

Residential
4852718
Closed

Single Family

82 Beach Pond Road
Wolfeboro
Unit/Lot #

NH 03894

Listed: 3/26/2021
Closed: 4/19/2021
DOM: 7
\$249,000
\$249,000



County NH-Carroll
VillDstLoc
Year Built 1964
Style Ranch
Color white
Total Stories 1
Taxes TBD No
TaxGrosAmt \$2,053.00
Tax Year 2020
Tax Year Notes

Rooms - Total 5
Bedrooms - Total 3
Baths - Total 1
Baths - Full 0
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 1,008
SqFt-Apx Total 2,016
Lot Size Acres 0.340000
Lot - Sqft 14,810
Footprint

Delayed Showing No
Date - Showings Begin

Directions Take Rte 109A (a/k/a Pine Hill Rd) to 1.5 miles N of Rte 28 in Wolfeboro Falls; turn R (NE) onto Beach (a/k/a Beech) Pond Rd; go up 1/3 mile to 6th house on L after you pass Trotting Track Rd (on your R.)

Remarks - Public AFFORDABLE 3-Bedroom/1-Bath one-level WOLFEBORO home! Less than 2 miles from the Historic Lakeside Downtown with shops, stores, restaurants, markets, community services, library, hospital, etc. and its BEACHES & Boat Access to Lake WINNIPESAUKEE. Hardwood floors in Living Room and all 3 Bedrooms. Some recent upgrades to the Kitchen and 3/4 Bath. Originally this home probably had a 1-car GARAGE Under ...that MIGHT be fairly easily re-established. On Town Water and has State-Approved 3-Bedroom Septic System installed in 2000. The large-acreage parcel that abuts the Level, Sunny, and Very Private Backyard is unlikely to be developed for many years. <2miles to Abenaki Ski Area & the Pop Whelan Ice Arena as well as "the Nick" athletic fields, track and skateboard & DOG "parks". <3 miles to the K-3, 4-6, Middle, High & Tech Schools.

STRUCTURE

Construction Status Existing
Rehab Needed
Construction Wood Frame
Foundation Block
Exterior Vinyl
Roof Shingle - Asphalt
Basement Yes
Basement Access Type Walkout
Basement Description Concrete Floor, Daylight, Stairs - Interior, Unfinished, Walkout, Interior Access, Exterior Access, Stairs - Basement
Garage No
Garage Capacity 1
Garage Type

SqFt-Apx Fin Above Grade 1,008
List \$/SqFt Fin ABV Grade \$247.02
SqFt-Apx Fin AG Source Municipal
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Other
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Other
SqFt-Apx Unfn Below Grade 1,008
SqFt-Apx Unfn BG Source Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Living Room	16 x 12	1	
Kitchen/Dining	21 x 11	1	
Master Bedroom	12 x 11	1	
Bedroom	12 x 9	1	
Bedroom	10 x 9	1	
Bath - 3/4	11 x 5 (+ 3 x 3	1	
Workshop	shower)	B	
	20 x 11 (partially finished)		

PUBLIC RECORDS	
Deed - Recorded Type	Warranty
Deeds - Total	
Deed - Book	2683
Deed - Page	305
Deed 2 - Book	
Deed 2 - Page	
Plan Survey Number	
Property ID	
Zoning	Residential
Map	145
Block	0
Lot	005
SPAN#	
Tax Class	
Tax Rate	13.01
Current Use	No
Land Gains	
Assessment Year	
Assessment Amount	

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres
Roads Paved, Public
Road Frontage Yes
Road Frontage Length 100
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Unknown

School - District Governor Wentworth Regional
School - Elementary Carpenter Elementary
School - Middle/Jr Kingswood Regional Middle Sch
School - High Kingswood Regional High School
Lot Description Country Setting, Level, Ski Area, Sloping, Walking Trails, Wooded
Area Description Rural

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating	Baseboard, Hot Water	Utilities	Cable - Available, High Speed Intrnt
Heat Fuel	Oil		-Avail
Water Heater	Off Boiler		
Cooling	None	Fuel Company	Eastern Propane
Water	Metered, Public	Electric Company	Wolfeboro Municipal
Sewer	1250 Gallon, Concrete, Leach Field - At Grade, On-Site Septic Exists, Private, Septic Design Available, Septic	Cable Company	Atlantic Broadband
Electric	100 Amp, Circuit Breaker(s)	Phone Company	Consolidated Communica'ns

FEATURES

Features - Exterior	Deck, Garden Space, Natural Shade, Shed, Windows - Double Pane	Appliances	Range - Electric, Refrigerator
Driveway	Paved	Equipment	Smoke Detectr-Hard Wired, Stove-Wood
Parking	Parking Spaces 3	Features - Accessibility	1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Hrd Surfce Flr, Bathroom w/Step-in Shower, One-Level Home
Flooring	Hardwood, Vinyl		
Features - Interior	Dining Area, Kitchen Island, Kitchen/Dining, Laundry Hook-ups, Natural Light, Laundry - Basement		

CONDO -- MOBILE -- AUCTION INFO

Condo Name	Auction	No
Building Number	Date - Auction	
Units Per Building	Auction Time	
Condo Limited Common Area	Auctioneer - Responsible	
Condo Fees	Auctioneer License Number	
	Auction Price Determnd By	

Mobile Park Name	Mobile Anchor
Mobile Make	Mobile Co-Op
Mobile Model Name	Mobile Park Approval
MobileSer#	Mobile Must Move

DISCLOSURES

Fee	Flood Zone	Unknown
Fee 2	Seasonal	No
Fee 3	Easements	Unknown
Foreclosed/Bank-Owned/REO	Covenants	No
No	Resort	
Planned Urban Developmt		
Rented		
Rental Amount		

Items Excluded

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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82 Beach Pond Road

Wolfeboro NH 03894



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Ken Perry

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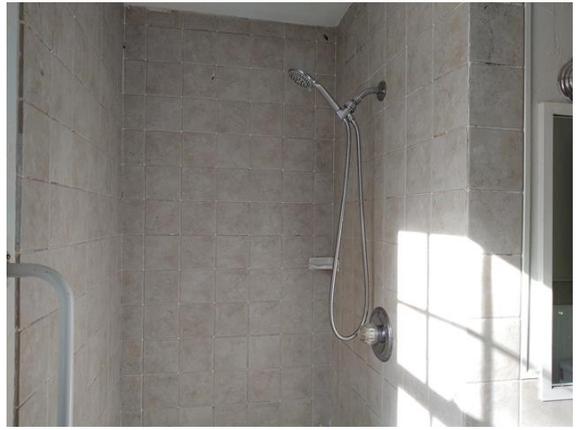


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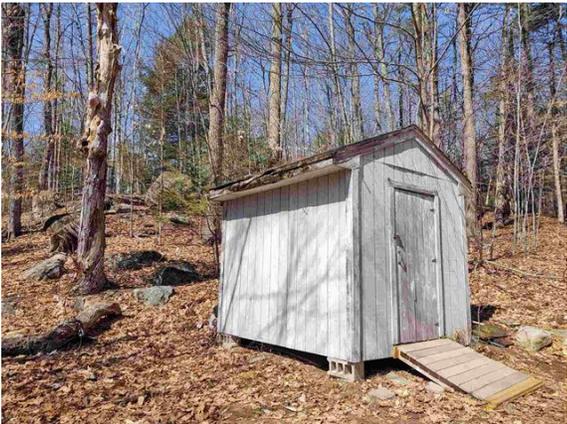
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