

Residential
4365473 Closed
75 Northline Rd
Wolfeboro, New Hampshire 03894

L \$369,900
C \$350,000


Zoning:	Rural Res & Ag	Rooms:	10
Year Built:	1790	Bedrooms:	4
Color:	yellow	Total Baths:	4
Gross Taxes:	\$ 3,625.00	Full:	0
Taxes TBD:	No	3/4 Baths:	4
Tax Year:	2014	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	1
Lot Acre:	10.80	Garage Type:	Detached
Lot SqFt:	470,448.	Total Fin SqFt:	2,660
Common Land Acres:		Apx Fin Above Grd:	2,660
Road Frontage:	Yes/ 460	Apx Fin Below Grd:	0
		Apx Ttl Below Grd:	0
Water Frontage:		Foot Print:	39x30 & 34x18
Water Acc Type:		Flood Zone:	No
# of Stories:	1 3/4	Style:	Cape
Basement:	Yes / Interior		

Water Body Type:	Water Body Restr.:	Surveyed: Yes	Seasonal: No
Water Body Name:	Current/Land Use: Yes	Land Gains:	Owned Land:

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: "The Little Farm" was most recently a successful B&B w/3 Guest Rooms, EACH with its OWN updated 3/4 BATH. 2 possible 1st Floor MASTERS. Possibly Re-start as a B&B, or make it your own a Family "farm". Some original floors & several beamed ceilings. Enjoy both a Large "front" Screened Porch & a 3-season "back" porch. 2013-15 Up-Grades include: Architectural Roof Shingles, porch Steps, Skylight, new FHW Boiler, etc! Offering easy "move-in" condition. The detached, apparently solid, early 19th century BARN w/workshop area is ready for animals &/or "toys". Enjoy the VIEW and USE of your own spring-fed POND & 10.8 ACRES (2 lots of record) of pastures, gardens, lawns & woodlot. Only 1mi to The Nick Recreation fields & the huge Town Beach on pristine Lake Wentworth; 4mi to Historic Downtown Wolfeboro's shops, markets, restaurants, & public docks on Lake Winnepesaukee. Country Living at its best w/4Bdrms & 4Baths, in NH's Lakes Region. (U/C, but still being shown; Back-Up Offers encouraged.)

Directions: Rte 28 to North Line Road (< 4miles North of Downtown Wolfeboro; <6 miles South of Rte 16); up North Line Road 1/3 mile to RE sign & driveway on R, just past Cemetery. The large c1790 Cape w/additions and the early post & beam barn sit about 300 feet down the paved driveway, amid rolling PASTURES.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	17x16	1	Master BR	19x17	1	1st	2	0	2	0
Kitchen	17x11	1	2nd BR	15x13	1	2nd	2	0	2	0
Dining Rm	16x13	1	3rd BR	14x13	2	3rd				
Family Rm			4th BR	13x12	2	4th				
Office/Study	12x12	1	5th BR			Bsmt				
Utility Rm			Den							
Laundry	11x7		Kids' Bunk Room	7X7	1					
3 season porch	24x12	1								

Assoc Amenities:	Possession: At Closing
Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Cable , Cable Internet , Ceiling Fan , Formal Dining Room , Laundry Hook-ups , Living Room , Master BR with BA , Sec Sys/Alarms , Smoke Det-Hardwired , Wood Stove	
Exterior Feat.: Barn , Porch-Covered , Porch-Enclosed , Screened Porch , Storm Windows	
Basement: Bulkhead , Gravel , Sump Pump , Unfinished	
Equip./Appl.: Dishwasher , Dryer , Range-Electric , Refrigerator , Washer , Wood Stove	
Driveway: Paved	Electric: Circuit Breaker(s)
Construction: Post and Beam , Wood Frame	Exterior: Clapboard , Wood
Financing:	Foundation: Granite
Floors: Hardwood , Laminate , Softwood	Heating/Cool: Baseboard , Hot Water
Garage/Park: 6+ Parking Spaces , Barn , Detached	Lot Desc: Agricultural Prop , Country Setting , Farm , Fenced , Fields , Horse Prop , Landscaped , Pasture , Rural Setting , View , Water View , Wooded
Heat Fuel: Oil , Wood	Occ. Restrictions:
Roads: Public	Roof: Metal , Shingle-Asphalt
Sewer: Concrete , Leach Field , Septic	Water: Drilled Well
Suitable Land Use: Land:Pasture , Land:Tillable , Land:Woodland , Agriculture/Produce , Bed and Breakfast , Horse/Animal Farm , Orchards	Water Heater: Off Boiler
Fee Includes:	Building Certs:
Disability:	Docs Available:
Negotiable:	
Excl Sale:	

Tax Rate: \$13.01	Assmt: \$345,210.00	Assmt Yr: 2015
Tax Class:		
Covenant: No	Source SqFt: Municipal	County: Carroll
Recorded Deed: Warranty	Book/Pg: 1953/ 657	Plan/Survey: 330-130
Map/Blck/Lot: 115/ / 3 & 4	Property ID:	Tax ID No. (SPAN# VT): WOLF-M115-L4 & L3
Devel/Subdiv:	Const. Status: Existing	Home Energy Rated Index Score:
District: Governor Wentworth Regional High Sch:	High Sch: Kingswood Regional High School	Jr./Mid Sch: Kingswood Regional Middle
Elem Sch: Carpenter Elementary	Cable: MetroCast	Electric Co: Wolfe Muni
Fuel Co:	Phone Co: FairPoint	Resort: No

Timeshare/Fract. Ownrshp: No

Weeks:

Timeshare %:

Closed Date: 04/15/2016

DOM/DUC: 521 / 145

Foreclosed Bank-Owned REO: No

PREPARED BY

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The Little Farm



Entrance from Nortline Road



long driveway ensures Privacy



majestic trees & stonewalls



newer chimneys & roof shingles



...and a fabulous screen porch

Gallery: Images 7 to 12 of 33



pastoral serenity



several mowed pastures



original post & beam Barn



with Horse & Chicken "stalls"



through the porch entrance



...looking out on the acreage

Gallery: Images 13 to 18 of 33



beamed-ceiling kitchen



inviting Dining Room



...with space for a crowd



DR, looking back to Kitchen



Efficient Living Rm Woodstove



1st flr Master w/own 3/4 Bath

Gallery: Images 19 to 24 of 33

2nd 1st Fl Master or FamilyRm?



...w/brand new (2015) Skylight



1st Floor Laundry



1st upst Bdrm w/Kids' Bunk Rm



Kids' Bunk Rm w/1st Upst Bdrm



2nd Upstairs Bedroom

Gallery: Images 25 to 30 of 33



...each with its Own 3/4 Bath



Electrical boxes in Cellar



note Newer Wiring



...& the new (2015) FHW Boiler



a Book? ...& a glass of Wine?



the swimmable? Pond has Fish

Gallery: Images 31 to 33 of 33



come back soon!



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