

Residential / Condo
4667186
Closed

14 Point Breeze Road
Wolfeboro NH 03894

Unit/Lot #:

Price - List \$549,000
Price - Closed \$549,000
Date - Closed 4/30/2018



Property Panorama VT URL

Year Built 1985
Style Contemporary, End Unit
Color Tan
Total Stories 1.75
Zoning Shorefront residentail
Taxes TBD N
Gross Taxes/Year \$8,467.00 / 2017
Lot Acres/SqFt 0.000000 /

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 4
Baths - Full 1
Baths - 3/4 2
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 2,520
DOM 65

Directions From downtown Wolfeboro drive 1 mile south on Route 28 and bear left onto Pleasant Valley Road just beyond the high school. Follow for 2.5 miles to Point Breeze Road on left and look for directional signs to #14.

Seldom available front row end unit just steps from one of the best beaches on Lake Wentworth. This 3 bedroom, 4 bath contemporary condominium offers 3 levels of finished living space with outstanding lake and mountain views from nearly every room. The open floor plan allows for ease of entertaining with an updated kitchen that provides ample workspace and storage. There is a wood burning fireplace in the living room with a Portuguese tile surround and a woodstove in the spacious lower level family room. A first floor master suite with walk-in closet offers direct access to a large lakeside deck and a delightful screened porch where you can admire the ever-changing views of the lake. A dock for your boat and a 1 car detached garage come with this unit that is being offered furnished for your convenience. Other amenities include central air conditioning, central vac and a first floor laundry. With 45 shared acres set among whispering tall pines with tennis courts and 1,200 feet of prime waterfront including 2 beautiful beaches, Point Breeze Condominiums on Lake Wentworth are ideal 4 season vacation homes or year round residences ... come see this one and its fabulous lakeside location that is sure to impress!

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Concrete
Exterior Clapboard
Roof Shingle - Asphalt
Basement/Access Type Yes / Walk-up
Basement Description Bulkhead, Finished, Full
Garage/Capacity Yes / 1
Garage Type Detached
Garage Description Auto Open

Footprint

SqFt-Apx Fin AG/Source 1,684 / Municipal
SqFt-Apx Fin BG/Source 836 / Municipal
SqFt-Apx Unfn AG/Source 0 /
SqFt-Apx Unfn BG/Source 272 / Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 2,520
SqFt-Apx Total 2,792
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building 3

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen		1			
Living Room		1			
Dining Room		1			
Master Bedroom		1			
Bedroom		2			
Bedroom		2			
Bonus Room		2			
Family Room		B			

UTILITIES

Heating Baseboard, Electric
Heat Fuel Electric
Cooling Central AC
Water Community, On-Site Well Exists
Sewer Community
Electric 200 Amp, Circuit Breaker(s)

Services Cable, Underground Utilities

Management Co/Phone /
Fuel Company
Phone Company
Cable Company Metrocast
Electric Company Wolfeboro Municipal

LOT / LOCATION

Page 2 of 2

County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	
Water Body Access	Shared Private	School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type	Lake	School - Elementary	Carpenter Elementary	ROW to other Parcel	
Water Body Name	Wentworth	School - Middle/Jr	Kingswood Regional Middle	Roads	Association,
Water Frontage Lngth	1,200	School - High	Kingswood Regional High	Road Front/Length	No /
Water Restrictions		Mobile Park Name		Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name	Point Breeze	Owned Land	
Common Land Acres	45.00	Building #		Units Per Building	3
Suitable Use		Lot Desc	Beach Access, Condo Development, Country Setting, Lake Access, Lake View, Landscaped, Water View, Waterfront	Area Desc	

FEATURES

Features - Interior	Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace - Wood, Furnished, Master BR w/ BA, Security Doors, Skylight, Walk-in Closet, Window Treatment, Laundry - 1st Floor	Association Amenities	Building Maintenance, Master Insurance, Landscaping
Flooring	Carpet, Tile	Features - Exterior	Boat Slip/Dock, Trash, Deck
Appliances	Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Stove - Wood Cook	Driveway	Common/Shared, Paved
Equipment	Central Vacuum	Parking	Parking Spaces 2
Water Heater	Electric	Features - Accessibility	1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Laundry

Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	1699 / 684
Map	236	Block	2	Lot	40
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$578,800 /	Assments - Special		Current Use	
Tax Class		Tax Rate	14.63	Land Gains	

DISCLOSURES

Fee/Fee Frequency	\$648.00 / Monthly	Fee Includes	Landscaping, Plowing, Sewer, Trash, Water, Condo
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
Seasonal	No	Restrictions	Pets - Allowed
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	Yes	Easements	
Possession	At Closing	Documents Available	Association Docs, Deed, Property Disclosure, Tax Map
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	N /	Financing	
		Financing-Possible Opt	Seller Financing Possibly

PREPARED BY

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Listed By: Carol Bush/ Maxfield Real Estate/Wolfeboro

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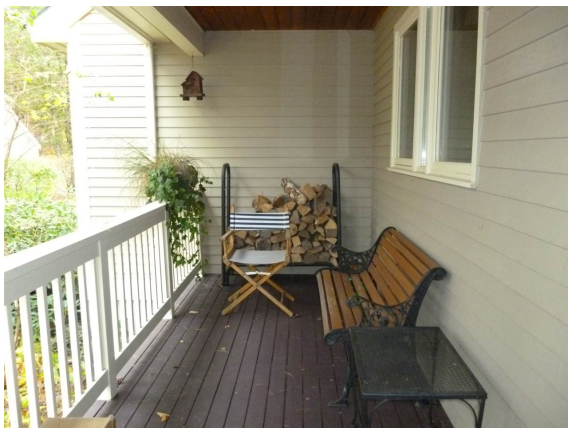
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