

**Residential**  
**4867781**  
**Active**

**Single Family**

**41 Sawyer Road**  
**Tuftonboro**  
**Unit/Lot #**

**NH 03816**

**Listed: 6/21/2021**  
**Closed:**  
**DOM: 11**

**\$549,900**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1789  
**Style** Cape  
**Color** Red-Brown  
**Total Stories** 1.75  
**Taxes TBD** No  
**TaxGrosAmt** \$2,226.00  
**Tax Year** 2020  
**Tax Year Notes**

**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 1  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total** 2,065  
**Finished**  
**SqFt-Apx Total** 2,765  
**Lot Size Acres** 14.700000  
**Lot - Sqft** 640,332  
**Footprint** 28x25 +34x24

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

**Directions** Rte 16 to Rte 28S (at Ossipee Hannaford's, Walgreens, Tractor Supply, Ocean State Job Lot, etc.) Go 1 mile to Round-about; 1st R onto Rte 171W; go 4 miles to Sawyer Rd on R, 1/4 mile past Water Village Church. Go 1 mile down Sawyer R to curve to R. LUTHA Farm will be on your immediate L.

**Remarks - Public** This beautifully-situated c1789 half-Cape with an early 19th century 34' x 24' attached ell sits on 14.7 ACRES in Low-Tax TUFTONBORO. This early home also offers convenient One Floor-Living with a 1st floor bedroom (with fireplace) adjacent to the full bath, as well as 2+ additional bedrooms on the 2nd floor. The updated, spacious & comfortable beam-ceilinged eat-in Kitchen, Dining & Living rooms retain much of the charm of the home's late 18th and early 19th century origins. Outside enjoy the very private backyard and quality Acreage with lawns & pastures, as well as your own private Walking/Nordic Skiing/Mountain Biking trails throughout the 10+ Acres of gorgeous woods. (The original Settlers almost always built on the best land!) The 29' x 26' 2-story BARN and the newer 26' x 24' 2-car GARAGE (w /workshop space) will also be well-utilized. While peacefully-located in a rural corner of Tuftonboro, this home is only 4 miles from the Town Offices, just-expanded Tuftonboro Free Library, recently-built central Fire Station, and a very well-regarded K-6 School. (Gr 7-12 students attend the equally well-regarded Kingswood Regional Middle, High & Tech Schools, only 10 miles away, in Wolfeboro.) Tuftonboro's Town Beach and Public Boat Launch on Lake WINNIPESAUKEE are 6 miles from this home. It is the same distance to the convenient shopping choices (Hannaford's Supermarket, Walgreen Pharmacy, etc.) at the intersection of Rtes 28 & 16, in Ossipee ...or for an easy COMMUTE South.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Post and Beam  
**Foundation** Stone  
**Exterior** Clapboard  
**Roof** Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Crawl Space, Dirt Floor, Full, Partial, Stairs - Interior, Unfinished  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Detached  
**Garage Description** Storage Above

**SqFt-Apx Fin Above Grade** 2,065  
**List \$/SqFt Fin ABV Grade** \$266.30  
**SqFt-Apx Fin AG Source** Assessor  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Assessor  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Assessor  
**SqFt-Apx Unfn Below Grade** 700  
**SqFt-Apx Unfn BG Source** Assessor  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	21 x 15	1	
Dining Room	12 x 15	1	
Living Room	15 x 15	1	
Master Bedroom	13 x 11	1	
Office/Study	21 x 7	1	
Mudroom	10 x 7	1	
Bedroom	14 x 11	2	
Bedroom	12 x 9	2	
Other	13 x 8	2	
Bath - Full	11 x 8	1	
Laundry Room	8 x 4	1	

PUBLIC RECORDS		
<b>Deed - Recorded Type</b>	Warranty	<b>Map</b> 060
<b>Deeds - Total</b>		<b>Block</b> 002
<b>Deed - Book</b> 973 & 2042		<b>Lot</b> 003
<b>Deed - Page</b> 439 & 718		<b>SPAN#</b>
<b>Deed 2 - Book</b>		<b>Tax Class</b>
<b>Deed 2 - Page</b>		<b>Tax Rate</b> 9.56
<b>Plan Survey Number</b>		<b>Current Use</b> Yes
<b>Property ID</b>		<b>Land Gains</b>
<b>Zoning</b> LD (2-Acre) Residential		<b>Assessment Year</b>
		<b>Assessment Amount</b>

