

Residential / Single Family
4487586
Closed

20 Sleepy Hollow Road
Wolfeboro NH 03894

Unit/Lot #:

Price - List \$299,000
Price - Closed \$273,000
Date - Closed 10/7/2016



Year Built 1991
Style Contemporary
Color
Total Stories 2
Zoning SOUTH
Taxes TBD N
Gross Taxes/Year \$3,956.00 / 2015
Lot Acres/SqFt 1.02 / 44,431

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 2,508
DOM 129

Directions From Wolfeboro, take South Main Street to Middleton Road, then right onto Sleepy Hollow. Take first left. See property on the right.



Well-cared for home in terrific neighborhood. Totally turn-key and ready for you to move into and make yours; new paint, new carpeting, new driveway! Spacious first floor offers a large living room with cathedral ceiling, wood burning fireplace, hard wood flooring and access to two decks, along with kitchen that opens to the dining area, a first floor bedroom and full bath. The second floor consists of two additional bedrooms and the second full bath. The finished lower level provides additional finished living space, featuring a large family room/den with wood stove, an additional room and storage. Nicely landscaped with one car attached garage. The home is located in a wonderful neighborhood, conveniently located just minutes to downtown Wolfeboro, schools, shopping and beaches.

STRUCTURE

Construction Status Existing
Construction
Foundation Concrete
Exterior Clapboard, Wood
Roof Shingle - Asphalt
Basement/Access Type Yes / Interior
Basement Description Partially Finished, Stairs - Interior, Storage Space
Garage/Capacity Yes / 1
Garage Type Attached
Garage Description

Footprint

SqFt-Apx Fin AG/Source 1,954 / Municipal
SqFt-Apx Fin BG/Source 554 / Municipal
SqFt-Apx Unfn AG/Source 0 / Municipal
SqFt-Apx Unfn BG/Source 626 / Municipal
SqFt-Apx Tot Below Grade 1,180
SqFt-Apx Total Finished 2,508
SqFt-Apx Total 3,134
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	8X11	1	DEN	20x14	B
Dining Room	7X14	1			
Living Room	17X13	1			
Family Room	20X14	B			
			BTHF		1
			BTHF		2
Master Bedroom	13x18	2			
Bedroom	10x15	1			
Bedroom	11x15	2			

UTILITIES

Heating Baseboard, Hot Water, Stove - Wood
Heat Fuel Multi Fuel, Oil, Wood
Cooling None
Water Drilled Well, Private
Sewer 1000 Gallon, Leach Field
Electric 200 Amp, Circuit Breaker(s)

Services Cable, Internet - Cable

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

LOT / LOCATION

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County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Carpenter Elementary	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Paved
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length	Yes / 520
Water Restrictions		Mobile Park Name		Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres		Building #		Units Per Building	
Suitable Use		Lot Desc	Landscaped, Level	Area	
				Desc	

FEATURES

Features - Interior	Ceiling Fan, Fireplace - Wood, Kitchen/Dining, Skylight	Features - Exterior	Deck
Flooring	Carpet, Hardwood	Driveway	Paved
Appliances	Dishwasher, Range - Electric, Refrigerator		
Water Heater	Off Boiler		

Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2999 / 294
Map		Block		Lot	
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$283,600 / 2015	Assments - Special		Current Use	No
Tax Class		Tax Rate		Land Gains	

DISCLOSURES

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

PREPARED BY

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Wolfeboro NH 03894-4522



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Listed By: Randall Parker / Maxfield Real Estate/Wolfeboro



Prepared by: Ken Perry

K A Perry Real Estate, LLC

Listed by: Randall Parker

Maxfield Real Estate/Wolfeboro

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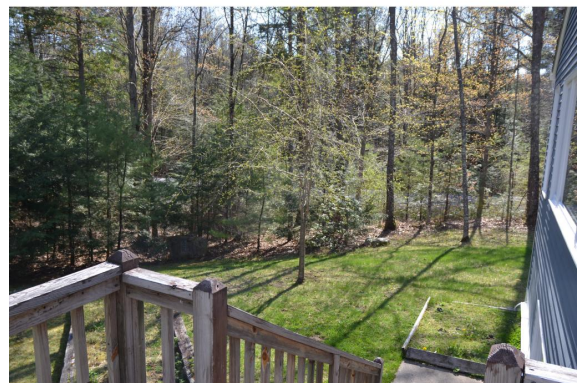
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