

Residential / Single Family
4687192
Closed

51 Governor Wentworth
Wolfeboro NH 03894

Unit/Lot #:

Price - List \$199,000
Price - Closed \$199,000
Date - Closed 5/30/2018



Year Built 1850
Style Cape

Color Tan
Total Stories 1.75
Zoning RURAL
Taxes TBD Y

Gross Taxes/Year \$2,365.00 / 2017
Lot Acres/SqFt 3.080000 / 134,165

Rooms - Total 7
Bedrooms - Total 3
Baths - Total 2
Baths - Full 0
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 1,445
DOM 9

Directions From NH Route 28 in Wolfeboro, follow to intersection of NH Route 109. Follow to #51 on right. Located very close to "Fernald Station" on the Bridge Falls Path.

First time offered in over 30 years, this 3+ acre property is located on the Bridge Falls Rec path near Fernald Station. 3 bedroom and 1.5 bathrooms can be found in this light, bright and immaculate home. Huge attached barn will provide you with an abundance of storage options. The level surrounding yard has been used for gardening and has a dog fence in place. Currently used as a residential home, this property is also zoned commercial. The property has been pre-inspected for home, water and septic, but is being sold "As-Is". Property will not be shown until 4/24/2018.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Brick, Stone
Exterior Vinyl
Roof Shingle - Asphalt
Basement/Access Type Yes / Interior
Basement Description Concrete, Stairs - Interior

Garage/Capacity No / 1
Garage Type Other
Garage Description Barn

Footprint
SqFt-Apx Fin AG/Source 1,445 / Measured
SqFt-Apx Fin BG/Source 0 / Measured
SqFt-Apx Unfn AG/Source 1,285 / Measured
SqFt-Apx Unfn BG/Source 1,129 / Measured
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 1,445
SqFt-Apx Total 3,859
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen - Eat-in	11 X 15	1			
Living Room	13 x 16	1			
Dining Room	11 x 19	1			
Office/Study	11 x 12	1			
Bedroom	25 x 12	2			
Bedroom	11 x 13	2			
Bedroom	13 x 12	2			
Breezeway	15 x 12	1			

UTILITIES

Heating Hot Water
Heat Fuel Oil
Cooling None
Water Dug Well
Sewer Septic
Electric Fuses

Services

Management Co/Phone /
Fuel Company
Phone Company
Cable Company
Electric Company

FEATURES	
Features - Interior Dining Area, Fireplace - Wood, Fireplaces - 1, Kitchen/Dining Flooring Carpet, Laminate Appliances Range - Electric, Refrigerator Water Heater Off Boiler	Features - Exterior Barn, Fence - Dog, Garden Space, Porch - Covered, Storage Driveway Dirt

PUBLIC RECORDS				
Deed - Recorded Type	Warranty	Deeds – Total	Deed Book/Page	1008 / 302
Map	133	Block	Lot	9
SPAN #		Property ID	Plan Survey Number	
Assment Amount/Year	/	Assments - Special	Current Use	
Tax Class		Tax Rate	Land Gains	

DISCLOSURES			
Fee/Fee Frequency	/	Fee Includes	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Negotiable	
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No Auction
Seasonal	No	Restrictions	
Mobile Park Approval		Mobile Co-Op	Mobile Must Move
Flood Zone	No	Rented	Rental Amount
Covenants	No	Easements	Resort
Possession		Documents Available	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determnd By		Items Excluded	
Delayed Showing/Begin Date	Y / 4/24/2018	Financing	

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Located across from Fernald Station



Located on the Bridge Falls Rec Path

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Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by: Adam Dow

/ Keller Williams Lakes & Mountains Realty

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Signs of Spring!