


Residential		132 North Main Street		Virtual Tour		L \$349,000					
4362048 Closed		Wolfeboro, New Hampshire 03894		(4)		C \$335,000 <input type="checkbox"/>					
		Zoning: Village Res.		Rooms: 10							
		Year Built: 1860		Bedrooms: 3							
		Color: White		Total Baths: 2							
		Gross Taxes: \$ 3,029.00		Full: 1							
		Taxes TBD: No		3/4 Baths: 1							
		Tax Year: 2013		1/2 Baths: 0							
		Monthly Assoc.\$: \$		Garage Capacity: 2							
		Lot Acre: .49		Garage Type: Attached							
		Lot SqFt: 21,344.4		Total Fin SqFt: 2,158							
		Common Land Acres:		Apx Fin Above Grd: 2,158							
		Road Frontage: Yes/ 294		Apx Fin Below Grd: 0							
		Water Frontage:		Apx Ttl Below Grd: 466							
		Water Acc Type: Town Residents		Foot Print: 27x30 15x27							
		# of Stories: 2		Flood Zone: No							
		Basement: Yes / Walkup		Style: New Englander							
Water Body Type: Lake		Water Body Restr.:		Surveyed: Yes		Seasonal: No					
Water Body Name: Winnepesaukee		Current/Land Use: No		Land Gains:		Owned Land:					
Parcel Access ROW:		ROW for other Parcel:		ROW Width:		ROW Length:					
Public Rems: Main Street USA Classic Village New Englander. Walk to downtown Wolfeboro. "America's Oldest Summer Resort". Enjoy area shops, restaurants, beaches, parks, trails, arts, concerts, fairs and events. Charming home welcomes you with a country kitchen and adjoining sunroom bringing the pristine gardens and lush landscaping inside. Period features grace the dining room, beamed ceilings and warm enamel woodstove in the adjacent living room. French pocket doors lead to the welcoming front hall and entry. There are 2 to 4 bedrooms upstairs ready for your set up of choice or perhaps an office and sitting room is more to your needs. A generous skylight fills the master bedroom with a celestial light. Built in bookcase and walk in closet adds interest and function. The home has two baths, two mudroom entries and a new furnace. There is an attached barn with garage. Whether it be storage, a game room, a party venue or studio the two story barn offers limitless possibilities.											
Directions: North Main Street Wolfeboro. Home on corner of Oak Street on the left.											
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	
Living Rm	12'11x21'8	1	Master BR	12'7x16	2	1st			1		
Kitchen	14'5x23'5	1	2nd BR	10x10	2	2nd	2	1			
Dining Rm	12'9x12'3	1	3rd BR			3rd					
Family Rm			4th BR			4th					
Office/Study	8'10x11	2	5th BR			Bsmt					
Utility Rm			Den	8,3x11'4	2						
sunroom	8x13	1	Sitting/sewing	10'4x11'10	2						
Front entry foy	7'3x13'10	1									
Assoc Amenities:				Possession: At Closing							
Interior Feat.: 1st Floor Laundry , Cable , Cable Internet , Den/Office , Dining Area , Eat-in Kitchen , Formal Dining Room , Foyer , Hearth , Kitchen/Dining , Laundry Hook-ups , Living Room , Pantry , Skylight , Sunroom , Walk-in Closet , Wood Stove , Wood Stove Hook-up , 1 Stove											
Exterior Feat.: Barn , Porch , Porch-Covered											
Basement: Crawl Space , Full , Interior Stairs , Sump Pump											
Equip./Appl.: Dishwasher , Dryer , Microwave , Range-Gas , Refrigerator , Washer											
Driveway: Paved				Electric: 200 Amp , Circuit Breaker(s)							
Construction: Existing , Wood Frame				Exterior: Cedar , Clapboard , Shingle , Wood							
Financing:				Foundation: Block , Brick , Concrete , Granite , Gravel/Pad , Stone							
Floors: Carpet , Ceramic Tile				Heating/Cool: Baseboard , Hot Water , Multi Zone , Stove							
Garage/Park: 2 Parking Spaces , Attached , Auto Open , Barn , Direct Entry , Storage Above , Driveway				Lot Desc: City Lot , Corner , Landscaped , Level , Village , Walking Trails							
Heat Fuel: Oil , Wood				Occ. Restrictions:							
Roads: Public , Paved				Roof: Metal , Shingle-Asphalt							
Sewer: Public				Water: Public							
Suitable Land Use:				Water Heater: Off Boiler							
Fee Includes:				Building Certs:							
Disability:				Docs Available: Deed , Plot Plan , Property Disclosure , Survey							
Negotiable:											
Excl Sale:											
Tax Rate: \$12.83		Assmt: \$236,100.00		Assmt Yr: 2010							
Tax Class:		Source SqFt: Municipal		County: Carroll							
Covenant: No		Book/Pg: 1871/ 543		Plan/Survey:							
Recorded Deed: Warranty		Property ID:		Tax ID No. (SPAN# VT): WOLF-M217-B199							
Map/Blck/Lot: 217/ / 199		Const. Status: Existing		Home Energy Rated Index Score:							
Devel/Subdiv:		High Sch: Kingswood Regional High School		Jr./Mid Sch: Kingswood Regional Middle							
District: Governor Wentworth Regional		Cable: Metrocast		Electric Co: Wolfeboro Municipal							
Elem Sch: Carpenter Elementary		Phone Co:		Resort: No							
Fuel Co: Wolfeboro Oil		# Weeks:		Timeshare %:							
Timeshare/Fract. Ownrshp: No											
Closed Date: 09/30/2014		DOM/DUC: 48 / 68		Foreclosed Bank-Owned REO: No							
PREPARED BY											



