



Condo
4378557 Closed

43 Point Breeze Rd Unit# 43
Wolfeboro, New Hampshire 03894

L \$368,000
C \$368,000

Zoning: resi
Year Built: 1986
Color: Tan
Gross Taxes: \$ 3,643.00
Taxes TBD: No
Tax Year: 2014
Monthly Assoc. \$: \$574
Lot Acre: 45.00
Lot SqFt: 1,960,200.
Common Land Acres:
Road Frontage:

Water Frontage: 1,200
Water Acc Type: Shared Private
of Stories: 2
Basement: Yes / Walkout

Rooms: 6
Bedrooms: 2
Total Baths: 3
Full: 0
3/4 Baths: 2
1/2 Baths: 1
Garage Capacity: 1
Garage Type: Detached
Total Fin SqFt: 1,550
Apx Fin Above Grd: 1,100
Apx Fin Below Grd: 450
Apx Ttl Below Grd: 900
Foot Print:
Flood Zone: No
Style: Townhouse

Water Body Type: Lake
Water Body Name: Lake Wentworth

Water Body Restr.: No
Current/Land Use: No

Surveyed: Yes
Land Gains: No

Seasonal: No
Owned Land: No

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
Public Rems: Enjoy a private, wooded setting, with filtered water views – and all with the benefits of Point Breeze on Lake Wentworth. This property includes 2 sandy beaches, a boat slip, waterfront canoe / kayak racks and all of enjoyment of Wolfeboro's own "Golden Pond". The fully renovated home features stylized design from an award winning designer... wood ceilings, creative storage spaces, built ins and stylized finishes are just a few of the examples you'll find in this 2 bedroom, 2 1/2 bathroom home. An amazing screened porch, spacious family room and oversized storage room finish off this special property. A one car garage, fireplace and woodstove makes this a perfect 4-season home. A full time, on site management staff makes for easy living. One of Wolfeboro's best waterfront opportunities.			

Directions: Pleasant Valley Road to left at Point Breeze, follow signs and bear to left.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	13x11'6	1	Master BR	19'5x12	2	1st	1	0	0	1
Kitchen	7x8'9	1	2nd BR	13x10'3	1	2nd	1	1	0	0
Dining Rm	10'3x11'6	1	3rd BR			3rd	0	0	0	0
Family Rm	24'2x19	B	4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	1	0
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

Condo Name: Point Breeze	Condo Unit #: 43	Floor: 1
Building #:	# Units/Building: 2	Limited Common Area:
Condo Assoc Fees: \$574	Special Assessment: No	

Assoc Amenities: Building Maint. , Docks , Snow Removal , Tennis Court , Trash

Interior Feat.: 1st Floor Master BR , Cable , Cathedral Ceilings , Ceiling Fan , Dining Area , Fireplace-Wood , Laundry Hook-ups , Master BR with BA , Vaulted Ceiling , Wood Stove , Wood Stove Hook-up , 1 Fireplace

Exterior Feat.: Beach Rights , Boat/Slip Dock , Deck , Screened Porch , Tennis Court

Basement: Finished , Full

Equip./Appl.: Dishwasher , Range-Electric , Refrigerator , Wood Stove

Driveway: Paved

Construction: Wood Frame

Financing:

Floors:

Garage/Park: 1 Parking Space , Detached

Heat Fuel: Kerosene

Roads: Association , Private

Sewer: Community

Suitable Land Use:

Fee Includes: Landscaping , Plowing , Sewer , Trash , Water

Disability:

Negotiable:

Possession:

Electric: 200 Amp , Circuit Breaker(s)

Exterior: Clapboard

Foundation: Concrete

Heating/Cool: Direct Vent

Lot Desc: Country Setting , Cul-De-Sac , Deed Restricted , Landscaped , ROW to Water , Subdivision

Occ. Restrictions:

Roof: Shingle-Asphalt

Water: Community

Water Heater: Electric

Building Certs:

Docs Available: Association Docs , Deed , Plot Plan , Property Disclosure

Excl Sale:

Tax Rate: \$12.83	Assmt: \$284,000.00	Assmt Yr: 2014
Tax Class:	Source SqFt:	County: Carroll
Covenant: Yes	Book/Pg: 2934/ 656	Plan/Survey:
Recorded Deed: Warranty	Property ID:	Tax ID No. (SPAN# VT): WOLF-M236-B2-L25
Map/Blck/Lot: 236/ / 2	Const. Status: Existing	Home Energy Rated Index Score:
Devel/Subdiv: Point Breeze Condo Assoc	High Sch: Kingswood Regional High School	Jr./Mid Sch: Kingswood Regional Middle
District: Governor Wentworth Regional		
Elem Sch: Carpenter Elementary	Cable:	Electric Co:
Fuel Co:	Phone Co:	Resort:
Timeshare/Fract. Ownrshp: No	# Weeks:	Timeshare %:

Closed Date: 10/03/2014

DOM/DUC: 10 / 37

Foreclosed Bank-Owned REO: No

PREPARED BY

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Private setting



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Deed Dock



2 Beaches



Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC
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