#### LOT & LOCATION

**Development / Subdivision**  
**Owned Land** Yes  
**Common Land Acres** 0.00

**School - District** Governor Wentworth Regional  
**School - Elementary** Tuftonboro Central School  
**School - Middle/Jr** Kingswood Regional Middle Sch  
**School - High** Kingswood Regional High School

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Roads** Gravel, Paved, Public  
**Road Frontage** Yes  
**Road Frontage Length** 950  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

**Lot Description** Country Setting, Farm - Horse/Animal, Field/Pasture, Level, Open, Slight, Sloping, Walking Trails, Wooded  
**Area Description** Near Golf Course, Near Skiing, Rural  
**Suitable Use** Agriculture, Development Potential, Farm - Horse/Animal, Field/Pasture, Recreation, Residential, Woodland

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

## UTILITIES

**Heating** Baseboard, Electric, Gas Heater - Vented, Stove - Wood  
**Heat Fuel** Electric, Gas - LP/Bottle, Wood  
**Water Heater** Gas - LP/Bottle  
**Cooling** None  
**Water** Private, Spring  
**Sewer** 1000 Gallon, Concrete, Leach Field - At Grade, Leach Field - Existing, On-Site Septic  
 Exists, Private, Septic  
**Electric** 100 Amp, Circuit Breaker(s)

**Utilities** Cable - At Site, High Speed Intrnt -AtSite  
 , Telephone Available

**Fuel Company** Rymes Oil & Propane  
**Electric Company** NH Co-op  
**Cable Company** Spectrum  
**Phone Company** Consolidated Communicat'n

## FEATURES

**Features - Exterior** Barn, Deck, Natural Shade, Window Screens,  
 Windows - Double Pane  
**Driveway** Gravel  
**Parking** Off Street, Parking Spaces 5 - 10, Unpaved  
**Flooring** Hardwood, Softwood  
**Features - Interior** Ceiling Fan, Fireplace - Gas, Fireplaces - 2, Kitchen  
 Island, Kitchen/Dining, Natural Light, Skylight, Walk-in Closet, Laundry - 1st  
 Floor

**Appliances** Dryer, Range - Electric, Refrigerator, Washer  
**Equipment** Stove-Gas, Stove-Wood  
**Features - Accessibility** 1st Floor Bedroom, 1st Floor Full Bathroom, 1st  
 Floor Hrd Surfce Flr, Bathroom w/Step-in Shower, Bathroom w/Tub, 1st Floor  
 Laundry

## 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**  
**Fee 2**  
**Fee 3**

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

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

**Items Excluded**  
**Documents Available** Deed, Other, Plot Plan, Property Disclosure, Tax Map

**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  
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**My Office Info:**

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Wolfeboro NH 03894  
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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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**Prep By:** K A Perry Real Estate, LLC

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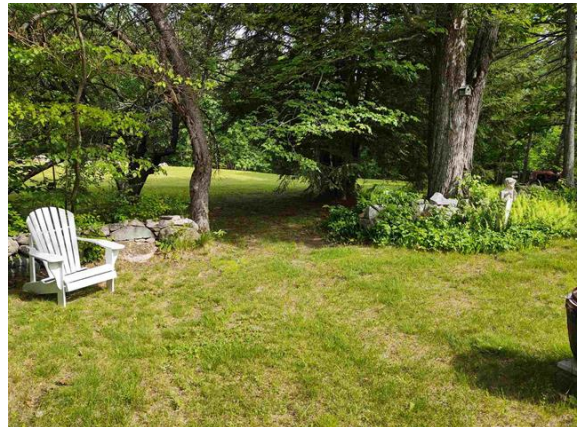
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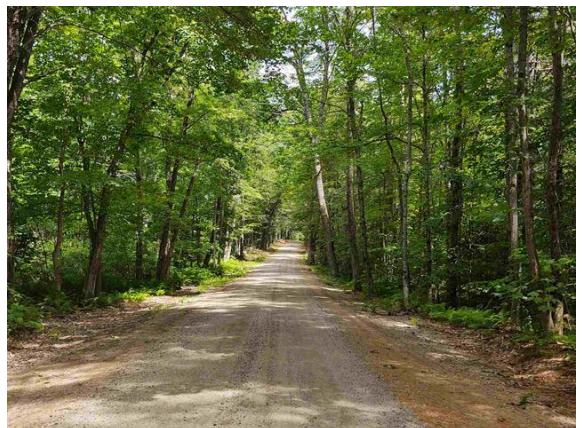
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