

Residential **Single Family** **340 South Main Street** **Listed: 5/2/2019** **\$279,900**
4749052 **Wolfeboro** **NH 03894** **Closed: 7/19/2019** **\$282,400**
Closed **Unit/Lot #** **DOM: 78**



County NH-Carroll
VillDStLoc
Year Built 1790
Style Antique, Cape
Color White
Total Stories 1.5
Taxes TBD No
TaxGrosAmt \$3,228.00
Tax Year 2018
Tax Year Notes

Delayed Showing No
Date - Showings Begin

Rooms - Total 10
Bedrooms - Total 5
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total 3,180
Finished
SqFt-Apx Total 4,447
Lot Size Acres 0.540000
Lot - Sqft 23,522
Footprint 36X30 + 30x17



Directions Sidewalks Down to Wolfeboro's Historic Waterfront Downtown, K-3 School, new Huggins Hospital & Public Library. Sidewalks Up to all (up-dated & well-regarded) Gr 4-12 Schools. Enter from 1st L off Treadwell Lane, which is just opposite the Windrifter & the entrance to the Kingswood Golf Course.

Remarks - Public c1790 MOVE-IN Ready 4-6 Bedroom (on Town Water & Sewer) Center Chimney CAPE w/easy SIDEWALK Access to Wolfeboro's Historic Waterfront DOWNTOWN, new Hospital & Library, Town BEACH & all (recently up-graded & well-regarded) K-12 SCHOOLS. 2-minute walk (or golf cart drive) to Kingswood Golf Club, where Memberships are available. Original features include a beam-ceilinged Living Room w/original cooking fireplace, wide-board floors, woodwork, doors, latches, a 2nd 1st floor Fireplace, etc. Recent UPDATES several energy-saving & sound-reducing low-maintenance windows; newly-painted interior; 2nd Master Bedroom (18'x17') upstairs; 4 heating zones; 200-amp Electric panel; new/functional cellar windows; technology wiring, etc. The large fenced yard & sunny private "backyard" make for a spacious, but near-town, AFFORDABLE Family/Retirement/Vacation HOME in America's First Resort Town ...WOLFEBORO, on the eastern shore of LAKE WINNIPESAUKEE.

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Post and Beam, Wood Frame
Foundation Stone
Exterior Clapboard, Vinyl, Wood
Roof Shingle - Architectural, Shingle - Asphalt
Basement Yes
Basement Access Type Interior
Basement Description Concrete Floor, Crawl Space, Full, Partial, Stairs - Interior, Sump Pump, Unfinished
Garage No
Garage Capacity 0
Garage Type

SqFt-Apx Fin Above Grade 3,180
\$/SqFt Fin. Above Grade \$88.02
SqFt-Apx Fin AG Source Municipal
SqFt-Apx Unfn Above Grade 187
SqFt-Apx Unfn AG Source Municipal
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Other
SqFt-Apx Unfn Below Grade 1,080
SqFt-Apx Unfn BG Source Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	15 x 11	1	
Dining Room	11 x 9	1	
Living Room	16 x 13	1	
Office/Study	11 x 7	1	
Bath - Full	11 x 8	1	
Master Bedroom	14 x 13	1	
Bedroom	14 x 13	1	
Master Bedroom	18 x 17	2	
Bedroom	15 x 11	2	
Bedroom	15 x 14	2	
Studio	15 x 15	2	

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 3312
Deed - Page 1971
Deed 2 - Book
Deed 2 - Page
Plan Survey Number 19-41
Property ID 000232-000023-000000
Zoning GR1 RES

PUBLIC RECORDS

Map 232
Block 0
Lot 23
SPAN#
Tax Class
Tax Rate 15.80
Current Use No
Land Gains
Assessment Year 2018
Assessment Amount \$204,300
Assessments - Special

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres
Roads Paved, Public
Road Frontage Yes
Road Frontage Length 351
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Yes

School - District Governor Wentworth Regional
School - Elementary Carpenter Elementary
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School
Lot Description Corner, Level

Waterfront No
Water Body Type
Water Body Name
Water Body Access
Water Restrictions
Water Frontage Length

UTILITIES

Heating Baseboard, Hot Water
Heat Fuel Oil
Water Heater Off Boiler
Cooling None
Water Public
Sewer Public
Electric 200 Amp, Circuit Breaker(s)

Utilities Cable, Internet - Cable

Fuel Company
Electric Company Wolfeboro Municipal
Cable Company Atlantic Broadband
Phone Company Consolidated Communi

FEATURES

Features - Exterior Fence - Full, Window Screens, Windows - Storm
Driveway Paved
Parking Off Street, On-Site, Parking Spaces 6+, Paved
Features - Interior Fireplace - Wood, Fireplaces - 2, Skylight, Laundry - 1st Floor
Flooring Softwood, Vinyl

Appliances Dishwasher, Dryer, Range - Gas, Refrigerator, Washer
Features - Accessibility 1st Floor 1/2 Bathroom, 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Access Laundry No Steps, Bathroom w/5 Ft. Diameter, Bathroom w/Tub

CONDO -- MOBILE -- AUCTION INFO

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

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

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

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

Flood Zone No
Seasonal No
Easements
Covenants No
Resort

Items Excluded
Documents Available Deed, Plot Plan, Survey, 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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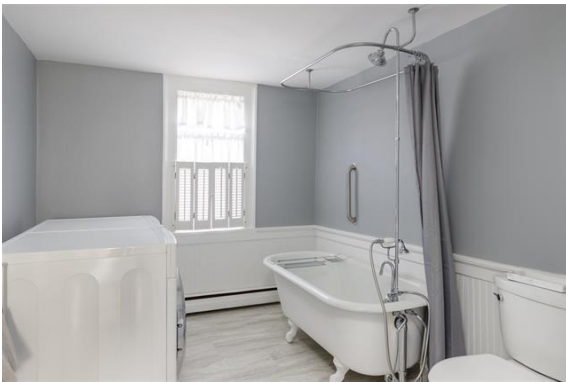
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Ken Perry



7/22/2019
07/22/2019

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