

Residential 4393136 Closed	39 Penn Air Road Wolfeboro, New Hampshire 03894	(0) (28)	L \$199,900 C \$190,000 <input type="checkbox"/>							
	Zoning: Res1/Ag Year Built: 2000 Color: white Gross Taxes: \$ 2,664.00 Taxes TBD: No Tax Year: 2013 Monthly Assoc.\$: \$21 Lot Acre: 1.25 Lot SqFt: 54,450. Common Land Acres: Road Frontage: No 280 Water Frontage: Water Acc Type: # of Stories: 1 1/2 Basement: Yes / Walkout	Rooms: 5 Bedrooms: 3 Total Baths: 1 Full: 1 3/4 Baths: 0 1/2 Baths: 0 Garage Capacity: 2 Garage Type: Detached Total Fin SqFt: 1,176 Apx Fin Above Grd: 1,176 Apx Fin Below Grd: 0 Apx Ttl Below Grd: 1,176 Foot Print: 36x28 + 14x12 Flood Zone: No Style: Cape , W/Addition , Walkout Lower Level								
	Water Body Type: Water Body Name:		Water Body Restr.: Current/Land Use: No Surveyed: Yes Land Gains: Seasonal: No Owned Land:							
Parcel Access ROW: ROW for other Parcel: ROW Width: ROW Length:										
Public Rems: c2000 48' x 28' Cape with Ready-to-be-Finished 2nd Floor. Now has only 2 Bedrooms & 1 Bath. However, the installed State-Approved Septic System is for THREE Bedrooms! The 26' x 24' 2-car Garage features a large storage loft and a 3rd overhead door for easy access to the sun-filled & very private Backyard. The Full, Dry, Walk-Out Basement also features 7+ ft. ceilings! An excellent buy in relatively low-taxed Wolfeboro: a town that offers a modern Hospital, Beaches, Lakes, Parks, Trails, Ski Area, and up-dated & highly-regarded K-12 Schools.										
Directions: Take NH Rte 28 Six miles North of Wolfeboro's Historic Lakeside Downtown; turn onto (private) Penn Air Rd; drive 1/4 mi. up hill to home on R. A priced-to-sell EXPANDABLE Cape w/2-car garage on a gorgeous 1+A Lot of sun, stonewalls, and hardwoods. Only 4 mi. SW from easy Commute SOUTH, via Rte 16.										
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	17 x 13	1	Master BR	13 x 13	1	1st	2	1		
Kitchen	14 x 12	1	2nd BR	13 x 11	1	2nd				
Dining Rm	14 x 10	1	3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Unfinished 2nd	412 sq ft	2	Other Rm 3							
Other Rm 2										
Assoc Amenities:				Possession: At Closing						
Interior Feat.: 1st Floor Master BR , Cable , Cable Internet , Dining Area , Kitchen/Dining , Laundry Hook-ups				Exterior Feat.: Porch-Covered , Window Screens						
Basement: Full , Interior Stairs , Storage Space , Unfinished , Walk Out , Concrete				Equip./Appl.: Dishwasher , Kitchen Island , Range-Electric , Refrigerator , Smoke Detector						
Driveway: Gravel				Electric: 200 Amp , Circuit Breaker(s) , Wired for Generator						
Construction: Modular Prefab				Exterior: Vinyl						
Financing:				Foundation: Concrete						
Floors: Carpet , Vinyl				Heating/Cool: Baseboard , Hot Water						
Garage/Park: 2 Parking Spaces , Auto Open , Detached , Heated , Storage Above				Lot Desc: Mountain View , Rural Setting , Sloping , Subdivision , Wooded Setting , Airport Community						
Heat Fuel: Oil				Occ. Restrictions:						
Roads: Association , Private , Paved				Roof: Shingle-Asphalt						
Sewer: 1000 Gallon , Concrete , Leach Field , Private , Septic				Water: Drilled Well , Private						
Suitable Land Use:				Water Heater: Electric						
Fee Includes: Plowing				Building Certs:						
Disability: 1st Floor Full Bathrm , 1st Floor Bedroom				Docs Available: Deed , Plot Plan , Property Disclosure , Septic Design						
Negotiable:										
Excl Sale:										
Tax Rate: \$12.83	Assmt: \$207,600.00			Assmt Yr: 2014						
Tax Class:				County: Carroll						
Covenant: Yes	Source SqFt: Municipal			Plan/Survey:						
Recorded Deed: Warranty	Book/Pg: 2128/ 0093			Tax ID No. (SPAN# VT): 000033 000031 000000						
Map/Blck/Lot: //	Property ID:			Home Energy Rated Index Score:						
Devel/Subdiv: Penn Air	Const. Status: Existing			Jr./Mid Sch: Kingswood Regional Middle						
District: Governor Wentworth Regional	High Sch: Kingswood Regional High School			Electric Co: Wolfeboro Municipal						
Elem Sch: Carpenter Elementary	Cable: MetroCast			Resort:						
Fuel Co:	Phone Co: FairPoint			Timeshare %:						
Timeshare/Fract. Ownrshp: No	# Weeks:									
Closed Date: 03/26/2015	DOM/DUC: 81 / 54			Foreclosed Bank-Owned REO: No						
PREPARED BY										
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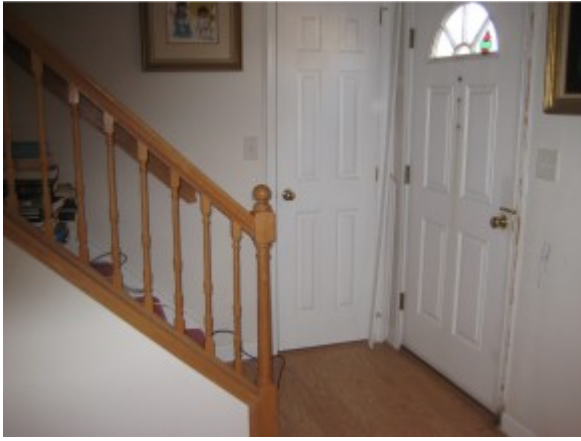
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Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC
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