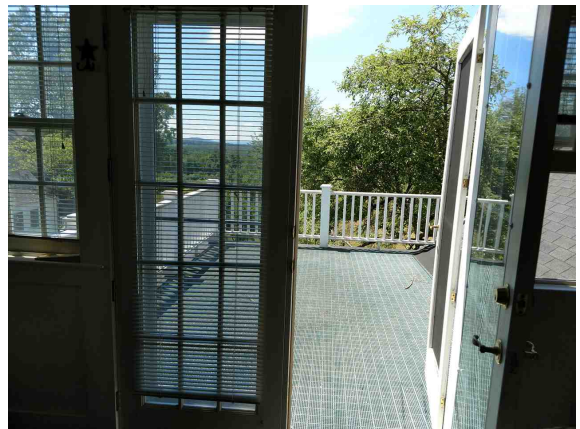
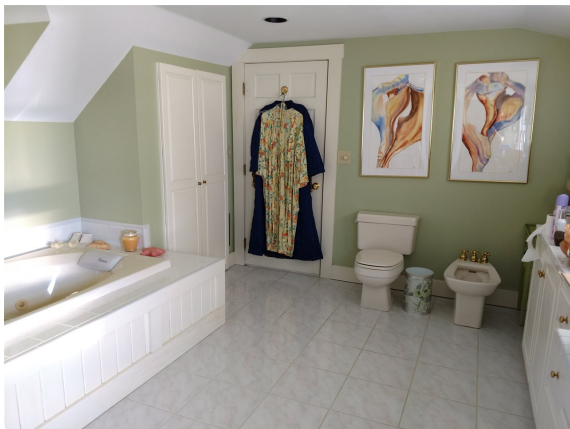
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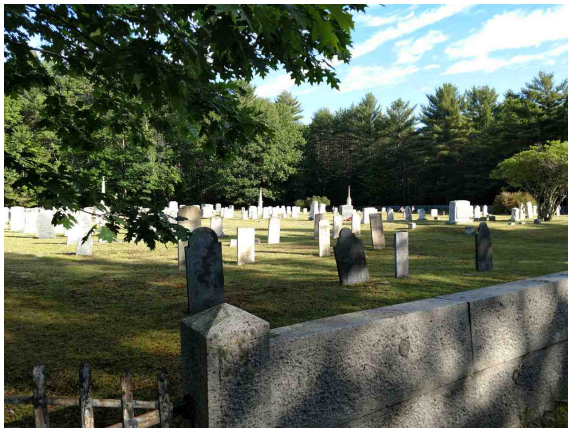
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