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Condo 4378557 Closed

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







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



Zoning: Rooms: resi 6 Year Built: Bedrooms: 1986 2 Color: **Total Baths:** 3 Tan **Gross Taxes:** \$ 3.643.00 Full: 0 Taxes TBD: No 3/4 Baths: 2 Tax Year: 2014 1/2 Baths: Monthly Assoc.\$: \$574 **Garage Capacity** 

Lot Acre: 45.00 Garage Type: Detached Total Fin SqFt: Lot SqFt: 1,960,200. 1,550 **Common Land Acres:** Apx Fin Above Grd: 1,100 Apx Fin Below Grd: 450 Road Frontage: Apx Ttl Below Grd: 900

Water Frontage: 1,200 **Foot Print:** Flood Zone:

Water Acc Type: **Shared Private** No # of Stories: 2 Style: Townhouse

Yes / Walkout **Basement:** 

Water Body Type: Lake Water Body Restr.: Surveyed: Yes Seasonal: Water Body Name: Lake Wentworth Current/Land Use: **Land Gains: Owned Land:** 

**ROW Width: ROW Length:** Parcel Access ROW: **ROW** for other Parcel:

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

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	
	_	LEVEL		_	LEVEL	FLOOR	DK	ГВ	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	В	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 Possession:

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

Finished, Full Basement:

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

Driveway: Paved Electric: 200 Amp, Circuit Breaker(s)

Construction: Wood Frame Exterior: Clapboard Financing: Foundation: Concrete Heating/Cool: Direct Vent Floors:

Garage/Park: 1 Parking Space, Detached Lot Desc: Country Setting, Cul-De-Sac, Deed Restricted, Landscaped, ROW to Water, Subdivision

Heat Fuel: Kerosene Occ. Restrictions:

Roads: Association . Private Roof: Shingle-Asphalt Sewer: Community Water: Community Suitable Land Use:

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

Disability: **Building Certs:** 

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

Excl Sale:

Tax Rate: \$12.83 \$284,000.00 Assmt Yr: 2014 Assmt: Tax Class: Covenant: Yes Source SqFt: County: Carroll

Recorded Deed: Warranty Book/Pa: 2934/656 Plan/Survey:

Tax ID No. (SPAN# VT): WOLF-M236-B2-L25 Map/Blck/Lot: 236//2 Property ID:

Devel/Subdiv:Point Breeze Condo AssocConst. Status: Existing Home Energy Rated Index Score: **District**: Governor Wentworth Regional **High Sch**: Kingswood Regional High Jr./Mid Sch: Kingswood Regional Middle School

Elem Sch: Carpenter Elementary Cable: Electric Co: Fuel Co: **Phone Co:** Resort: Timeshare/Fract. Ownrshp: No # Weeks: Timeshare %:

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Closed Date: 10/03/2014 DOM/DUC: 10 / 37 Foreclosed Bank-Owned REO: No

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LP: \$368,000

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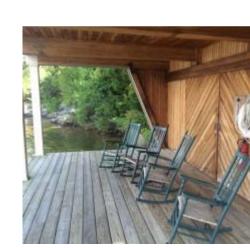
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Deed Dock











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