

**Residential / Single Family**  
**4652995**  
**Closed**

**3 Normas Lane**  
**Wolfeboro**

**Unit/Lot #:**  
**NH 03894**

**Price - List** **\$264,900**  
**Price - Closed** **\$267,000**  
**Date - Closed** **9/15/2017**



**Year Built** 1991  
**Style** Contemporary  
**Color** Brown  
**Total Stories** 1.5  
**Zoning** Residential  
**Taxes TBD** N  
**Gross Taxes/Year** \$3,569.72 / 2016  
**Lot Acres/SqFt** 0.320000/ 13,939

**Rooms - Total** 7  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,566  
**DOM** 6

**Directions** From NH-109 N/S Main St - Turn left onto Port Wedeln Rd - Turn right onto Normas Ln - Property is on the right

Adorable year-round contemporary home in prime waterfront community just a short walk to shared sandy beach, docking, NEW picnic area and sun deck on the shores of Lake Winnepesaukee. Offering two bedrooms plus two additional rooms currently being used as bedrooms and two full updated bathrooms. Everything has been done for you, brand NEW windows and sliding glass doors, NEW carpet, NEW appliances, and a propane stove, this home is ready for you to move in and enjoy the rest of your Summer on the lake! Large deck for dining and entertaining. An outdoor shower. A great affordable opportunity to enjoy Lake Winnepesaukee for little money!

#### STRUCTURE

**Construction Status** Existing  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Clapboard, Vinyl Siding  
**Roof** Metal  
**Basement/Access Type** No /  
**Basement Description** Bulkhead, Crawl Space  
**Garage/Capacity** No /  
**Garage Type**  
**Garage Description**

**Footprint**  
**SqFt-Apx Fin AG/Source** 1,566 / Municipal  
**SqFt-Apx Fin BG/Source** 0 /  
**SqFt-Apx Unfn AG/Source** 0 /  
**SqFt-Apx Unfn BG/Source** 1,156 / Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,566  
**SqFt-Apx Total** 2,722  
**Mobile Make/Model** /  
**Mobile Serial Number**  
**Mobile Anchor**  
**Units Per Building**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Bedroom		1			
Bedroom		1			
Kitchen/Dining		1			
Living Room		1			
Bath - Full		1			
Bedroom		2			
Bedroom		2			
Bath - Full		2			

#### UTILITIES

**Heating** Hot Water, Stove - Gas  
**Heat Fuel** Oil  
**Cooling** None  
**Water** Public  
**Sewer** 1000 Gallon  
**Electric** Circuit Breaker(s)

**Services**  
**Management Co/Phone** /  
**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

# LOT / LOCATION

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<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>	Port Wedeln Association	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>	Shared Private	<b>School - District</b>		<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>	Lake	<b>School - Elementary</b>	Carpenter Elementary	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>	Lake Winnepesaukee	<b>School - Middle/Jr</b>		<b>Roads</b>	Gravel
<b>Water Frontage Lngth</b>	345	<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	Yes / 90
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Lake Access, Open, Rolling, Sloping	<b>Area</b>	
				<b>Desc</b>	

# FEATURES

<b>Features - Interior</b>	Fireplace - Gas, Hearth, Vaulted Ceiling, Laundry - 2nd Floor	<b>Features - Exterior</b>	Deck, ROW to Water
<b>Flooring</b>	Carpet, Laminate, Vinyl	<b>Driveway</b>	Gravel
<b>Appliances</b>	Dishwasher, Microwave, Range - Gas, Refrigerator	<b>Amenities</b>	Beach Rights
<b>Water Heater</b>	Off Boiler		

<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

# PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	3104 / 787
<b>Map</b>	000201	<b>Block</b>	000002	<b>Lot</b>	000000
<b>SPAN #</b>		<b>Property ID</b>	000201000002000000	<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	
<b>Tax Class</b>		<b>Tax Rate</b>	14.63	<b>Land Gains</b>	

# DISCLOSURES

<b>Fee/Fee Frequency</b>	\$175.00 / Yearly	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	Dryer, Other, Washer
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Short Sale</b>	No	<b>Restrictions</b>	
<b>Seasonal</b>	No	<b>Mobile Co-Op</b>	
<b>Mobile Park Approval</b>		<b>Rented</b>	
<b>Flood Zone</b>	Unknown	<b>Easements</b>	
<b>Covenants</b>	Yes	<b>Documents Available</b>	Association Docs
<b>Possession</b>		<b>T/F Ownrshp Amt/Type</b>	/
<b>Timeshre/Fract Ownrshp?</b>	No	<b>Auction Date/Time</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Info</b>	
<b>Auctioneer License #</b>		<b>Financing</b>	
<b>Auctn Price Determnd By</b>			
<b>Delayed Showing/Begin Date</b>	N /		

# Items Excluded

# PREPARED BY

**Ken Perry - Cell: 603-387-2667**  
ken@OlderHomesNH.com

**K A Perry Real Estate, LLC - Off: 603-569-1563**  
188 North Wolfeboro Road  
Wolfeboro NH 03894-4522



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Listed By: Alexandra Cota/ Keller Williams Coastal Realty



3 Normas Lane

Wolfeboro NH 03894



Exterior Front



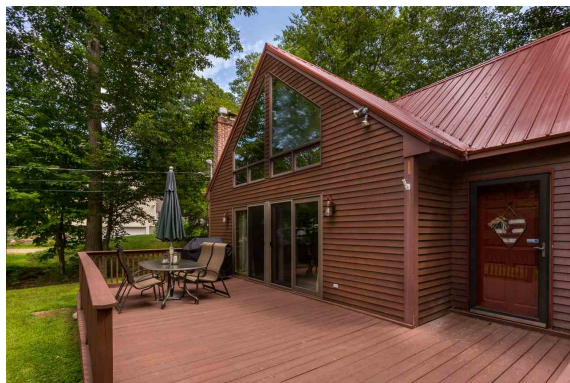
Exterior Front



Exterior Rear



Outdoor Shower



Front Porch



Front Porch



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

Ken Perry

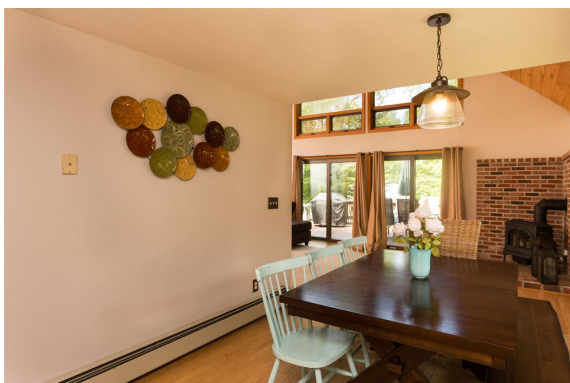
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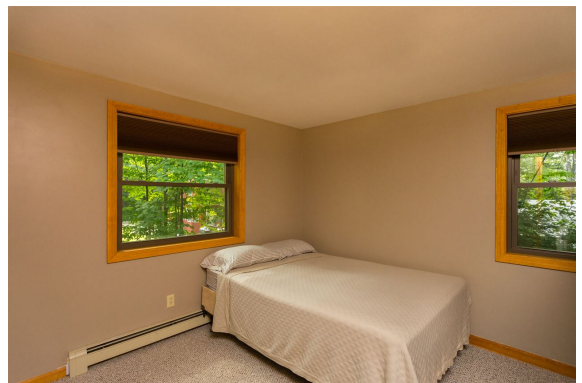




Vaulted Ceilings in the Living Room













Laundry on 2nd Floor