

**Residential**  
**4754574**  
**Closed**

**Single Family**

**324 Cotton Valley Road**  
**Wolfeboro**  
**Unit/Lot #**

**NH 03894**

**Listed: 5/28/2019**  
**Closed: 10/17/20...**  
**DOM: 92**  
**\$669,900**  
**\$650,000**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1812  
**Style** Cape, Modified  
**Color** OS Gray  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$7,532.00  
**Tax Year** 2018  
**Tax Year Notes**

**Rooms - Total** 10  
**Bedrooms - Total** 3  
**Baths - Total** 4  
**Baths - Full** 1  
**Baths - 3/4** 2  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total** 3,728  
**Finished**  
**SqFt-Apx Total** 5,128  
**Lot Size Acres** 25.000000  
**Lot - Sqft** 1,089,000  
**Footprint** 34x24 + 19x18 + 52x24

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

**Directions** Rte 28N from Wolfeboro 4 mi to College Rd on R. From Rte 16 Take Rte 28S for 7 mi to sharp L. Go 2 mi on College Rd & straight onto Cotton Valley Rd for another 2 mi; go slowly across the Cotton Valley Rail Trail to 1st home on L. On 9 Acres w/915' of road frontage on L & 16 Acres on 332' opposite.

**Remarks - Public** Charming c1812 WOLFEBORO Cape with large c1987 addition on 25 pastoral ACRES. Spacious 39'x18' OPEN-CONCEPT kitchen/dining/living fireplaced Great Room. The cooks in the family will appreciate the quality appliances, quality & extensive cabinetry, spacious counters & walk-in Pantry. Upstairs there are 3+ Bedrooms, 3 Baths, a 23' x 18' Master Suite w/fireplace, and a finished "bonus" room w/its own 3/4 bath & private deck over-looking the beautifully Landscaped & private backyard with Patio & heated POOL w/Hot Tub! The 1st floor of the original cape includes 3 more Fireplaced rooms, original woodwork & floors, and a new 3-season PORCH; one of those rooms (23' x 13') COULD BE easily converted into a 1st Floor MASTER Suite. Property abuts the COTTON VALLEY Rail TRAIL: 6 miles to either Downtown Wolfeboro or Downtown Wakefield-Sanbornville. This fine country property on 25 Acres is MOVE-IN Ready, has a 2018 on-demand full-house propane Generator, a direct entry 2-car GARAGE and long road frontage on both sides of roadway. Whether you are an active family that enjoys summer and winter sports or someone who prefers the peace and tranquility of a country setting, this is the home for you!

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Post and Beam, Wood Frame  
**Foundation** Granite, Poured Concrete, Stone  
**Exterior** Clapboard, Wood  
**Roof** Metal, Shingle - Architectural, Standing Seam  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Bulkhead, Concrete, Concrete Floor, Crawl Space, Dirt Floor, Full, Partial, Stairs - Interior, Unfinished  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached

**SqFt-Apx Fin Above Grade** 3,728  
**\$/SqFt Fin. Above Grade** \$179.69  
**SqFt-Apx Fin AG Source** Municipal  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Other  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Other  
**SqFt-Apx Unfn Below Grade** 1,400  
**SqFt-Apx Unfn BG Source** Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS		
Living Room	23 x 18	1	Bonus Room	23 x 19	2	<b>Deed - Recorded Type</b> Warranty
Living/Dining	16 x 8	1				<b>Deeds - Total</b>
Kitchen - Eat-in	16 x 10	1				<b>Deed - Book</b> 1649
Dining Room	15 x 15	1				<b>Deed - Page</b> 647
Den	12 x 8	1				<b>Deed 2 - Book</b>
Porch	14 x 8	1				<b>Deed 2 - Page</b>
Bedroom	23 x 13	1				<b>Plan Survey Number</b> 26-53 & 37-61
Bedroom	14 x 132	2				<b>Property ID</b>
Bedroom	14 x 14	2				<b>Zoning</b> Rural Ag
Playroom	13 x 12	2				
Master Bedroom	23 x 18	2				
						<b>Map</b> 154
						<b>Block</b> 0
						<b>Lot</b> 8,9, & 11
						<b>SPAN#</b>
						<b>Tax Class</b>
						<b>Tax Rate</b> 15.80
						<b>Current Use</b> Yes
						<b>Land Gains</b>
						<b>Assessment Year</b> 2019
						<b>Assessment Amount</b> \$552,601

