


Residential		23 Old Woods Road		L \$299,900							
4367670 Closed		Tuftonboro, New Hampshire 03816		C \$287,400 <input type="checkbox"/>							
		Zoning: Low Dens Res'l Year Built: 1986 Color: Brown Gross Taxes: \$ 3,165.00 Taxes TBD: No Tax Year: 2013 Monthly Assoc.\$: \$ Lot Acre: 27.00 Lot SqFt: 1,176,120. Common Land Acres: Road Frontage: Yes/ 450		Rooms: 9 Bedrooms: 4 Total Baths: 3 Full: 1 3/4 Baths: 2 1/2 Baths: 0 Garage Capacity: 0 Garage Type: None Total Fin SqFt: 2,822 Apx Fin Above Grd: 2,722 Apx Fin Below Grd: 100 Apx Ttl Below Grd: 1,216 Foot Print: 38x32+27x22 Flood Zone: No Style: Cape , Farmhouse							
Water Frontage: Water Acc Type: # of Stories: 1 3/4 Basement: Yes / Interior		Water Body Restr.: Current/Land Use: No		Surveyed: Unknown Seasonal: No Land Gains: Owned Land:							
Water Body Type:		Water Body Name:		Parcel Access ROW: No							
Water Body Name:		ROW for other Parcel:		ROW Width:							
Parcel Access ROW: No		ROW for other Parcel:		ROW Length:							
Public Rems: Quality LAND in Low-Tax Tuftonboro, with a privately-set Large 4 Bedroom / 3 Bath home that awaits its new family! 27 ACRES of Sun-filled Gardens, Fruit Trees, Pastures, Meadows, productive Forest, and Wildlife! Enjoy the Large rooms, secluded deck, and spacious porch over-looking Mt. Shaw (& the New Roof Shingles on the south-facing shed dormer)! While the approach to this property is a bit sketchy, once at the house, the setting is spectacular ...and extremely Private!											
Directions: NH 109A (a/k/a Middle Rd) to Dame Rd (just N of Spider Web Gardens). Go up 1 mi to Old Woods Rd on L at sharp turn. Drive in 1/4 mi on the gravel rd to the last driveway on R, at small RE sign. OK to drive in to this delightfully secluded home on 27 serene Acres; but, even walk-about by App't Only!											
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	
Living Rm	31 x 15	1	Master BR	19 x 16	2	1st	1		1		
Kitchen	15 x 15	1	2nd BR	14 x 11	1	2nd	3	1	1		
Dining Rm	15 x 14	1	3rd BR	13 x 12	2	3rd					
Family Rm			4th BR	16 x 10	2	4th					
Office/Study			5th BR			Bsmt					
Utility Rm	21 x 8	1	Den	14 X 11	1						
Other Rm 1			Other Rm 3								
Other Rm 2											
Assoc Amenities:						Possession: At Closing					
Interior Feat.: 1st Floor Laundry , Cable Internet , Ceiling Fan , Den/Office , Eat-in Kitchen , Great Room , Hot Tub , Kitchen/Dining , Living Room , Master BR with BA , Natural Woodwork , Smoke Det-Hardwired , Walk-in Closet , 1 Fireplace , 1 Stove											
Exterior Feat.: Deck , Porch-Covered , Window Screens											
Basement: Bulkhead , Full , Interior Stairs , Partial , Partially Finished , Slab , Concrete											
Equip./Appl.: Dishwasher , Dryer , Range-Gas , Refrigerator , Washer , Wood Stove											
Driveway: Gravel						Electric: 200 Amp , Circuit Breaker(s)					
Construction: Existing , Wood Frame						Exterior: Clapboard , Wood					
Financing:						Foundation: Concrete , Slab w/Frst Wall					
Floors: Softwood , Vinyl						Heating/Cool: Hot Water , In Floor , Radiant					
Garage/Park: 6+ Parking Spaces , None						Lot Desc: Country Setting , Farm , Fields , Horse Prop , Landscaped , Level , Mountain View , Pasture , Rural Setting , Snowmobile Trail , View , Wooded					
Heat Fuel: Oil						Occ. Restrictions:					
Roads: Gravel , Private , Shared						Roof: Shingle-Asphalt					
Sewer: 1500+ Gallon , Concrete , Leach Field , Private , Septic						Water: Drilled Well , Private					
Suitable Land Use: Land:Pasture , Land:Tillable , Land:Woodland , Agriculture/Produce , Horse/Animal Farm , Orchards						Water Heater: Off Boiler					
Fee Includes:						Building Certs:					
Disability:						Docs Available: Deed , Plot Plan , Property Disclosure , Septic Design					
Negotiable:											
Excl Sale:											
Tax Rate: \$9.18		Assmt: \$344,800.00		Assmt Yr: 2014							
Tax Class:		Source SqFt: Municipal		County: Carroll							
Covenant: Unknown		Book/Pg: 1938/ 028		Plan/Survey:							
Recorded Deed: Warranty		Property ID:		Tax ID No. (SPAN# VT): 000045-000001-000015							
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: TimeWarner		Electric Co: NH Elec Co-op							
Elem Sch: Tuftonboro Central School		Phone Co: FairPoint		Resort:							
Fuel Co:		# Weeks:		Timeshare %:							
Timeshare/Fract. Ownrshp: No											
Closed Date: 02/27/2015		DOM/DUC: 173 / 71		Foreclosed Bank-Owned REO: No							
PREPARED BY											
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03/05/2015 09:35 AM Printed By: Ken Perry

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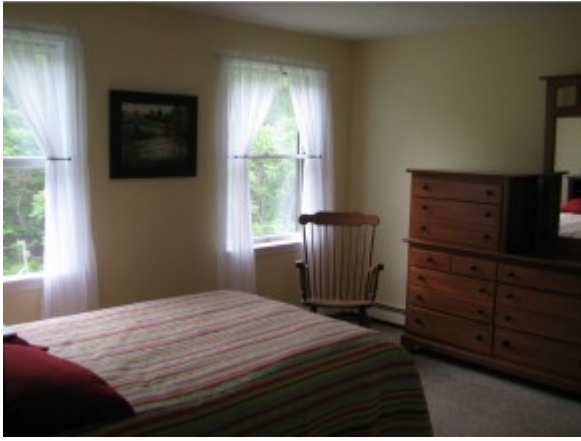
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Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC
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Thu, Mar 5, 2015 9:35 AM