

Residential **Single Family** **82 Keewaydin Road** **Listed: 7/15/2019** **\$459,900**
4765279 **Wolfeboro** **NH 03894** **Closed:**
Active **Unit/Lot #** **DOM: 3**



County NH-Carroll
VillDstLoc
Year Built 1800
Style Cape
Color yellow
Total Stories 1.75
Taxes TBD No
TaxGrosAmt \$5,255.00
Tax Year 2018
Tax Year Notes

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 4
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total 3,060
Finished
SqFt-Apx Total 4,068
Lot Size Acres 1.020000
Lot - Sqft 44,431
Footprint 36x28 + 36x6 + 36x27

Delayed Showing No
Date - Showings Begin

Directions From Wolfeboro's Historic lakeside Downtown, go 2 miles N on NH Rte 109/N Main St to Keewaydin Rd on L; go <1/2 mi to the large yellow Cape w/white trim & attached 2+car Garage, at RE sign ...and only 1/4 mile from Lake Winnepesaukee.

Remarks - Public SPACIOUS and Move-in Ready home with 3+ Bedrooms, 3.5 Baths and many quality up-grades in both the original c1800 Cape and the major c2005 addition that included a direct-entry over-sized 2-car Garage, closets, an 18'x17' Master Bedroom w/large en-suite Bath, etc. The original Cape's first floor offers a large open-concept kitchen/dining/family room w/woodstove fireplace insert and a separate & more formal 14'x14' fireplaced Dining Room (convertable to a future 1st floor Bedroom?). Beautiful wide-board or hardwood floors throughout. The updates to the FHW heating system include Radiant Floor Heat in 5 of the 8 rooms. Most rooms have large south-facing windows and offer natural cross-ventilation. Enjoy long sunny days on the large private SW facing Terrace overlooking the almost 1-Acre backyard, with a peek-a-boo glimpse of the Big Lake. Within 2 or 3 miles are a public Boat Launch, two of Wolfeboro's 3 public Beaches, Hockey Rink & Ski Area, as well as its historic lakeside Downtown shops & stores, restaurants, K-3 school, etc. Within 3 or 4 miles are our updated & highly-regarded Grade 4-12 Public Schools (including Arts & Tech centers), our expanding Public Library, and the recently re-built Huggins Hospital. Also enjoy nearby Golf, Skiing, walking/biking Trails, etc. Welcome to "America's First Resort."

STRUCTURE

Construction Status	Existing	SqFt-Apx Fin Above Grade	3,060
Rehab Needed	No	\$/SqFt Fin. Above Grade	\$150.29
Construction	Post and Beam, Wood Frame	SqFt-Apx Fin AG Source	Municipal
Foundation	Granite, Poured Concrete, Stone	SqFt-Apx Unfn Above Grade	0
Exterior	Clapboard, Wood	SqFt-Apx Unfn AG Source	Other
Roof	Shingle - Architectural	SqFt-Apx Fin Below Grade	0
Basement	Yes	SqFt-Apx Fin BG Source	Municipal
Basement Access Type	Interior	SqFt-Apx Unfn Below Grade	1,008
Basement Description	Concrete Floor, Full, Stairs - Interior, Unfinished	SqFt-Apx Unfn BG Source	Municipal
Garage	Yes	SqFt-Apx Tot Below Grade	
Garage Capacity	2	SqFt-Apx Tot BG Source	
Garage Type	Attached		
Garage Description	Auto Open, Direct Entry, Heated		

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Foyer	28 x 9	1 Bath - Full	13 x 8	Deed - Recorded Type	Fiduciary
Family Room	27 x 14	1 Bath - 1/2	6 x 5	Deeds - Total	
Kitchen - Eat-in	21 x 13			Deed - Book	3327
Dining Room	14 x 14			Deed - Page	926
MBR Suite	18 x 17			Deed 2 - Book	
Bedroom	19 x 17			Deed 2 - Page	
Bedroom	15 x 12			Plan Survey Number	44-50
Den	15 x 12			Property ID	
Office/Study	14 x 12			Zoning	Residential
Bath - 3/4	13 x 8			Map	186
Bath - Full	18 x 12			Block	0
				Lot	007
				SPAN#	
				Tax Class	
				Tax Rate	15.80
				Current Use	
				Land Gains	
				Assessment Year	2017
				Assessment Amount	\$332,600
				Assessments - Special	

LOT & LOCATION

Development / Subdivision	School - District Governor Wentworth Regional	Waterfront No
Owned Land Yes	School - Elementary Carpenter Elementary	Water Body Type
Common Land Acres	School - Middle/Jr Kingswood Regional Middle	Water Body Name
	School - High Kingswood Regional High School	
Roads Paved, Public	Lot Description Country Setting, Level	Water Body Access
Road Frontage Yes	Area Description Near Golf Course, Near Shopping, Near Skiing, Rural	Water Restrictions
Road Frontage Length 281		Water Frontage Length
ROW - Length		
ROW - Width		
ROW - Parcel Access		
ROW to other Parcel		
Surveyed Yes		

UTILITIES

Heating Baseboard, Hot Water, In Floor, Multi Zone, Radiant Floor, Stove - Wood
Heat Fuel Oil
Water Heater Off Boiler
Cooling None
Water Public
Sewer 1000 Gallon, Concrete, Leach Field - At Grade, Leach Field - Existing, On-Site Septic Exists
Electric 200 Amp, Circuit Breaker(s), Underground

Utilities Cable - At Site, High Speed Intrnt -AtSite
 , Telephone Available, Underground Utilities

Fuel Company Wolfeboro Oil
Electric Company Wolfeboro Municipal
Cable Company Atlantic Broadband
Phone Company Consolidated Communicat'n

FEATURES

Features - Exterior Deck, Garden Space, Shed
Driveway Paved
Parking Parking Spaces 6+
Features - Interior Ceiling Fan, Fireplace - Wood, Fireplaces - 2, Kitchen /Dining, Kitchen/Family, Kitchen/Living, Master BR w/ BA, Natural Light, Soaking Tub, Walk-in Closet, Whirlpool Tub, Wood Stove Insert, Laundry - 1st Floor
Flooring Hardwood, Slate/Stone, Softwood

Appliances Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer
Equipment CO Detector, Smoke Detector, Smoke Detectr-Batt Powrd, Smoke Detectr-Hard Wired, Stove-Wood
Features - Accessibility 1st Floor 3/4 Bathroom, 1st Floor Hrd Surface Flr, Access Laundry No Steps, Bathroom w/5 Ft. Diameter, Bathroom w/Step-in Shower, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, Paved Parking, 1st Floor Laundry

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 No

Items Excluded

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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