


Residential		319 Pork Hill Rd		Virtual Tour		L \$349,900				
4319664 Closed		Wolfeboro, New Hampshire 03894		Tour		C \$345,000 <input type="checkbox"/>				
		North Wolfeboro NH								
	Zoning:	Res//Ag	Rooms:	10						
	Year Built:	1795	Bedrooms:	3						
	Color:	red	Total Baths:	3						
	Gross Taxes:	\$ 3,763.00	Full:	3						
	Taxes TBD:	No	3/4 Baths:	0						
	Tax Year:	2013	1/2 Baths:	0						
	Monthly Assoc.\$:	\$0	Garage Capacity:	2						
	Lot Acre:	55.00	Garage Type:	Detached						
	Lot SqFt:	2,395,800.	Total Fin SqFt:	2,931						
	Common Land Acres:		Apx Fin Above Grd:	2,931						
Road Frontage:	Yes/ 1,090	Apx Fin Below Grd:	0							
		Apx Ttl Below Grd:	0							
Water Frontage:		Foot Print:	36x28 + 22x29							
Water Acc Type:		Flood Zone:	No							
# of Stories:	1 3/4	Style:	Antique , Cape							
Basement:	Yes / Walkup									
Water Body Type:		Water Body Restr.:	No	Surveyed:	No	Seasonal:	No			
Water Body Name:		Current/Land Use:	Yes	Land Gains:		Owned Land:				
Parcel Access ROW:	No	ROW for other Parcel:		ROW Width:		ROW Length:				
Public Rems:	c1795 Center-Chimney Cape privately set on a sunny knoll amid 55 stone-walled ACRES of rolling lawns, gardens, walking paths, & mature woodlands. This move-in-ready 3 bedroom/3 bath home includes a 1st Floor MASTER Suite and many Original Antique features: fireplaces (3), floors, woodwork, beamed ceilings, etc. It also includes a large Living Room, separate Dining Room, sun-filled Family Room, screened porch, comfortably functional Kitchen, and well-maintained systems. The detached 2-car Carriage Shed and the small "pony" barn complete this "real New Hampshire" homestead spaciouly set among several other historic properties, in "America's First Summer Resort". Will need a new roof before Winter. Therefore Sellers have Just REDUCED their "AS IS" Price by \$100K. Now at \$32K less than 2013 Assessed Market Value ...for a PROMPT Sale!									
Directions:	Rte 28N 7 mi. to L on Pork Hill Rd; 1st driveway on R. or Rte 28S, about 3 mi. from Rte 16, to R on Pork Hill Rd, to 1st driveway on R.; enter 300' BEFORE the RE sign. Easy access to Wolfeboro's Historic Downtown on Lake Winnepesaukee and only 3 mi. to Rte 16, for easy commute to the Seacoast.									
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	27 x 15	1	Master BR	15 x 14	1	1st	1	2		
Kitchen	18 x 13	1	2nd BR	14 x 13	2	2nd	2	1		
Dining Rm	15 x 13	1	3rd BR	13 x 13	2	3rd				
Family Rm	20 x 11	1	4th BR			4th				
Office/Study	8 x 7	2	5th BR			Bsmt				
Utility Rm			Den	15 x 14	1					
Laundry/Pantry	9 x 8	1	Other Rm 3							
Screened Porch	11 x 9	1								
Assoc Amenities:		Possession:	At Closing							
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Attic , B-fast Nook/Room , Cable , Cable Internet , Den/Office , Eat-in Kitchen , Fireplace-Wood , Formal Dining Room , Living Room , Master BR with BA , Pantry , Sec Sys/Alarms , Skylight , Smoke Det-Battery Powered , Vaulted Ceiling , 3+ Fireplaces , 1 Stove									
Exterior Feat.:	Out Building , Porch-Covered , Screened Porch , Storm Windows , Window Screens									
Basement:	Bulkhead , Crawl Space , Exterior Stairs , Partial , Unfinished , Walk Up , Concrete									
Equip./Appl.:	Cook Top-Gas , Dishwasher , Dryer , Double Oven , Exhaust Hood , Microwave , Refrigerator , Smoke Detector , Wall Oven , Washer , Window Treatment , Wood Stove									
Driveway:	Circular , Paved		Electric:	100 Amp , Circuit Breaker(s)						
Construction:	Existing , Post and Beam		Exterior:	Clapboard , Wood						
Financing:			Foundation:	Granite , Stone						
Floors:	Softwood		Heating/Cool:	Baseboard , Hot Air						
Garage/Park:	6+ Parking Spaces , Carport , Detached , Driveway		Lot Desc:	Agricultural Prop , Country Setting , Horse Prop , Landscaped , Rural Setting , Sloping , Walking Trails , Wooded						
Heat Fuel:	Electric , Gas-LP/Bottle , Wood		Occ. Restrictions:							
Roads:	Public , Paved		Roof:	Shingle-Asphalt						
Sewer:	Private , Septic		Water:	Private						
Suitable Land Use:	Land:Mixed , Land:Pasture , Land:Tillable , Land:Woodland , Horse/Animal Farm									
Fee Includes:										
Disability:	1st Floor Full Bathrm , 1st Floor Bedroom		Water Heater:	Gas-Lp/Bottle						
Negotiable:			Building Certs:							
Excl Sale:			Docs Available:	Deed , Plot Plan , Property Disclosure						
Tax Rate:	\$14.83	Assmt:	\$381,000.00	Assmt Yr:	2014					
Tax Class:		Source SqFt:	Municipal	County:	Carroll					
Covenant:	No	Book/Pg:	1972/ 849	Plan/Survey:						
Recorded Deed:	Warranty	Property ID:	0	Tax ID No. (SPAN# VT):	WOLF-M15-B3					
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:	MetroCast	Electric Co:	Wolfeboro Elec					
Elem Sch:	Carpenter Elementary	Phone Co:	FairPoint	Resort:						
Fuel Co:		# Weeks:		Timeshare %:						
Timeshare/Fract. Ownrshp:	No									

Closed Date: 09/11/2014

DOM/DUC: 318 / 24

Foreclosed Bank-Owned REO: No

PREPARED BY

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R 4319664C 319 PORK HILL RD, WOLFEBORO, NH 03894

LP: \$349,900

Gallery: Images 1 to 6 of 29



Gallery: Images 7 to 12 of 29



Gallery: Images 13 to 18 of 29



Gallery: Images 19 to 24 of 29



Gallery: Images 25 to 29 of 29



Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC
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Thu, Mar 5, 2015 12:44 PM