

Residential
4684756
Active

Single Family

150 Middle Road
Tuftonboro
Unit/Lot #

NH 03816

Listed: 4/6/2018

\$399,900

Closed:

DOM: 535

County NH-Carroll
VillDstLoc Center Tuftonboro
Year Built 1798
Style Colonial, Historic Vintage
Color Green
Total Stories 2
Taxes TBD No
TaxGrosAmt \$4,647.00
Tax Year 2018
Tax Year Notes

Rooms - Total 9
Bedrooms - Total 4
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total 2,468
Finished
SqFt-Apx Total 4,596
Lot Size Acres 1.000000
Lot - Sqft 43,560
Footprint 28x40x30+30x4

Delayed Showing No
Date - Showings Begin

Directions From Wolfeboro, follow Rt 109A North approximately 6 miles to Ctr. Tuftonboro. Property on the left adjacent to the Tuftonboro General Store, and opposite Federal Corner Road.



Remarks - Public Historic 1798 Colonial. This 2468 square foot home features 4 Bedrooms, many Original Features including Hand Planed Doors and Woodwork, 5 Working Fireplaces, Wide Pine Floors, Beamed Ceilings, an attached Barn, and loads of charm. Situated on 1 Acre, this property also INCLUDES the TUFTONBORO GENERAL STORE, U.S. Post Office, & 2 - 1 Bedroom APARTMENTS above, totaling an additional 2808 Sq. Ft.. The Tuftonboro General Store dates back to 1822 and is one of the few remaining Original New Hampshire General Stores still in daily operation. It is the heart of the community and could provide a wonderful income opportunity. For anyone with a love of history and looking for a new beginning this home and its attached businesses are a 'Must See' property. See NNEREN MLS #4684545 for COMMERCIAL version of this listing. \$50,000 PRICE REDUCTION . Property is being sold "AS IS". The Sellers are retiring after 19 years as StoreKeepers.

STRUCTURE

Construction Status Existing
Rehab Needed
Construction Post and Beam, Wood Frame
Foundation Concrete, Granite
Exterior Vinyl, Wood
Roof Metal, Shingle - Asphalt
Basement Yes
Basement Access Type Walkout
Basement Description Crawl Space, Dirt, Full, Other, Partial, Stairs - Interior, Unfinished
Garage Yes
Garage Capacity 1
Garage Type Other
Garage Description Barn

SqFt-Apx Fin Above Grade 2,468
\$/SqFt Fin. Above Grade \$162.03
SqFt-Apx Fin AG Source Municipal
SqFt-Apx Unfn Above Grade 1,064
SqFt-Apx Unfn AG Source Municipal
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Municipal
SqFt-Apx Unfn Below Grade 1,064
SqFt-Apx Unfn BG Source Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen - Eat-in	20 x 17	1	Bath - 3/4
Dining Room	16 x 14	1	
Living Room	16 x 14	1	
Family Room	18 x 11	1	
Den	9 x 9	1	
Other	30 x 36	1	
Master Bedroom	16 x 16	2	
Bedroom	16 x 16	2	
Bedroom	13 x 11	2	
Bedroom	14 x 11	2	
Bath - Full		2	

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 1837, 2874
Deed - Page 741-742
Deed 2 - Book
Deed 2 - Page
Plan Survey Number
Property ID
Zoning NHB-NEIGH/BUSINESS

PUBLIC RECORDS
Map 55
Block 01
Lot 13
SPAN#
Tax Class
Tax Rate 11.18
Current Use No
Land Gains No
Assessment Year
Assessment Amount

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres
Roads Public
Road Frontage Yes
Road Frontage Length 175
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Unknown

School - District Governor Wentworth Regional
School - Elementary Tuftonboro Central School
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School
Lot Description Level
Area Description Business District, Village

Water Body Type
Water Body Name

Water Body Access
Water Restrictions
Water Frontage Length

UTILITIES

Heating Baseboard, Direct Vent, Hot Water, Stove - Gas
Heat Fuel Gas - LP/Bottle, Oil
Water Heater Electric, Off Boiler
Cooling None
Water Drilled Well
Sewer Concrete, Leach Field, Private, Septic Design Available, Septic
Electric 100 Amp, 200 Amp, Circuit Breaker(s)

Utilities Cable, Internet - Cable

Fuel Company
Electric Company NH Electric Coop
Cable Company TimeWarner
Phone Company Fairpoint

FEATURES

Features - Exterior Barn, Deck, Outbuilding
Driveway Gravel, Paved
Parking Driveway, Parking Spaces 6+
Features - Interior Attic, Dining Area, Fireplace - Wood, Fireplaces - 3+, Kitchen Island, Kitchen/Dining, Laundry Hook-ups, Walk-in Pantry, Laundry - 1st Floor
Flooring Ceramic Tile, Softwood, Vinyl

Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer, Stove - Gas
Features - Accessibility 1st Floor 3/4 Bathroom

CONDO -- MOBILE -- AUCTION INFO

Condo Name	Mobile Park Name	Auction No
Building Number	Mobile Make	Date - Auction
Units Per Building	Mobile Model Name	Auction Time
Condo Limited Common Area	MobileSer#	Auctioneer - Responsible
Condo Fees		Auctioneer License Number
		Auction Price Determined By
	Mobile Anchor	
	Mobile Co-Op	
	Mobile Park Approval	
	Mobile Must Move	

DISCLOSURES

Fee		Possession At Closing, Tenant Rights
Fee 2		Flood Zone No
Fee 3		Seasonal No
Foreclosed/Bank-Owned/REO No		Easements
Planned Urban Developmt No		Covenants No
Rented Yes		Resort No
Rental Amount \$1,500.00		

Items Excluded Some antique items Miss Tilley Sign, Pink Display Case and a few others in the Store. See Listing MLS 4684545 for details.

