

Residential	Single Family	3 Lark Street	NH 03894	Listed: 10/15/2019	\$299,000
4781582		Wolfeboro		Closed: 3/12/2020	\$278,500
Closed		Unit/Lot #		DOM: 99	



County	NH-Carroll
Village/Dist/Locale	
Year Built	1985
Style	Saltbox
Color	blue/grey
Taxes TBD	No
Tax - Gross Amount	\$3,454.00
Tax Year	2018
Rooms - Total	7
Bedrooms - Total	3
Baths - Total	2
Baths - Full	2
Baths - 3/4	0
Baths - 1/2	0
SqFt-Apx Fin Above Grade	1,661
SqFt-Apx Fin Below Grade	0
SqFt-Apx Total Finished	1,661
Lot Size Acres	0.690000
Lot - Sqft	30,056
Delayed Showing	No
Date - Showings Begin	



Directions North Main to Robin Acres on your right. Follow the inner circle to Lark Street #3 on your right, see the sign.

[Property Panorama VT URL](#)

Remarks - Public Wonderful three bedroom Saltbox style home in Robin Acres. Walking distance to both Mirror Lake Beach and a public launch and sitting area in Winter Harbor on Lake Winnepesaukee. This is a very warm and comfortable home with an updated kitchen/dining area, both of which open to a large wraparound screened porch overlooking your private backyard. There is a bedroom on the first-floor which can be used as the Master. Additionally, there are two additional bedrooms and a full bath on the second level. The neighborhood {Robin Acres} sits on the Wolfeboro/Tuftsboro town line, approximately 3 miles from the center of Wolfeboro. This is a very well built and nicely maintained home, close to the oldest resort town and just a few minutes to access the 43,000 acres of water, better known as Lake Winnepesaukee. All this, for under \$300,000.

STRUCTURE

Construction Status Existing	\$/SqFt Fin. Above Grade	\$180.01
Construction Wood Frame	SqFt-Apx Unfn Above Grade	950
Foundation Concrete	SqFt-Apx Unfn Below Grade	832
Basement Yes		
Basement Access Type Interior		
Exterior Cedar, Clapboard		
Roof Shingle - Asphalt		
Garage Yes		
Garage Capacity 2		
Garage Type Attached		
Parking Driveway, Garage, On Street, Parking Spaces 4		

ROOMS

Kitchen	1	Bedroom	2
Kitchen/Dining	1	Bedroom	2
Living Room	1	Loft	2
Master Bedroom	1	Bath - Full	2
Bath - Full	1		

WATER

Waterfront Property

Water View

Water Body Access Yes

Water Body Name Lake Winnepesaukee

Water Body Type Lake

Water Frontage Length

Water Access Details Municipal Residents Only

WaterFrRit

Water Body Restrictions Yes

SCHOOLS, LOT AND LOCATION

SchDistrict Governor Wentworth Regional	Deed - Recorded Type Warranty
SchElem Carpenter Elementary	Deeds - Total
SchMiddle Kingswood Regional Middle	Deed - Book 3302
SchHigh Kingswood Regional High School	Deed - Page 501

Owned Land

Lot Description Country Setting, Landscaped, Level, Subdivision, Walking Trails, Wooded

UTILITIES AND FEATURES

Heating Hot Air
Heat Fuel Oil
Water Heater Electric
Cooling None
Water Public
Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic
Electric 200 Amp, Circuit Breaker(s)
Utilities Cable, High Speed Intrnt -Avail

Features - Exterior Boat Launch, Balcony, Garden Space, Natural Shade, Porch - Covered, Porch - Screened, Shed
Features - Interior Blinds, Ceiling Fan, Dining Area, Fireplace - Wood, Hot Tub, Kitchen/Dining, Storage - Indoor, Vaulted Ceiling, Wood Stove Hook-up, Laundry - Basement
Flooring Carpet, Hardwood, Tile
Appliances Dishwasher, Dryer, Microwave, Range - Electric, Washer, Stove - Electric

CONDO/ASSOCIATION - MOBILE - AUCTION

Condo Name
Building Number
Units Per Building
Condo Fees
Association Amenities Master Insurance, Common Acreage, Tennis Court

Mobile Park Name
Mobile Park Approval
Mobile Co-Op
Mobile Must Move

Auction No
Date - Auction
Auction Time
Auctioneer - Responsible

DISCLOSURES

Fee
Fee 2
Fee 3

Items Excluded

Timeshare/Fract. Ownrshp No
Foreclosed/Bank-Owned/REO No
Flood Zone No
Seasonal No

PREPARED BY

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Listed By:

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