

**Residential**  
**4829457**  
**Active**

**Single Family**

**399 Governor Wentworth Highway**  
**Tuftonboro**  
**Unit/Lot #**

**NH 03850**

**Listed: 9/18/2020**

**\$325,000**

**Closed:**

**DOM: 4**



**County** NH-Carroll  
**VillDStLoc**  
**Year Built** 1893  
**Style** Cape, Farmhouse  
**Color** white  
**Total Stories** 1.75  
**Taxes TBD** No  
**TaxGrosAmt** \$2,123.00  
**Tax Year** 2019  
**Tax Year Notes**

**Rooms - Total** 6  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total** 1,595  
**Finished**  
**SqFt-Apx Total** 2,225  
**Lot Size Acres** 0.500000  
**Lot - Sqft** 21,780  
**Footprint** 30x21+20x9+1  
 9x12+12x7

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

**Directions** Take Rte 109 (Gov Wentworth Hwy) to 100 yds N of intersection w/Rte 109A (Middle Rd) and 3/4 mile S of center of Melvin Village. #399 is the c1893 "high-posted" Cape w /att'd red barn on N side of the road in the Neighborhood Business zone.

**Remarks - Public** A well-maintained c1893 Melvin Village Cape with attached 24x24 post & beam Barn, detached single-car "garage" & 2 smaller sheds, on 1/2 Acre in the Neighborhood Business zone of low-tax Tuftonboro. In the same family for generations, this 2 Bedroom/1.5 Bath home is move-in-ready, although the new family will probably want to do some additional updates going forward. The spacious family kitchen is a c1988 timber-framed structure fitted out as a most inviting family Kitchen /Dining space, right off the rebuilt porch which is now an all-season & sun-filled Family Room. The 1st floor also includes a separate Living Room, large full bath/laundry and the former Living Room as a large 1st floor Master Bedroom, all with newer energy-saving windows. Upstairs are the generous 2nd bedroom and an 11x11 den/study /office with a 1/2 Bath that likely has space to add a shower. Only 3 miles from the National award-winning K-6 Tuftonboro Central School & only 10 miles to the well -regarded Kingswood Regional Middle/High/Tech Schools in Wolfeboro. Tuftonboro also offers Town Beaches in both Melvin Village and on 19 Mile Bay, next to the Public Boat Ramp & Parking on Lake Winnepesaukee. This small lakeside town (of about 2400 residents) also offers a new Fire Station, the recently enlarged Tuftonboro Free Library, and miles of Hiking Trails on hundreds of Acres of permanently Conserved Lands.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Post and Beam, Wood Frame  
**Foundation** Stone  
**Exterior** Asbestos, Clapboard, Shake, Wood  
**Roof** Shingle - Architectural, Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Bulkhead, Concrete Floor, Full, Partial, Interior Access, Stairs - Basement  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached  
**Garage Description** Barn

**SqFt-Apx Fin Above Grade** 1,595  
**List \$/SqFt Fin ABV Grade** \$203.76  
**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** 630  
**SqFt-Apx Unfn BG Source** Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen/Dining	17 x 14	1	
Family Room	20 x 9	1	
Living Room	12 x 12	1	
Master Bedroom	20 x 11	1	
Bath - Full	10 x 10	1	
Bedroom	16 x 11	2	
Office/Study	11 x 11	2	
Bath - 1/2	9 x 5	2	

#### PUBLIC RECORDS

**Deed - Recorded Type** Quit Claim  
**Deeds - Total**  
**Deed - Book** 2020  
**Deed - Page** 320  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Neighborhood Business  
**Map** 29  
**Block** 2  
**Lot** 1  
**SPAN#**  
**Tax Class**  
**Tax Rate** 10.11  
**Current Use** No  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**

#### LOT & LOCATION

**Development / Subdivision**  
**Owned Land** Yes  
**Common Land Acres**  
**Roads** Paved, Public  
**Road Frontage** Yes  
**Road Frontage Length** 199  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown  
**School - District** Governor Wentworth Regional  
**School - Elementary** Carpenter Elementary  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School  
**Lot Description** Hilly, Level, Open, Slight, Sloping, Steep  
**Area Description** Commercial Zoning, Rural, Village  
**Suitable Use** Bed and Breakfast, Commercial, Mixed Use, Residential

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

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

**UTILITIES**

**Heating** Forced Air  
**Heat Fuel** Oil  
**Water Heater** Gas - LP/Bottle  
**Cooling** None  
**Water** Drilled Well, Private  
**Sewer** 1000 Gallon, Concrete, Leach Field, Leach Field - At Grade, Leach Field - Existing, Leach Field - On-Site, On-Site Septic Exists, Private, Replacement Leach Field  
**Electric** 200 Amp, Circuit Breaker(s), Generator Ready

**Utilities** Phone, Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -Avail, Telephone At Site

**Fuel Company**  
**Electric Company** NH Electric Co-op  
**Cable Company** Spectrum  
**Phone Company** Consolidated Communica'n

**FEATURES**

**Features - Exterior** Barn, Storage, Window Screens, Windows - Double Pane  
**Driveway** Gravel  
**Parking** Off Street, On-Site, Parking Spaces 6+  
**Features - Interior** Kitchen/Dining, Laundry - 1st Floor  
**Flooring** Carpet, Hardwood, Laminate, Softwood  
**Appliances** Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer  
**Features - Accessibility** 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Access Laundry No Steps, Bathroom w/Tub, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, 1st Floor Laundry

**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**  
**Flood Zone** Unknown  
**Seasonal** No  
**Easements** Unknown  
**Covenants** Unknown  
**Resort**

**Items Excluded** -Chandelier over kitchen table. -Antique pot hanger over kitchen sink. -2 glass shades on bathroom sink mirror.