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Gallery: Images 1 to 6 of 34



Welcome Home



132 North Main Street



As you enter from mudrooms



First floor bath & laundry



A country kitchen



Granite counters/ pine cabinet

Gallery: Images 7 to 12 of 34



Brick hearth for woodstove



Formal Dining



Eat in kitchen



Sunroom off kitchen



Livingroom w/ bay window



Livingroom opens to dining

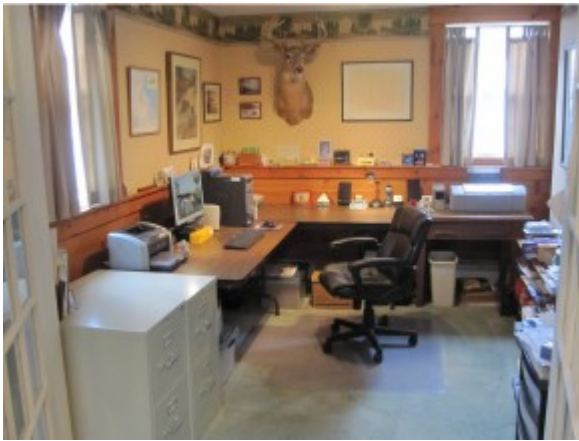
Gallery: Images 13 to 18 of 34



Master bedroom



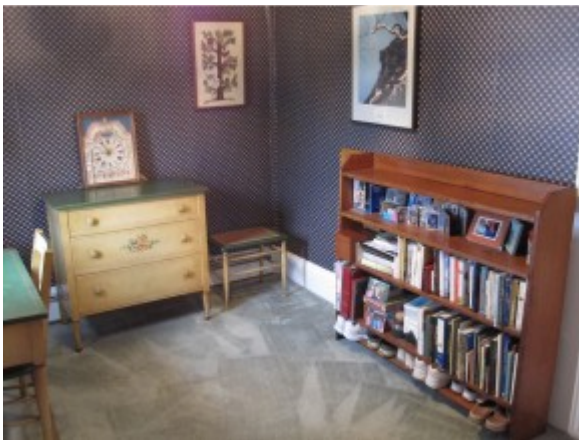
Another view master bedroom



In home office w/french doors



Upstairs hallway to bed/bath



2nd floor den or bedroom



Rear entry, mudroom, barn

Gallery: Images 19 to 24 of 34



Granite edged garden



Perennial plantings



Come and sit a spell....



Pretty perennials....



A peek out the barn door...



Two story barn, sunroom, porch

Gallery: Images 25 to 30 of 34



Poppies along Main Street



Another view of yard & gardens



Wind chimes in the garden



If the world had a front porch

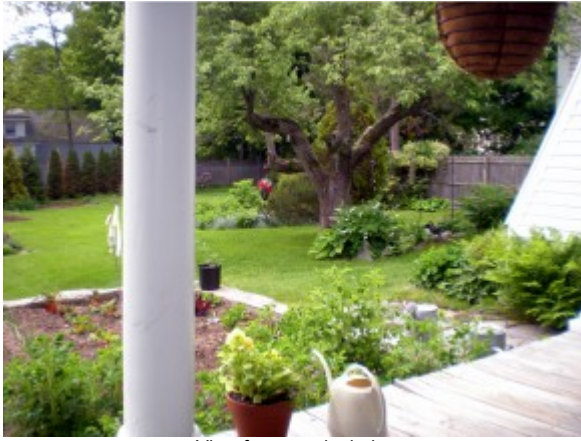


Sunroom...great for winter



A pretty picture...

Gallery: Images 31 to 34 of 34



View from porch chairs



View from porch



Kitchen vegetable garden



Home for the holidays!

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