

Residential **Single Family**
4799723
Closed

44 Middle Road
Tuftonboro **NH 03816**
Unit/Lot #

Listed: 3/4/2020 **\$365,000**
Closed: 3/4/2020 **\$365,000**
DOM: 0



County NH-Carroll
VillDStLoc Center Tuftonboro
Year Built 1841
Style Farmhouse, Greek Revival
Color
Total Stories 1.5
Taxes TBD No
TaxGrosAmt \$2,441.00
Tax Year 2019
Tax Year Notes

Rooms - Total 7
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total Finished 1,712
SqFt-Apx Total 2,012
Lot Size Acres 2.500000
Lot - Sqft 108,900
Footprint

Delayed Showing No
Date - Showings Begin

Directions From Wolfeboro follow Center Street to the intersection of Route 28 and Route 109A. Then follow Route 109A approx. 4.5 Miles. The Property in on the Left just past Lang Pond Rd. in Tuftonboro. White Farmhouse with attached Red Barn. Nineteen Mile Brook Farm.

Remarks - Public Charming farmhouse situated on 2.5 A, located in Low-Tax Tuftonboro. Three Lined & Working Fireplaces, 3 Bedrooms, first floor Bd.Rm, all on a lovely setting with perennial beds, fruit trees, berry bushes and vegetable garden. Home has had many recent updates including a new roof on the attached barn. This home was featured on the Home & Garden Tour sponsored by the Central New Hampshire VNA & Hospice. The Quintessential New England Farmhouse! Seller is a Licensed NH Real Estate Broker.

STRUCTURE

Construction Status	Existing	SqFt-Apx Fin Above Grade	1,712
Rehab Needed	No	\$/SqFt Fin. Above Grade	\$213.20
Construction	Post and Beam, Wood Frame	SqFt-Apx Fin AG Source	Municipal
Foundation	Block, Concrete, Granite	SqFt-Apx Unfn Above Grade	0
Exterior	Clapboard	SqFt-Apx Unfn AG Source	
Roof	Shingle - Asphalt	SqFt-Apx Fin Below Grade	0
Basement	Yes	SqFt-Apx Fin BG Source	
Basement Access Type	Interior	SqFt-Apx Unfn Below Grade	300
Basement Description	Gravel, Stairs - Interior, Unfinished, Walkout, Stairs - Basement	SqFt-Apx Unfn BG Source	Measured
Garage	Yes	SqFt-Apx Tot Below Grade	
Garage Capacity	1	SqFt-Apx Tot BG Source	
Garage Type	Other		

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
				Deed - Recorded Type	Warranty
				Deeds - Total	
				Deed - Book	3252
				Deed - Page	113-114
				Deed 2 - Book	
				Deed 2 - Page	
				Plan Survey Number	
				Property ID	
				Zoning	Residential
				Map	65
				Block	01
				Lot	04
				SPAN#	
				Tax Class	
				Tax Rate	
				Current Use	
				Land Gains	
				Assessment Year	
				Assessment Amount	

LOT & LOCATION

Development / Subdivision	School - District	Waterfront Property
Owned Land	School - Elementary	Water View
Common Land Acres	School - Middle/Jr	Water Body Access
	School - High	
Roads Public	Lot Description Country Setting, Landscaped, Orchards, Stream, Wetlands	Water Body Name
Road Frontage Yes		Water Body Type
Road Frontage Length 415		Water Frontage Length
ROW - Length		Waterfront Property Rights
ROW - Width		Water Body Restrictions
ROW - Parcel Access		
ROW to other Parcel		
Surveyed Yes		

UTILITIES

Heating Baseboard, Electric, Other
Heat Fuel Electric, Kerosene
Water Heater Electric
Cooling Other
Water Drilled Well, Private
Sewer 750 Gallon, Concrete, Leach Field, Private, Soil Test Available
Electric 200 Amp, Generator, Generator Ready

Utilities Phone, Cable, Gas - LP/Bottle, High Speed Intrnt -Avail, Internet - Cable

Fuel Company
Electric Company
Cable Company
Phone Company

FEATURES

Features - Exterior Barn, Deck, Fence - Invisible Pet, Garden Space, Window Screens, Windows - Double Pane, Windows - Storm
Driveway Brick/Pavers
Features - Interior Ceiling Fan, Dining Area, Draperies, Fireplace - Screens/Equip, Fireplaces - 3+, Kitchen/Dining, Kitchen/Family, Security, Security Doors, Wet Bar, Laundry - 1st Floor
Flooring Wood

CONDO -- MOBILE -- AUCTION INFO

Condo Name	Auction No
Building Number	Date - Auction
Units Per Building	Auction Time
Condo Limited Common Area	Auctioneer - Responsible
Condo Fees	Auctioneer License Number
	Auction Price Determnd By

Mobile Park Name	Mobile Anchor
Mobile Make	Mobile Co-Op
Mobile Model Name	Mobile Park Approval
MobileSer#	Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

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

Flood Zone No
Seasonal No
Easements No
Covenants No
Resort

Items Excluded

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

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Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

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Prep By: K A Perry Real Estate, LLC

Ken Perry

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