

Residential
4779121
Closed

Single Family

11 Goodrich Road
Wolfeboro
Unit/Lot #

NH 03894

Listed: 10/1/2019
Closed: 2/4/2020
DOM: 98

\$250,000
\$210,000



County NH-Carroll
VillDstLoc
Year Built 1936
Style Cape
Color White
Total Stories 1.75
Taxes TBD No
TaxGrosAmt \$3,637.00
Tax Year 2019
Tax Year Notes

Rooms - Total 7
Bedrooms - Total 4
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total Finished 2,374
SqFt-Apx Total 3,727
Lot Size Acres 3.420000
Lot - Sqft 148,975
Footprint Varied

Delayed Showing No
Date - Showings Begin

Directions From downtown Wolfeboro take South Main Street to East Clark Road across from Huggins Hospital. Take first left onto Goodrich Road to #11 on right.

Remarks - Public Terrific in-town location for this vintage 4 bedroom, 2 bath Cape on 3.40 acres. Located on a quiet dead-end street walking distance to the downtown shops, Brewster Beach, Huggins Hospital, Clark Park and the library, this unique property is ready for a full renovation and the end results will be worth it. Come with your ideas for a new kitchen and new baths, and make plans to paint and refinish the hardwood floors found throughout much of the home. A first floor master bedroom, dining room with birch wainscoting, built-in china cupboard, arched doorways, front to back living room with fireplace and enclosed side porch add to the appeal of this classic home built by Fred Varney. The three bedrooms on the second floor have built-in drawers and window seats. A historic feature is the huge antique barn that was moved to this site many years ago from what is now the nearby Clark Museum. There is a one car garage underneath the home, and the barn has a concrete floor that is perfect for additional vehicles and/or equipment. The extra large lot provides privacy and the acreage offers the possibility of gardens or a mini farm on what was once productive farmland. This fixer-upper requires some vision but it could be a real gem with TLC!

STRUCTURE

Construction Status Existing
Rehab Needed Yes
Construction Wood Frame
Foundation Block, Concrete
Exterior Vinyl
Roof Shingle - Asphalt
Basement Yes
Basement Access Type Walkout
Basement Description Full, Unfinished
Garage Yes
Garage Capacity 1
Garage Type Under

SqFt-Apx Fin Above Grade 2,374
List \$/SqFt Fin ABV Grade \$105.31
SqFt-Apx Fin AG Source Municipal
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source
SqFt-Apx Unfn Below Grade 1,353
SqFt-Apx Unfn BG Source Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL
Kitchen	1
Dining Room	1
Living Room	1
Master Bedroom	1
Bedroom	2
Bedroom	2
Bedroom	2

ROOMS	DIMS. / LVL
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PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 926
Deed - Page 21
Deed 2 - Book
Deed 2 - Page
Plan Survey Number
Property ID
Zoning Residential
Map 231
Block 0
Lot 44
SPAN#
Tax Class
Tax Rate 15.80
Current Use
Land Gains
Assessment Year
Assessment Amount \$230,200

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres

School - District Governor Wentworth Regional
School - Elementary Carpenter Elementary
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School

Waterfront Property
Water View
Water Body Access

Roads Paved, Public
Road Frontage Yes
Road Frontage Length 222
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Unknown

Lot Description Level
Area Description In Town, Near Shopping, Neighborhood, Near Hospital
Suitable Use Residential

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

UTILITIES

Heating Hot Water
Heat Fuel Oil
Water Heater Off Boiler
Cooling None
Water Public
Sewer Public
Electric Fuses

Utilities Cable - Available

Fuel Company
Electric Company Wolfeboro Municipal
Cable Company
Phone Company

FEATURES

Features - Exterior Barn
Driveway Paved
Features - Interior Fireplace - Wood
Flooring Hardwood, Laminate

Appliances Dishwasher
Equipment None
Features - Accessibility 1st Floor Bedroom, 1st Floor Full Bathroom

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Date - Auction
Auction Time
Auctioneer - Responsible
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Possession At Closing
Flood Zone No
Seasonal No
Easements
Covenants No
Resort

Items Excluded

Documents Available Deed, Property Disclosure, Tax Map

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
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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Listed by:

Carol Bush / Maxfield Real Estate/Wolfeboro

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