


Residential 4457096 Closed		73 Governors Shore Road Wolfeboro, New Hampshire 03894		Virtual Tour		L \$535,000 C \$535,000 <input type="checkbox"/>					
		Zoning: Residential Year Built: 1930 Color: Red Gross Taxes: \$ 5,184.00 Taxes TBD: No Tax Year: 2015 Monthly Assoc.\$: \$ Lot Acre: .55 Lot SqFt: 23,958. Common Land Acres: Road Frontage: Yes/ 100 Water Frontage: 100 Water Acc Type: Owned # of Stories: 1 Basement: No		Rooms: 6 Bedrooms: 3 Total Baths: 1 Full: 0 3/4 Baths: 1 1/2 Baths: 0 Garage Capacity: 0 Garage Type: None Total Fin SqFt: 1,282 Apx Fin Above Grd: 1,282 Apx Fin Below Grd: 0 Apx Ttl Below Grd: 0 Foot Print: Varied Flood Zone: No Style: Cottage/Camp							
Water Body Type: Lake Water Body Name: Wentworth		Water Body Restr.: No Current/Land Use: No		Surveyed: Unknown Land Gains: Yes		Seasonal: Yes Owned Land:					
Parcel Access ROW: No		ROW for other Parcel: No		ROW Width:		ROW Length:					
Public Rems: A quintessential three season cottage on Lake Wentworth that is absolutely charming. You'll love the fantastic sunset views, privacy and gorgeous panoramic vistas across the lake and to the mountains beyond. With crystal clear water, a seasonal dock and swim raft, the shorefront is ideal with sun all day ... perfect for swimming, boating and fishing. The cottage has been lovingly maintained with many recent improvements inside and out, including a state approved 3 bedroom septic system and an outdoor shower in addition to the inside 3/4 bath. There are lots of vintage features to be admired such as a lakeside sleeping porch, aged pine interior, a woodstove in the living room and original windows. Take a step back in time and come see this truly delightful property located on one of Lake Wentworth's most sought after shores.											
Directions: From downtown Wolfeboro take Route 28 to 109 East. Turn right onto Wentworth Farm Road, bear slightly left onto Wishing Well Lane, then left onto Governors Shore Road to #73 on right just beyond #69.											
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	
Living Rm		1	Master BR		1	1st	3		1		
Kitchen		1	2nd BR		1	2nd					
Dining Rm			3rd BR		1	3rd					
Family Rm		1	4th BR			4th					
Office/Study			5th BR			Bsmt					
Utility Rm			Den								
Other Rm 1			Other Rm 3								
Other Rm 2											
Assoc Amenities: Not Applicable				Possession: At Closing							
Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Natural Woodwork , Smoke Det-Hardwired , Vaulted Ceiling , Wood Stove											
Exterior Feat.: Boat Mooring , Deck , Porch , Porch-Enclosed , Screened Porch , Shed , Window Screens , Private Dock											
Basement: None											
Equip./Appl.: Cook Top-Gas , Dryer , Refrigerator , Washer , Window Treatment , Wood Stove											
Driveway: Gravel				Electric: 100 Amp , Circuit Breaker(s)							
Construction: Existing , Wood Frame				Exterior: Clapboard							
Financing:				Foundation: Post/Piers							
Floors: Softwood , Vinyl				Heating/Cool: Stove							
Garage/Park: None				Lot Desc: Country Setting , Landscaped , Mountain View , View , Water View , Waterfront , Lake View							
Heat Fuel: Wood				Occ. Restrictions:							
Roads: Dead End , Gravel , Shared				Roof: Shingle-Asphalt							
Sewer: 1250 Gallon , Leach Field , Private , Pump Up , Septic				Water: Infrared Light , Other							
Suitable Land Use:											
Fee Includes:				Water Heater: Electric							
Disability: 1st Floor 3/4 Bathrm , No Stairs , 1st Floor Bedroom				Building Certs:							
Negotiable:				Docs Available: Deed , Plot Plan , Property Disclosure , Septic Design							
Excl Sale:											
Tax Rate: \$13.01		Assmt:		Assmt Yr:							
Tax Class:		Source SqFt: Municipal		County: Carroll							
Covenant: No		Book/Pg: 2644/ 0942		Plan/Survey:							
Recorded Deed: Warranty		Property ID: 000195 000006 000000		Tax ID No. (SPAN# VT): 000195 000006 000000							
Map/Blck/Lot: //		Const. Status: Existing		Home Energy Rated Index Score:							
Devel/Subdiv:		High Sch: Kingswood Regional High School		Jr./Mid Sch: Kingswood Regional Middle							
District: Governor Wentworth Regional		Cable:		Electric Co: Wolfeboro Municipal							
Elem Sch: Carpenter Elementary		Phone Co:		Resort: No							
Fuel Co:		# Weeks:		Timeshare %:							
Timeshare/Fract. Ownrshp: No											
Closed Date: 12/28/2015		DOM/DUC: 22 / 47		Foreclosed Bank-Owned REO: No							
PREPARED BY											
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Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC
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