

**Residential / Single Family**  
**4654285**  
**Active**

**274 Pine Hill Road**  
**Wolfeboro**

**NH 03894**  
**Unit/Lot #:**

**Price - List \$89,900**  
**Price - Closed**  
**Date - Closed**



**Year Built** 1890  
**Style** Ranch

**Color** blue  
**Total Stories** 1  
**Zoning** Residential

**Taxes TBD** N  
**Gross Taxes/Year** \$1,554.00 / 2016  
**Lot Acres/SqFt** 2.850000 / 124,146

**Rooms - Total** 4  
**Bedrooms - Total** 2  
**Baths - Total** 1  
**Baths - Full** 0  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 0  
**DOM** 356

**Directions** Take Rtes 28N/1090E north of Downtown Wolfeboro 1/2 mile to L onto Route 109A/Elm St. Elm St changes to Pine Hill Rd in <1/2 mile. Continue 1 mile to property at RE sign on L (between the R turns for Beach Pond Rd & Rollingwood Drive.)

Prime opportunity for contractors, builders and investors. Great candidate for fast flip, rental property, duplex, or expansion. The dirty work is done; the building has been professionally stripped to the studs and is certified asbestos free. Recent functioning septic inspection, running water, and new windows in the front. Almost 3 acres, 510 feet of road frontage, and 2 permitted driveways make this property full of potential for a builder with some renovation design ideas. Not a likely Mortgageable home, BUT Seller willing to work offers on a cash basis. - Boiler, Oil Tank, Water Pump & Tank newer than might be expected & in reasonable Working Order. - Basement & foundation better than might be expected. - Garage needs significant Structural Repair. - Metal roof. - See original floor plan posted at D logo at upper R corner of Listing An affordable opportunity in the relatively "low tax" Historic town of Wolfeboro, with well-regarded K-12 schools and other excellent amenities ...on the eastern shore of Lake Winnepesaukee.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	31' x 26'
<b>Construction</b>	Other, Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	0 /
<b>Foundation</b>	Post/Piers, Wood	<b>SqFt-Apx Fin BG/Source</b>	0 /
<b>Exterior</b>	T-111, Vinyl Siding	<b>SqFt-Apx Unfn AG/Source</b>	806 / Municipal
<b>Roof</b>	Metal	<b>SqFt-Apx Unfn BG/Source</b>	500 / Other
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>	Bulkhead, Concrete, Concrete Floor, Dirt Floor, Full, Partial, Stairs - Interior, Unfinished	<b>SqFt-Apx Total Finished</b>	0
<b>Garage/Capacity</b>	Yes / 2	<b>SqFt-Apx Total</b>	1,306
<b>Garage Type</b>	Detached	<b>Mobile Make/Model</b>	/
<b>Garage Description</b>		<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	1

#### ROOM TYPE DIMENSIONS LEVEL ROOM TYPE DIMENSIONS LEVEL

#### UTILITIES

<b>Heating</b>	Hot Water	<b>Services</b>	
<b>Heat Fuel</b>	Oil	<b>Management Co/Phone</b>	/
<b>Cooling</b>	None	<b>Fuel Company</b>	
<b>Water</b>	Dug Well, Private	<b>Phone Company</b>	
<b>Sewer</b>	Private	<b>Cable Company</b>	
<b>Electric</b>	100 Amp	<b>Electric Company</b>	

# 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>	Carpenter Elementary	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b>	Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	Yes / 510
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	Yes
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	1
<b>Suitable Use</b>		<b>Lot Desc</b>	Country Setting, Level, Sloping, Wetlands, Wooded	<b>Area Desc</b>	

# FEATURES

<b>Water Heater</b>	Off Boiler	<b>Driveway</b>	Gravel
		<b>Parking</b>	Parking Spaces 6+

<b>Green Verification Progm</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>	Foreclosure	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	3327 / 1056
<b>Map</b>	145	<b>Block</b>	0	<b>Lot</b>	028
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	PB 35, Pg
<b>Assment Amount/Year</b>	\$106,200 / 2017	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>	14.63	<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>Negotiable</b>		
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No	<b>Auction</b>
<b>Seasonal</b>	Unknown	<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>		<b>Documents Available</b>		
<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>Items Excluded</b>		
<b>Delayed Showing/Begin Date</b>	N /	<b>Financing</b>		

# PREPARED BY

**Ken Perry - Cell: 603-387-2667**  
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**K A Perry Real Estate, LLC - Off: 603-569-1563**  
188 North Wolfeboro Road  
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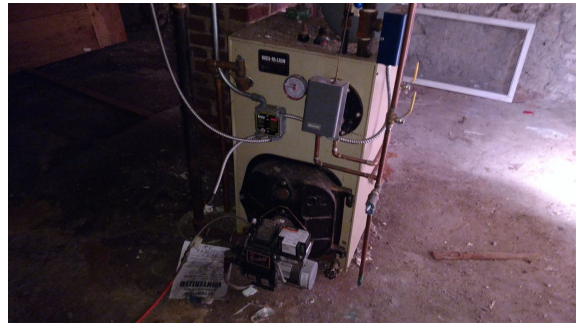
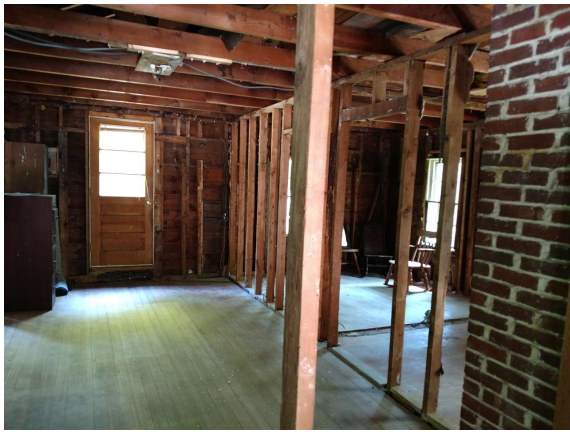
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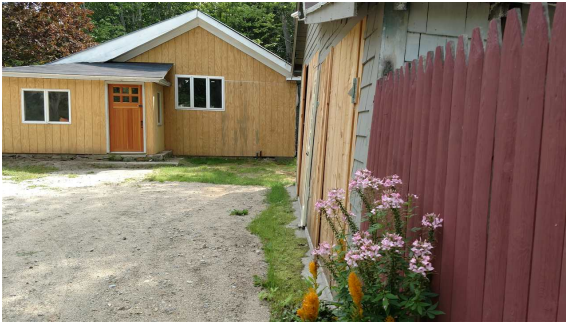
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