Documents Available Deed, Property Disclosure, Septic Design, Tax Map

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type	Power Production Type 2
Power Production Ownership	Power Production Ownership 2
Mount Type	Mount Type 2
Mount Location	Mount Location 2
Power Production Size	Power Production Size 2
Power Production Year Install	Power Production Year Install 2
Power Production Annual	Power Production Annual 2
Power Production Annual Status	Power Production Annual Status 2
Power Production Verification Source	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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188 North Wolfeboro Road

Wolfeboro NH 03894
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Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

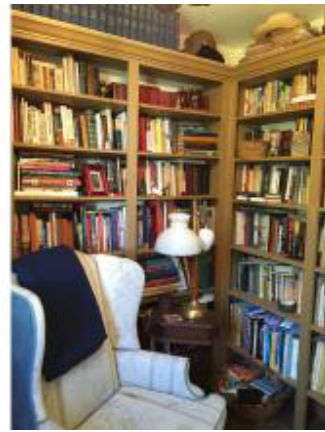
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Street View



Den/Library



Living Rm



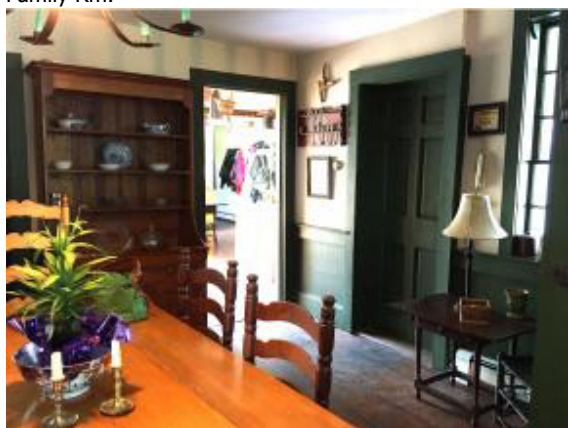
Family Rm.



Family Rm.



Family Rm.



Dining Rm.



Dining Rm.

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Prep By: K A Perry Real Estate, LLC

Ken Perry

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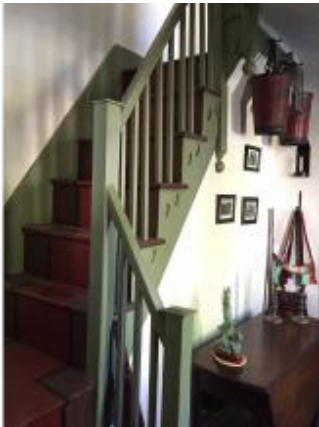
Tuftonboro NH 03816



Updated Kitchen



Breakfast Nook



Front Staircase



Bd. Rm. #2



Master Bedroom



Master Bedroom



Bd. Rm. #3



Bd. Rm. #4

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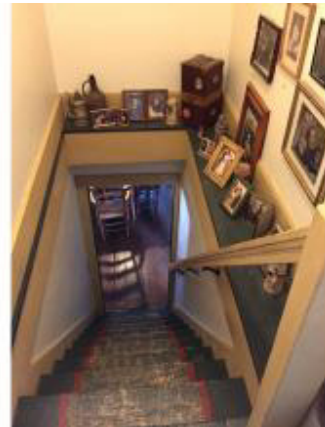
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Mstr. BdRm. Fireplace



2nd Fl. Full Bath



Back Staircase



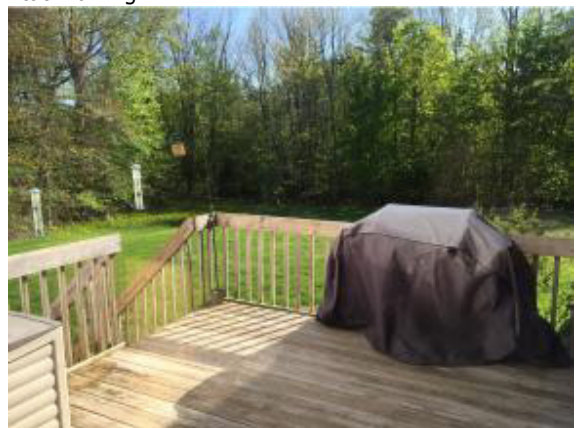
Signed Beam in Attic



Attic Framing



Side Porch



Back Deck

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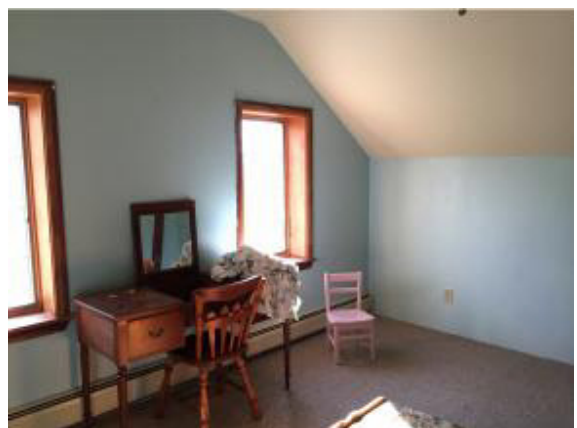
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Store Post Office



Apt. #2 Over Store



Apt. #2

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View from the Back Yard



General Store



The Old White Church