

Land
4509258
Closed

TM 173-005 Waumbeck Road Unit/Lot #:
Wolfeboro NH 03894

Price - List \$89,900
Price - Closed \$75,000
Date - Closed 11/18/2016



Zoning Residential
Lot Acres/SqFt 2.30 / 100,188
Price Per Acre \$39,086
Taxes TBD N
Gross Taxes/Year \$651.00 / 2015
Flood Zone Unknown
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use N
DOM 42

Road Frontage Yes
Road Frontage Length 520
Surveyed Unknown
Surveyed By
Easements Unknown
Parcel Access ROW
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases /
Exposure East, South,
Estimated Open Space %
Land Gains

Directions Take North Main Street (a/k/a NH Rte 109) 1-1/2 miles N to the corner of Waumbeck Rd; turn R on Waumbeck; go 300+ ft. to this beautiful lightly-treed 2.3 Acre building lot on L at corner. 500 +/- ft. of paved town road frontage x 200 +/- ft. deep. <2 miles to Wolfeboro's Historic Lakeside Downtown.

Very Desirable 2.3 Acre dry/level/sunny/lightly-treed Building Lot w/500+ ft. of paved Town road frontage & 200+/- ft. deep. Should have little trouble supporting a 3-bedroom (maybe even 4-bedroom?) Septic System. Seller, the abutter to the west, will retain some building exterior design/style approval. 1st time offered in 20 years. Site should lend itself to a Sunny & Private backyard/deck, etc. Public Beaches & Boat Launches on Lake Winnepesaukee are nearby.

Virtual Tours

LOT/LOCATION			
Lot Description		Area Description	Near Golf Course, Near Shopping, Near Skiing
County	Carroll	Devel/Subdiv	
Pole Number		Suitable Use	Residential
Permit Status		Permit Number	
Roads	Paved, Public	Driveway	
Equipment		Amenities	
Parking			
School-District	GovernorWe	School-Elementary	CarpenterE
School-Middle	Kingswood	School-High	KingswoodR

UTILITIES			
Services	Cable - Available, High Speed Intrnt -Avail, Telephone Available		
Water		Management Co/Phone	
Sewer		Fuel Company	
Electric	At Street	Phone Company	FairPoint
		Cable Company	MetroCast
		Electric Company	Wolfeboro Municipal

PUBLIC RECORDS			
Recorded Type	Warranty	Deeds-Total	Book/Page 1637 / 391
Map		Block	Lot
SPAN #		Property ID	Plan Survey #
Assmt Amt/Year	/	Assmnts-Special	Tax Class
Tax Rate	13.95		

DISCLOSURES			
Fee/Frequency	/	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

Monthly Lease Amt**Listing Service**

Full Service

Comp Only/Type

No

Short Sale

No

Covenants

Unknown

Resort

No

Auction

N

Auctioneer - Responsible**Auctioneer License #****Auctn Price Determnd By****Sale Includes****Items Excluded****Land Restrictions** Architecture, Mobile Homes**Foreclsd/BankOwnd/REO** No**Shore Rights** Lake Access, Public**Documents Available** Deed, Property Disclosure, Tax Map**Possession** At Closing**Auction Date/Time** /**Auction Info****Financing****PREPARED BY****Ken Perry - Cell: 603-387-2667**

ken@OlderHomesNH.com

K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road

Wolfeboro NH 03894-4522



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level-dry-lightly treed



level-dry-lightly treed



sun-filled; facing SW



space for gardens, lawn, etc.



towards house across road



neighbors' pride of ownership



some mature trees to save?



boundary stonewall in woods

Prepared by: Ken Perry

K A Perry Real Estate, LLC

Listed by: Ken Perry

K A Perry Real Estate, LLC

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croquet anyone?



nicest/easiest lot on market?