**Timeshare/Fract. Ownrshp** No  
**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

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network.

399 Governor Wentworth Highway

Tuftonboro NH 03850



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network.

**Prep By:** K A Perry Real Estate, LLC

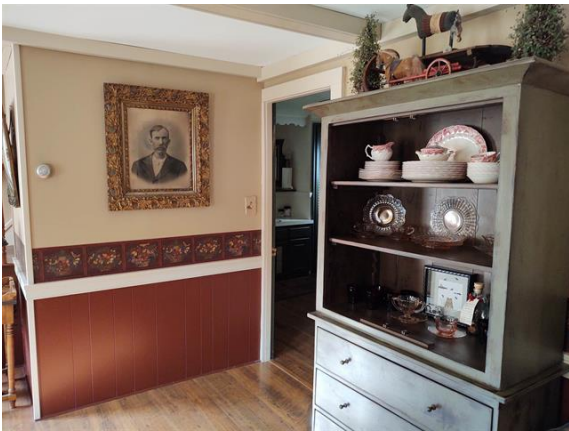
**Listed by:**

Ken Perry / K A Perry Real Estate, LLC

Ken Perry

399 Governor Wentworth Highway

Tuftonboro NH 03850



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network.

Prep by: K A Perry Real Estate, LLC

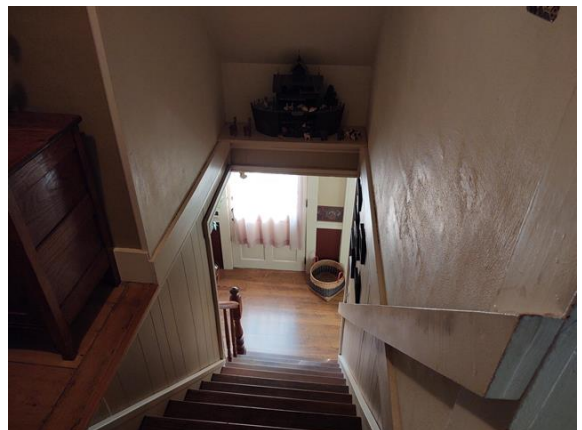
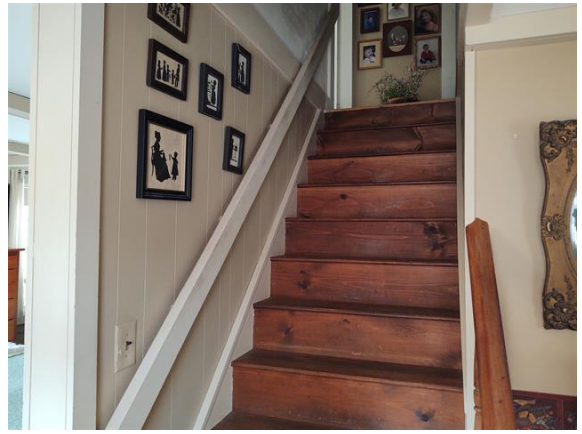
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

399 Governor Wentworth Highway

Tuftonboro NH 03850



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network.

Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by: Ken Perry

/ K A Perry Real Estate, LLC

399 Governor Wentworth Highway

Tuftonboro NH 03850



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network.

Listed by:

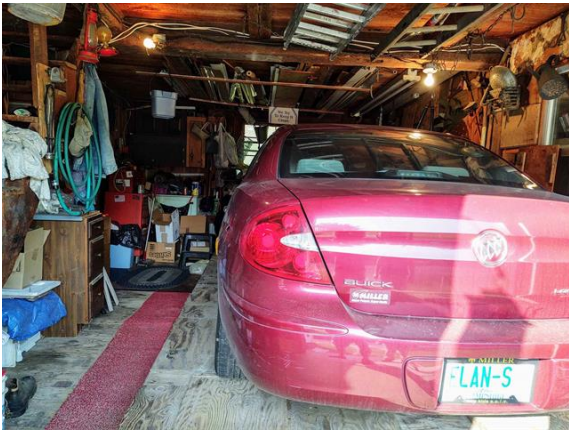
Ken Perry / K A Perry Real Estate, LLC

Prep by: K A Perry Real Estate, ...

Ken Perry

399 Governor Wentworth Highway

Tuftonboro NH 03850



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2020 New England Real Estate Network. **Prep by:** K A Perry Real Estate, LLC

Ken Perry

**Listed by:**

Ken Perry / K A Perry Real Estate, LLC