

**Residential**      **Single Family**      **4 Lark Street**      **Listed: 4/28/2021**      **\$319,900**  
**4857775**      **Wolfeboro**      **NH 03894-4307**      **Closed: 5/20/2021**      **\$365,000**  
**Closed**      **Unit/Lot #**      **DOM: 3**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1980  
**Style** Cape  
**Color** Beige  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxGrosAmt** \$2,715.00  
**Tax Year** 2020  
**Tax Year Notes**

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 2,292  
**SqFt-Apx Total** 3,526  
**Lot Size Acres** 0.520000  
**Lot - Sqft** 22,651  
**Footprint**

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** From Wolfeboro follow N. Main St. "a/k/a NH Rte 109" approx.3.5 miles. Entrance to Robin Acres is a short distance past the Winter Harbor Veterinary Hospital on the right. Enter and take a R at the circle, and then your 3 R onto Lark Street. The property is located on your left. 15MPH Speed Limit.

**Remarks - Public** A Classic Cape style home located in a quiet residential neighborhood, .02 mile from beautiful Lake Winnepesaukee and a Public Boat Launch. Wolfeboro boasts an excellent School System, a wonderful Library, Shopping, Restaurants, and an excellent Hospital, all located just 3 to 4 miles from this property, as well as multiple Town Beaches, the Libby Museum, and virtually every outdoor activity one could want: Skiing, Boating, Hiking, Golfing and great fishing, both Lake and Stream. This home features a 1st Floor MASTER BdRm, w/attached Full Bath, 2 good size BdRms. upstairs with a 2nd floor 3/4 Bath, Large Kitchen and Dining area, spacious Living Room with Fireplace and Pellet Stove, and Lg. Family Room w/French Doors opening to the Backyard. There is also a large, unheated Storage/Bonus room off the Deck, as well as a large Storage Shed. Great Community, Great Area and a Great Home!

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Insulation-FiberglssBatt, Wood Frame  
**Foundation** Post/Piers, Poured Concrete  
**Exterior** Vinyl Siding  
**Roof** Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Concrete, Concrete Floor, Full, Stairs - Interior, Sump Pump, Interior Access  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 2,292  
**List \$/SqFt Fin ABV Grade** \$139.57  
**SqFt-Apx Fin AG Source** Public Records  
**SqFt-Apx Unfn Above Grade** 190  
**SqFt-Apx Unfn AG Source** Public Records  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source**  
**SqFt-Apx Unfn Below Grade** 1,044  
**SqFt-Apx Unfn BG Source** Public Records  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen/Dining	11 x 20.8	1		<b>Deed - Recorded Type</b> Warranty	<b>Map</b> 000126
Family Room	19.8 X 11.8	1		<b>Deeds - Total</b>	<b>Block</b> 000039
Living Room	25.4 x 14.3	1		<b>Deed - Book</b> 3280	<b>Lot</b> 27
Bath - Full	11.7 x 5.1	1		<b>Deed - Page</b> 430-433	<b>SPAN#</b>
Master Bedroom	12.7 x 12	1		<b>Deed 2 - Book</b>	<b>Tax Class</b>
Bath - 3/4	6.3 x 5.11	2		<b>Deed 2 - Page</b>	<b>Tax Rate</b> 13.01
Bedroom	12.11 x 11.3	2		<b>Plan Survey Number</b>	<b>Current Use</b> No
Bedroom	16 x 11.3	2		<b>Property ID</b>	<b>Land Gains</b>
				<b>Zoning</b> 1F RES	<b>Assessment Year</b>
					<b>Assessment Amount</b>

#### LOT & LOCATION

**Development / Subdivision** Robin Village  
**Acres Landowners Association**  
**Owned Land**  
**Common Land Acres**  
**Roads** Association, Paved, Private  
**Road Frontage** Yes  
**Road Frontage Length** 328  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

**School - District** Governor Wentworth Regional  
**School - Elementary** Carpenter Elementary  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School  
**Lot Description** Corner, Level

