

Residential / Single Family
4679786
Closed

1 Pleasant Street
Wolfeboro

Unit/Lot #:
NH 03894

Price - List **\$229,000**
Price - Closed **\$234,100**
Date - Closed **4/6/2018**



Property Panorama VT URL

Year Built 1960
Style Ranch
Color white
Total Stories 1
Zoning residential
Taxes TBD N
Gross Taxes/Year \$2,408.00 / 2017
Lot Acres/SqFt 0.250000 / 10,890

Rooms - Total 8
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 1,372
DOM 3

Directions From Main Street take Sewall Road. Pleasant Street on right house on corner #1.

Solid in town ranch in prime residential neighborhood. Walk to all services, walking trails, parks, and lake. Two bedroom two bath. Plus bath in basement workshop. Beautiful oak flooring thru out. Cherry kitchen with appliances. Pleasant sitting porch and lattice covered patio. Attached garage includes laundry and storage above. Full basement with oil FHW heat. Pretty seasonal views of Wolfeboro Bay. The perfect starter,retirement or vacation home...in the heart of Wolfeboro....America's Oldest Summer Resort

STRUCTURE

Construction Status	Existing	Footprint	24x61 16x16
Construction	Wood Frame	SqFt-Apx Fin AG/Source	1,372 / Municipal
Foundation	Block, Concrete, Poured Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Vinyl Siding	SqFt-Apx Unfn AG/Source	0 / Municipal
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	1,216 / Municipal
Basement/Access Type	Yes / Walk-up	SqFt-Apx Tot Below Grade	
Basement Description	Bulkhead, Concrete, Concrete Floor, Full, Stairs - Interior, Storage Space, Unfinished	SqFt-Apx Total Finished	1,372
Garage/Capacity	Yes / 1	SqFt-Apx Total	2,588
Garage Type	Attached	Mobile Make/Model	/
Garage Description	Auto Open, Direct Entry, Storage Above	Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Porch	6x11	1			
Office/Study		1			
Living Room		1			
Kitchen/Dining		1			
Master Bedroom		1			
Bedroom		1			
Bath - Full		1			
Bath - 3/4		1			
Bath - 3/4		B			

UTILITIES

Heating	Baseboard, Gas Heater - Vented, Hot Water	Services	Cable - Available, DSL - Available, Gas - LP/Bottle, High Speed Intrnt -Avail, Telephone Available
Heat Fuel	Gas - LP/Bottle, Oil	Management Co/Phone	/
Cooling	Central AC	Fuel Company	
Water	Public	Phone Company	Metrocast
Sewer	Public	Cable Company	Metrocast
Electric	Circuit Breaker(s)	Electric Company	Wolfeboro Municiple

LOT / LOCATION

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County	NH-Carroll	Devel/Subdiv		ROW-Parcel Access	
Water Body Access	Town Residents Only	School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type	Lake	School - Elementary	Carpenter Elementary	ROW to other Parcel	
Water Body Name	Winnepesaukee	School - Middle/Jr	Kingswood Regional Middle	Roads	Paved, Public
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length	Yes / 205
Water Restrictions	No	Mobile Park Name		Surveyed/By	No
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres		Building #		Units Per Building	
Suitable Use	Residential	Lot Desc	City Lot, Corner, Curbing, Landscaped, Level, Sidewalks, Trail/Near Trail, Walking Trails	Area Desc	In Town

FEATURES

Features - Interior	Blinds, Dining Area, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Natural Light, Walk-in Closet, Laundry - 1st Floor	Features - Exterior	Garden Space, Natural Shade, Patio, Porch - Enclosed, Porch - Screened, Window Screens
Flooring	Hardwood	Driveway	Paved
Appliances	Dishwasher, Dryer, Range - Electric, Refrigerator, Washer	Parking	Driveway, Garage
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	2893 / 794
Map	217	Block	000	Lot	191
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$160,800 / 2015	Assments - Special		Current Use	N
Tax Class		Tax Rate	14.98	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		Negotiable		
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	No	Restrictions		
Mobile Park Approval		Mobile Co-Op		Mobile Must Move
Flood Zone	No	Rented		Rental Amount
Covenants	No	Easements	No	Resort
Possession	At Closing	Documents Available	Deed, Plat/Grid Map, Plot Plan, Property Disclosure, Tax Map	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/	
Auctioneer - Responsible		Auction Date/Time	/	
Auctioneer License #		Auction Info		
Auctn Price Determnd By		Items Excluded		
Delayed Showing/Begin Date	N /	Financing		

PREPARED BY

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Listed By: Denise Williams/ Maxfield Real Estate/Wolfeboro

1 Pleasant Street

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One Pleasant Street



Latticed carport/patio



Sewall Road side



Flowering trees



One car attached garage



Patio area



Side yard



Cherry kitchen

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Listed by:

Denise Williams / Maxfield Real Estate/Wolfeboro

Prep By: K A Perry Real Estate, LLC

Ken Perry

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Kitchen dining



Kitchen view



Great light



Handy built ins



Dining area



View across kitchen to dining



Good sized living room



Lots of window and light

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Another angle



Livingroom looking to bedroom hallway



Office/ entry



Sweet screen porch



Bedroom bath hallway



Bedroom with 3/4 bath



Gorgeous hardwood floors



Bath with shower and walk in closet

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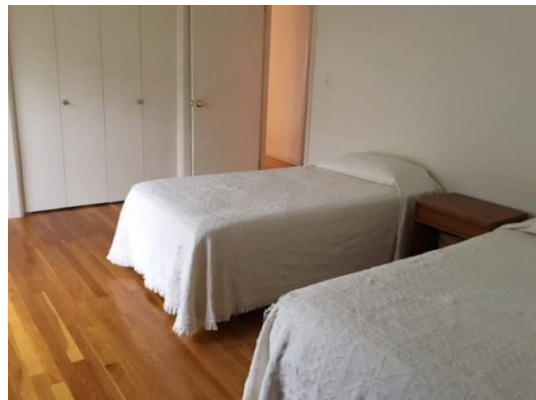
Master bedroom



Beautiful hardwood floors



Good light



Double closets



Full bath



Direct entry garage



Corner lot



Pretty curb appeal

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View of home along Sewall Road



View looking towards lake



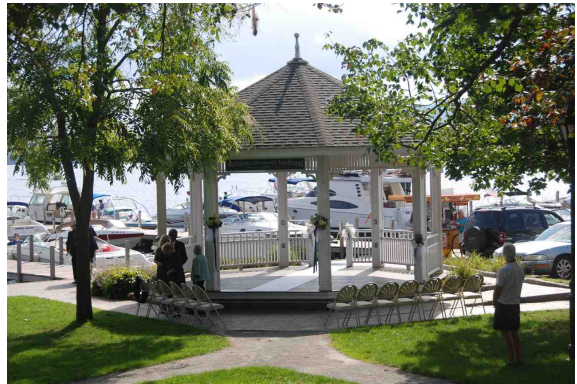
Cross country trails down the street



One Pleasant Street Preferred Residential Area



Brewster Beach near by



Cate Park a short walk downtown



Molly the Trolley



Rainbow over the Bay