D 08/04/2018 05:02 PM Page 1 of 2

Land 4679335 Closed

**Lot 8 Heritage Drive** Wolfeboro NH 03894

Water Frontage Length

**Price - List Price - Closed** 

**Date - Closed** 

Yes

**Total Lots/Leases** 

\$34,900 \$34,000 6/6/2018

Zoning Residential Road Frontage Yes 0.750000 / 32,670 Road Frontage Length 155 Lot Acres/SqFt

Unit/Lot #:

**Price Per Acre** Surveyed Taxes TBD Surveyed By Ν **Gross Taxes/Year** \$866.00 2017 **Easements** 

Flood Zone Unknown **Parcel Access ROW** Water Access Shared Private **ROW Length/Width ROW Other Parcel** Water Body Type Lake

**Water Restrictions Exposure** South **Current Use** N **Estimated Open Space %** 

**DOM** 54 **Land Gains** 

200

Directions From Downtown Wolfeboro - South Main Street, left onto Route 28 north, left onto Route 109A, right onto Beach Pond Road, left onto heritage Drive. Lot is on the corner. Subdivision Lot 8 AKA Lot 4 Town Tax Map.

For weekends or weeks on end come enjoy the 2 sandy beaches with kayak/canoe racks, tennis courts and docking area on Lower Beech Pond. Bring your home plans and start building because a 3 bedroom state approved septic plan goes with the sale. Proposed home site has been cleared but the lot has a wonderful border of trees offering great privacy.

**Virtual Tours** Property Panorama VT URL

LOT/LOCATION

**Lot Description** Corner, Country Setting, Lake Access, Level, **Area Description** 

County Carroll Devel/Subdiv Hidden Valley Prop. Owners Assn.

**Pole Number** Suitable Use **Permit Status Permit Number** 

Paved, Private **Driveway** Roads

**Equipment Parking** 

**School-District** 

GovernorWe School-Elementary CarpenterE School-Middle Kingswood School-High KingswoodR

**UTILITIES** 

**Management Co/Phone** Services

**Fuel Company** 

Water Community **Phone Company** Fairpoint Septic Design Available Sewer **Cable Company** Metrocast **Electric** At Street

Wolfeboro Electric **Electric Company** 

**PUBLIC RECORDS** 

**Deeds-Total Recorded Type** Warranty Book/Page 3003 / 393

20 **Block** 0 Lot Map 4 SPAN # **Property ID** Plan Survey # / 2017 **Assmnts-Special Tax Class** Assmt Amt/Year \$57,800

**Tax Rate** 14.98

**DISCLOSURES** 

Fee/Frequency \$375.00 / Yearly **Fee Includes** Plowing, Recreation

Fee 2/Frequency Fee 2 Includes Fee 3/Frequency Fee 3 Includes DISCLOSURES continued Page 2 of 2

Monthly Lease AmtSale IncludesListing ServiceFull ServiceItems ExcludedComp Only/TypeNoLand Restrictions

Covenants Yes Foreclsd/BankOwnd/REO No

Resort Yes Shore Rights Community, Lake Access, Nearby

Auction Documents Available Association Docs, Covenants, Deed, Property Disclosure, Septic

Auctioneer - ResponsiblePossessionAt Closing

Auctioneer License # Auction Date/Time /

Auctin Price Determed By

Auction Info
Delayed Showing/Begin Date N / Financing

## PREPARED BY

Ken Perry - Cell: 603-387-2667

ken@OlderHomesNH.com

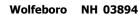
K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road Wolfeboro NH 03894





**Lot 8 Heritage Drive** 



















Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2018 New England Real Estate Network, Inc.

Lot 8 Heritage Drive



