


Residential		5 Jiminy Drive		L \$239,000							
4426866 Closed		Wolfeboro, New Hampshire 03894		C \$218,500 <input type="checkbox"/>							
		Zoning: Residential	Rooms: 6	Year Built: 1973	Bedrooms: 2						
		Color: Grey/Red	Total Baths: 1	Gross Taxes: \$ 2,477.00	Full: 1						
		Taxes TBD: No	3/4 Baths: 0	Tax Year: 2014	1/2 Baths: 0						
		Monthly Assoc.\$: \$	Garage Capacity: 2	Lot Acre: .92	Garage Type: Attached						
		Lot SqFt: 40,075.2	Garage Type: Attached	Lot SqFt: 40,075.2	Total Fin SqFt: 1,260						
		Common Land Acres:	Apx Fin Above Grd: 960	Road Frontage: Yes/ 181	Apx Fin Below Grd: 300						
		Water Frontage:	Apx Ttl Below Grd: 960	Water Acc Type:	Foot Print: 40' x 24'						
		# of Stories: 1	Flood Zone: No	Basement: Yes / Walkup	Style: Cape						
Water Body Type:	Water Body Name:	Water Body Restr.:	Surveyed: Yes	Seasonal: No	Owned Land:						
		Current/Land Use: No	Land Gains:								
Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:								
Public Rems: 1-Floor Living, w/Quality throughout & only a Short WALK to Carry BEACH. Custom Designed & Built for this family in 1973 w/traditional pine (& new bamboo) floors, wide-board Wainscoting & Paneling, new Kitchen, bright Sun-Lit Rooms, Dry Basement w/22' x 17' Family Room w/woodstove on Brick Hearth, Breezeway w/private & SW-facing Screened Porch, Att'd 2-car Garage, Low-Maintenance Exterior, Sunny Backyard, & the Privacy-ensuring mature Trees/Woods at the Boundaries of this "almost Acre" Lot.											
Directions: N Main St (Rte 109) to Forest Rd (at top of hill, across from Lakeview Cemetery.) Down Forest Rd to Berrywood @2nd R; to Jiminy @2nd L. This well maintained brick-fronted cape is 3rd on R @ RE sign. One of Wolfeboro's bestwalking-neighborhoods & a short walk to Carry BEACH on Lake WINNIPESAUKEE.											
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	
Living Rm	18 x 12	1	Master BR	16 x 12	1	1st	2	1			
Kitchen	11 x 8	1	2nd BR	13 x 11	1	2nd					
Dining Rm	10 x 9	1	3rd BR			3rd					
Family Rm	22 x 17	B	4th BR			4th					
Office/Study			5th BR			Bsmt					
Utility Rm			Den								
Breezeway/Scree	22 x 8	1	Other Rm 3								
Other Rm 2											
Assoc Amenities:						Possession:					
Interior Feat.: Alternative Heat Stove , Blinds , Cable , Cable Internet , Ceiling Fan , Dining Area , Family Room , Fireplace-Gas , Hearth , Living Room , Natural Woodwork , Wood Stove , Wood Stove Hook-up						Electric: 200 Amp , Circuit Breaker(s)					
Exterior Feat.: Porch-Covered , Porch-Enclosed , Screened Porch , Storm Windows , Window Screens						Exterior: Brick , Vinyl , Wood , Shake					
Basement: Bulkhead , Finished , Full , Interior Stairs , Storage Space , Unfinished , Walk Up , Concrete						Foundation: Concrete					
Equip./Appl.: CO Detector , Dehumidifier , Dishwasher , Dryer , Microwave , Range-Electric , Refrigerator , Smoke Detector , Washer , Wood Stove						Heating/Cool: Baseboard , Multi Zone , Electric , Stove					
Driveway: Paved						Lot Desc: Landscaped , Level , Sloping , Subdivision , Wooded					
Construction: Existing , Wood Frame						Occ. Restrictions:					
Financing:						Roof: Shingle-Architectural					
Floors: Bamboo , Concrete , Softwood , Vinyl						Water: Public					
Garage/Park: 4 Parking Spaces , Attached , Auto Open , Direct Entry , Driveway , Other						Water Heater: Electric					
Heat Fuel: Electric , Gas-LP/Bottle						Building Certs:					
Roads: Public , Paved						Docs Available: Deed , Plot Plan , Property Disclosure , Survey					
Sewer: 1000 Gallon , Leach Field , Private , Septic											
Suitable Land Use:											
Fee Includes:											
Disability:											
Negotiable:											
Excl Sale: Note: Garage floor is gravel/pea stone(orig. owners' preference); Buyer can install poured concrete.											
Tax Rate:	\$13.01	Assmt:	\$190,400.00	Assmt Yr:	2015						
Tax Class:		Source SqFt:	Municipal	County:	Carroll						
Covenant:	Unknown	Book/Pg:	2492/ 0447	Plan/Survey:							
Recorded Deed:	Warranty	Property ID:		Tax ID No. (SPAN# VT):	000201000097000000						
Map/Blck/Lot:	//	Const. Status:	Existing	Home Energy Rated Index Score:							
Devel/Subdiv:	Cricketer Hill	High Sch:	Kingswood Regional High School	Jr./Mid Sch:	Kingswood Regional Middle						
District:	Governor Wentworth Regional	Cable:	MetroCast	Electric Co:	Wolfeboro Municipal						
Elem Sch:	Carpenter Elementary	Phone Co:	FairPoint	Resort:							
Fuel Co:		# Weeks:		Timeshare %:							
Timeshare/Fract. Ownrshp:	No										
Closed Date:	10/26/2015	DOM/DUC:	121 / 28	Foreclosed Bank-Owned REO:	No						
PREPARED BY											
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Gallery: Images 1 to 6 of 35



One Floor Living!



Morning sun on entry porch



Perfect for Morning Coffee



Screened Porch on Breezeway



New F E Varney Co Kitchen



w/Quality Stainless Appliances

Gallery: Images 7 to 12 of 35



Dining off Kitchen & Living Rm



Bamboo Floored Living Room



Wood, now Propane, Fireplace



Sun-filled Living Room



Mstr Bdrm w/cross ventilation



...and quality wide bd floors

Gallery: Images 13 to 18 of 35



2nd Bedroom



...& Home Office



crisp Bathroom



22' x 17' Family Room



w/paneling & Corner Cupboards



& included Wood Stove

Gallery: Images 19 to 24 of 35



...on nice Brick Hearth



Utility/Wkshp half of Dry Bsmt



+Stackables in Bdrm 2 Closet?



Easycare Ceramic-top Stove



Attached 2-car Garage



Easy in & out of Garage

Gallery: Images 25 to 30 of 35



minimal care gardens



Tea (or stronger?) for Two!



Looking west at Neighbors'



Private backyard w/summer Sun



Easy care "Plastic" Shakes



No Maintenance Brick Front

Gallery: Images 31 to 35 of 35



only Houses across Road seen



flagstones to front door



w/easy-care Natural greenery



& Original stonewall



Your New Address?

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC
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