#### LOT & LOCATION

**Development / Subdivision**  
**Owned Land** Yes  
**Common Land Acres**  
**Roads** Dead End, Gravel, Public  
**Road Frontage** Yes  
**Road Frontage Length** 1,188  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

**School - District** Governor Wentworth Regional  
**School - Elementary** Carpenter Elementary  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School  
**Lot Description** Country Setting, Landscaped, Level, Rolling, Trail/Near Trail, Walking Trails, Wetlands, Wooded  
**Area Description** Rural  
**Suitable Use** Agriculture, Bed and Breakfast, Farm, Orchards, Residential, Woodland

**Water Body Type**  
**Water Body Name**  
**Water Body Access**  
**Water Restrictions**  
**Water Frontage Length**

## UTILITIES

**Heating** Baseboard, Hot Water  
**Heat Fuel** Oil  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Dug Well, Private  
**Sewer** Concrete, Leach Field, Private  
**Electric** 200 Amp, Circuit Breaker(s), Generator, Underground

**Utilities** Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -AtSite, Internet - Cable, Telephone At Site

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

## FEATURES

**Features - Exterior** Balcony, Deck, Fence - Dog, Garden Space, Hot Tub , Patio, Pool - In Ground, Porch, Porch - Enclosed, Porch - Screened, Shed, Window Screens, Windows - Double Pane, Windows - Storm  
**Driveway** Paved  
**Parking** Driveway, Garage, Off Street, Parking Spaces 4, Paved  
**Features - Interior** Attic, Cedar Closet, Ceiling Fan, Dining Area, Fireplace - Gas, Fireplace - Wood, Fireplaces - 3+, In-Law Suite, Kitchen Island, Kitchen/Dining, Kitchen/Family, Kitchen/Living, Living/Dining, Master BR w/ BA, Natural Light, Skylight, Vaulted Ceiling, Walk-in Closet, Walk-in Pantry, Whirlpool Tub, Window Treatment, Laundry - 1st Floor

**Appliances** Cooktop - Gas, Dishwasher, Dryer, Microwave, Mini Fridge, Oven - Wall, Refrigerator, Trash Compactor, Washer

**Equipment** Window AC, Central Vacuum, Dehumidifier, Smoke Detectr-Batt Powrd, Generator - Standby

**Features - Accessibility** 1st Floor 1/2 Bathroom, 1st Floor Bedroom, Access Laundry No Steps, Hard Surface Flooring, Paved Parking, 1st Floor Laundry

## CONDO -- MOBILE -- AUCTION INFO

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

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

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

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

## DISCLOSURES

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

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

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

**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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**My Office Info:**

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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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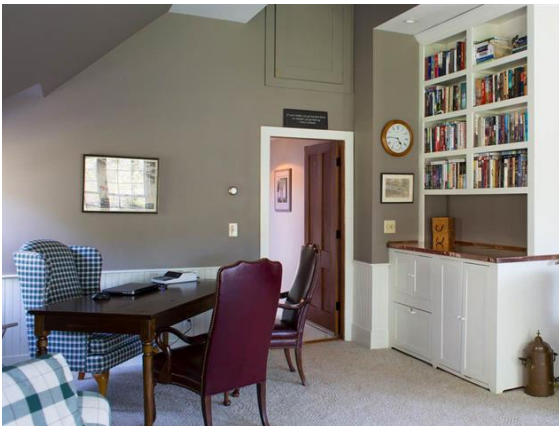
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