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

## UTILITIES

**Heating** Electric, Forced Air, Stove - Pellet  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Electric  
**Cooling** None  
**Water** Public  
**Sewer** 1000 Gallon, Concrete, Leach Field, Private, Septic Design Available, Septic  
**Electric** 200 Amp, Circuit Breaker(s)

**Utilities** Cable - Available, Gas - LP/Bottle, High Speed Intrnt -Avail

**Fuel Company** Irving  
**Electric Company** Wolfeboro Municipal  
**Cable Company** Atlantic Broadband  
**Phone Company**

## FEATURES

**Driveway** Gravel  
**Parking** Driveway, Parking Spaces 4  
**Flooring** Carpet, Softwood, Vinyl

**Appliances** Dishwasher, Dryer, Refrigerator, Washer, Stove - Electric

## CONDO -- MOBILE -- AUCTION INFO

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**

**Mobile Anchor**  
**Mobile Co-Op**  
**Mobile Park Approval**  
**Mobile Must Move**

## DISCLOSURES

**Fee** \$500.00 Yearly **Fee Includes** Other, Plowing, HOA Fee  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**

**Flood Zone** No  
**Seasonal** No  
**Easements**  
**Covenants** Yes  
**Resort**

**Items Excluded**  
**Documents Available** Association Docs, Deed, Property Disclosure, Septic Design

**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**

Ken Perry  
Cell: 603-387-2667  
[ken@olderhomesnh.com](mailto:ken@olderhomesnh.com)

**My Office Info:**

K A Perry Real Estate, LLC  
188 North Wolfeboro Road

Wolfeboro NH 03894  
Off: 603-569-1563



Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

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4 Lark Street

Wolfeboro NH 03894...



Classic Cape Style



Side of Home



Back of the house



Garden/Tool Shed



Large Kitchen/Dining



Lots of Cabinetry



Kitchen

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Prep By: K A Perry Real Estate, LLC

Ken Perry

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Wolfeboro NH 0389...



Upgraded Appliances



Dining area seats 8 comfortably



View to Living Rm.



Living Room



Lv. Rm



Living Rm.



Living Rm.

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Pellet Stove/Piped



Family Rm.



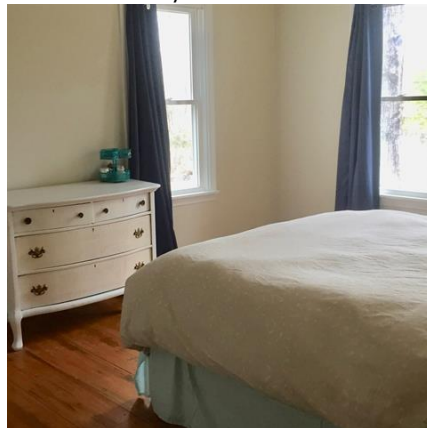
Family Rm.



Slider from Family Rm.



Master BdRm.



Master BdRm.



Master BdRm.



Master Closet

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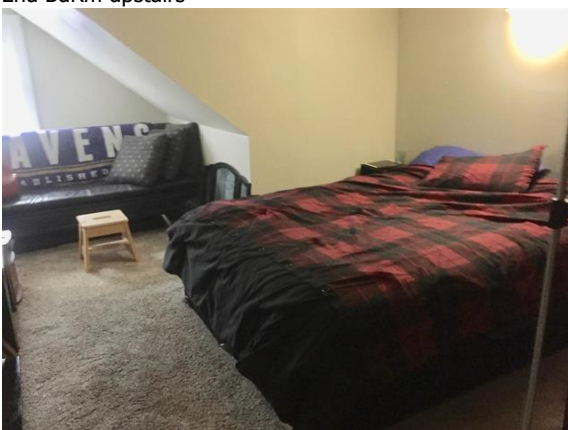
Master Bath



Master Bath



2nd BdRm upstairs



1 of 2 BdRms. upstairs



1st BdRm. upstairs

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3/4 Bath 2nd floor



3/4 Bath



Deck