

**Land**  
**4619304**  
**Active**

**TM Lot206-003 Kings Highway Unit/Lot #:**  
**New Durham NH 03855**

**Price - List \$29,900**  
**Price - Closed**  
**Date - Closed**



**Zoning** RES/REC/AG  
**Lot Acres/SqFt** 3.910000 / 170,320  
**Price Per Acre**  
**Taxes TBD** Y  
**Gross Taxes/Year** \$294.00 / 2016  
**Flood Zone** Unknown  
**Water Access**  
**Water Body Type**  
**Water Frontage Length**  
**Water Restrictions**  
**Current Use** N  
**DOM** 317

**Road Frontage** Yes  
**Road Frontage Length** 533  
**Surveyed** Yes  
**Surveyed By** Eric Roseen  
**Easements**  
**Parcel Access ROW**  
**ROW Length/Width** /  
**ROW Other Parcel**  
**Total Lots/Leases** /  
**Exposure** South, West  
**Estimated Open Space %**  
**Land Gains**

**Directions** From Wolfeboro, take Rte 28 South about 2 mi to sharp turn in South Wolfeboro, where you (carefully) go straight across onto Middleton Rd. Proceed 2 mi (road name changes to Kings Hwy at New Durham town line) to lot at top of hill on R at sign; 1/2 mi before entrance to Lake Winnepesaukee Golf Club.

Nice 3.9 Acre building lot with long public road frontage. Offers desirable Southwest Exposure with view of hills beyond. Only 3 miles to well-regarded gr 4-12 Governor Wentworth Regional School District schools. New Durham residents from this location attend (including Bus Service) Wolfeboro's Carpenter (K-3) School. Only 4 miles to Wolfeboro's Historic Downtown with its Shops, Restaurants, Stores, Services, Docks, Beaches, etc. on the Eastern Shore of Lake Winnepesaukee.

#### Virtual Tours

LOT/LOCATION			
<b>Lot Description</b>	Sloping, View, Wetlands, Wooded	<b>Area Description</b>	Near Golf Course, Rural
<b>County</b>	Strafford	<b>Devel/Subdiv</b>	
<b>Pole Number</b>		<b>Suitable Use</b>	Agriculture, Recreation, Residential
<b>Permit Status</b>		<b>Permit Number</b>	
<b>Roads</b>	Paved, Public	<b>Driveway</b>	
<b>Equipment</b>		<b>Amenities</b>	Cable
<b>Parking</b>		<b>School-Elementary</b>	
<b>School-District</b>	GovernorWe	<b>School-High</b>	KingswoodR
<b>School-Middle</b>	KingswoodR		

UTILITIES			
<b>Services</b>		<b>Management Co/Phone</b>	
<b>Water</b>	On-Site Well Needed	<b>Fuel Company</b>	
<b>Sewer</b>	On-Site Septic Needed	<b>Phone Company</b>	FairPoint
<b>Electric</b>	At Street	<b>Cable Company</b>	
		<b>Electric Company</b>	

PUBLIC RECORDS			
<b>Recorded Type</b>	Warranty	<b>Deeds-Total</b>	<b>Book/Page</b> 2291parti/ 0108
<b>Map</b>	206	<b>Block</b>	<b>Lot</b> 003
<b>SPAN #</b>		<b>Property ID</b>	<b>Plan Survey #</b> 76-1
<b>Assmt Amt/Year</b>	/ 2017	<b>Assmnts-Special</b>	<b>Tax Class</b>
<b>Tax Rate</b>	22.76		

DISCLOSURES			
<b>Fee/Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Frequency</b>	/	<b>Fee 3 Includes</b>	

**Monthly Lease Amt****Listing Service**

Full Service

**Comp Only/Type**

No

**Covenants**

Unknown

**Resort**

No

**Auction****Auctioneer - Responsible****Auctioneer License #****Auctn Price Determnd By**

Delayed Showing/Begin Date N /

**Sale Includes****Items Excluded****Land Restrictions** Mobile Homes, Temporary Structures**Foreclsd/BankOwnd/REO** No**Shore Rights****Documents Available** Survey**Possession****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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Listed By:

Ken Perry / K A Perry Real Estate, LLC

TMLot206-003 Kings Highway

New Durham NH 03855

