

**Residential / Single Family**  
**4508571**  
**Closed**

**19 Sleepy Hollow Road**  
**Wolfeboro NH 03894**

**Unit/Lot #:**

**Price - List \$339,000**  
**Price - Closed \$331,500**  
**Date - Closed 11/22/2016**



**Year Built** 1994  
**Style** Colonial  
**Color**  
**Total Stories** 2  
**Zoning** SOUTH  
**Taxes TBD** N  
**Gross Taxes/Year** \$4,066.00 / 2015  
**Lot Acres/SqFt** 1.80 / 78,408

**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,816  
**DOM** 22

**Directions** South Main Street Wolfeboro to Middleton Road Sleepy Hollow is on your right, house on left



This lovingly maintained 9 room updated colonial home with large spacious rooms, hardwood floors, large granite/stainless kitchen, and more is just what you have been waiting for. When entering the stately home from the large farmers porch, you find a large eat in kitchen/dining area, formal living room and 1/2 bath along with mudroom leading from 2 car garage. From the first floor family room you will enter the cedar deck and patio from sliders. On the second floor will be amazed at the oversized master suite with sitting room. There are 2 additional bedrooms and full bath as well. If this is not enough room, wander to the finished basement for an additional living area. This home is a must see...you will not be disappointed.

#### STRUCTURE

**Construction Status** Existing  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Clapboard  
**Roof** Shingle - Asphalt  
**Basement/Access Type** Yes / Interior  
**Basement Description** Partially Finished, Stairs - Interior, Storage Space  
**Garage/Capacity** Yes / 2  
**Garage Type** Attached  
**Garage Description**

#### Footprint

**SqFt-Apx Fin AG/Source** 2,516 / Municipal  
**SqFt-Apx Fin BG/Source** 300 / Municipal  
**SqFt-Apx Unfn AG/Source** 0 /  
**SqFt-Apx Unfn BG/Source** 600 / Municipal  
**SqFt-Apx Tot Below Grade** 1,223  
**SqFt-Apx Total Finished** 2,816  
**SqFt-Apx Total** 3,416  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	22x14	1	OTHER	20x15	B
Mudroom		1			
Living Room	18x11	1			
Family Room	18x14	1			
Utility Room	7x5	1			
Master Bedroom	24x14	2			
Bedroom	14x13	2			
Bedroom	12x10	2			

#### UTILITIES

**Heating** Hot Water, None  
**Heat Fuel** Oil  
**Cooling** None  
**Water** Drilled Well  
**Sewer** Septic  
**Electric** 200 Amp, Circuit Breaker(s)

**Services** Cable  
**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

# LOT / LOCATION

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<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>		<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>		<b>Roads</b>	Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	Yes / 153
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Landscaped	<b>Area Desc</b>	

# FEATURES

<b>Features - Interior</b>	Ceiling Fan, Kitchen Island, Kitchen/Dining, Laundry Hook-ups, Soaking Tub	<b>Features - Exterior</b>	Deck, Patio, Window Screens
<b>Flooring</b>	Carpet, Ceramic Tile, Hardwood	<b>Driveway</b>	Paved
<b>Appliances</b>	Dishwasher, Freezer, Range - Electric, Refrigerator	<b>Parking</b>	Parking Spaces 5
<b>Equipment</b>	Smoke Detector, Smoke Detectr-Hard Wired	<b>Features - Accessibility</b>	1st Floor 1/2 Bathroom
<b>Water Heater</b>	On Demand		

<b>Green Verification Progrm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

# PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1661 / 703
<b>Map</b>		<b>Block</b>		<b>Lot</b>	
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	\$291,500 / 2015	<b>Assments - Special</b>		<b>Current Use</b>	No
<b>Tax Class</b>		<b>Tax Rate</b>		<b>Land Gains</b>	

# DISCLOSURES

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>		
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>		
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>		
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>		
<b>PUD</b>		<b>Items Excluded</b>		
<b>Comp Only/Type</b>	No /	<b>Negotiable</b>		
<b>Short Sale</b>	No	<b>Foreclsd/BankOwnd/REO</b>	No	<b>Auction</b>
<b>Seasonal</b>	No	<b>Restrictions</b>		
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>		<b>Mobile Must Move</b>
<b>Flood Zone</b>	Unknown	<b>Rented</b>		<b>Rental Amount</b>
<b>Covenants</b>	Unknown	<b>Easements</b>		<b>Resort</b>
<b>Possession</b>	At Closing	<b>Documents Available</b>	Deed, Property Disclosure	
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/	
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/	
<b>Auctioneer License #</b>		<b>Auction Info</b>		
<b>Auctn Price Determnd By</b>		<b>Financing</b>		

# PREPARED BY

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ken@OlderHomesNH.com

**K A Perry Real Estate, LLC - Off: 603-569-1563**

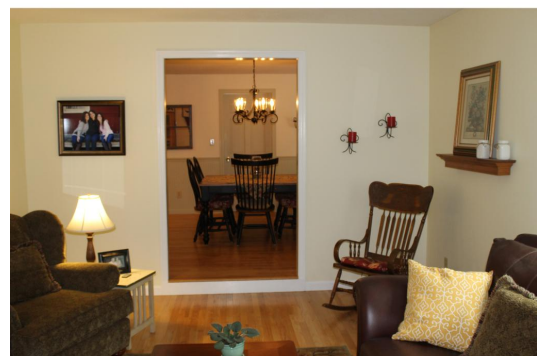
188 North Wolfeboro Road

Wolfeboro NH 03894-4522



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Listed By: Susan Vail / Coldwell Banker RB/Wolfeboro



Kitchen to Family Room

Prepared by: Ken Perry

K A Perry Real Estate, LLC

Living Room to Kitchen/Dining

Listed by: Susan Vail

Coldwell Banker RB/Wolfeboro



Dining Area



Living Room



Large 1st Floor Family Room



Family Room



Large Master Suite



2nd Bedroom



Finished Lower Level "Mancave"

19 Sleepy Hollow Road

Wolfeboro NH 0389



Finished Basement





