

Residential
4765279
Closed

Single Family

82 Keewaydin Road
Wolfeboro
Unit/Lot #

NH 03894

Listed: 7/15/2019
Closed: 12/27/20...
DOM: 95

\$459,900
\$420,000



County NH-Carroll
VillDstLoc
Year Built 1800
Style Cape
Color yellow
Total Stories 1.75
Taxes TBD No
TaxGrosAmt \$5,255.00
Tax Year 2018
Tax Year Notes

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 4
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Total 3,060
Finished
SqFt-Apx Total 4,068
Lot Size Acres 1.020000
Lot - Sqft 44,431
Footprint 36x28 + 36x6 + 36x27

Delayed Showing No
Date - Showings Begin

Directions From Wolfeboro's Historic lakeside Downtown, go 2 miles N on NH Rte 109/N Main St to Keewaydin Rd on L; go <1/2 mi to the large yellow Cape w/white trim & attached 2+car Garage, at RE sign ...and only 1/4 mile from Lake Winnepesaukee.

Remarks - Public SPACIOUS and Move-in Ready home with 3+ Bedrooms, 3.5 Baths and many quality up-grades in both the original c1800 Cape and the major c2005 addition that included a direct-entry over-sized 2-car Garage, closets, an 18'x17' Master Bedroom w/large en-suite Bath, etc. The original Cape's first floor offers a large open-concept kitchen/dining/family room w/woodstove fireplace insert and a separate & more formal 14'x14' fireplaced Dining Room (convertable to a future 1st floor Bedroom?). Beautiful wide-board or hardwood floors throughout. The updates to the FHW heating system include Radiant Floor Heat in 5 of the 8 rooms. Most rooms have large south-facing windows and offer natural cross-ventilation. Enjoy long sunny days on the large private SW facing Terrace overlooking the almost 1-Acre backyard, with a peek-a-boo glimpse of the Big Lake. Within 2 or 3 miles are a public Boat Launch, two of Wolfeboro's 3 public Beaches, Hockey Rink & Ski Area, as well as its historic lakeside Downtown shops & stores, restaurants, K-3 school, etc. Within 3 or 4 miles are our updated & highly-regarded Grade 4-12 Public Schools (including Arts & Tech centers), our expanding Public Library, and the recently re-built Huggins Hospital. Also enjoy nearby Golf, Skiing, walking/biking Trails, etc. Welcome to "America's First Resort."

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Post and Beam, Wood Frame
Foundation Granite, Poured Concrete, Stone
Exterior Clapboard, Wood
Roof Shingle - Architectural
Basement Yes
Basement Access Type Interior
Basement Description Concrete Floor, Full, Stairs - Interior, Unfinished
Garage Yes
Garage Capacity 2
Garage Type Attached
Garage Description Auto Open, Direct Entry, Heated

SqFt-Apx Fin Above Grade 3,060
\$/SqFt Fin. Above Grade \$150.29
SqFt-Apx Fin AG Source Municipal
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Other
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Municipal
SqFt-Apx Unfn Below Grade 1,008
SqFt-Apx Unfn BG Source Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL		ROOMS	DIMS. / LVL	
Foyer	28 x 9	1	Bath - Full	13 x 8	2
Family Room	27 x 14	1	Bath - 1/2	6 x 5	2
Kitchen - Eat-in	21 x 13	1			
Dining Room	14 x 14	1			
MBR Suite	18 x 17	2			
Bedroom	19 x 17	2			
Bedroom	15 x 12	2			
Den	15 x 12	2			
Office/Study	14 x 12	2			
Bath - 3/4	13 x 8	1			
Bath - Full	18 x 12	2			

PUBLIC RECORDS			
Deed - Recorded Type	Fiduciary	Map	186
Deeds - Total		Block	0
Deed - Book	3327	Lot	007
Deed - Page	926	SPAN#	
Deed 2 - Book		Tax Class	
Deed 2 - Page		Tax Rate	15.80
Plan Survey Number	44-50	Current Use	
Property ID		Land Gains	
Zoning	Residential	Assessment Year	2017
		Assessment Amount	\$332,600

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres

School - District Governor Wentworth Regional
School - Elementary Carpenter Elementary
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School

Water Body Type
Water Body Name

Roads Paved, Public
Road Frontage Yes
Road Frontage Length 281
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Yes

Lot Description Country Setting, Level
Area Description Near Golf Course, Near Shopping, Near Skiing, Rural

Water Body Access
Water Restrictions
Water Frontage Length

UTILITIES

Heating Baseboard, Hot Water, In Floor, Multi Zone, Radiant Floor, Stove - Wood
Heat Fuel Oil
Water Heater Off Boiler
Cooling None
Water Public
Sewer 1000 Gallon, Concrete, Leach Field - At Grade, Leach Field - Existing, On-Site Septic Exists
Electric 200 Amp, Circuit Breaker(s), Underground

Utilities Cable - At Site, High Speed Intrnt -AtSite
 , Telephone Available, Underground Utilities

Fuel Company Wolfeboro Oil
Electric Company Wolfeboro Municipal
Cable Company Atlantic Broadband
Phone Company Consolidated Communicat'n

FEATURES

Features - Exterior Deck, Garden Space, Shed
Driveway Paved
Parking Parking Spaces 6+
Features - Interior Ceiling Fan, Fireplace - Wood, Fireplaces - 2, Kitchen /Dining, Kitchen/Family, Kitchen/Living, Master BR w/ BA, Natural Light, Soaking Tub, Walk-in Closet, Whirlpool Tub, Wood Stove Insert, Laundry - 1st Floor
Flooring Hardwood, Slate/Stone, Softwood

Appliances Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer
Equipment CO Detector, Smoke Detector, Smoke Detectr-Batt Powrd, Smoke Detectr-Hard Wired, Stove-Wood
Features - Accessibility 1st Floor 3/4 Bathroom, 1st Floor Hrd Surfce Flr, Access Laundry No Steps, Bathroom w/5 Ft. Diameter, Bathroom w/Step-in Shower, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, Paved Parking, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Date - Auction
Auction Time
Auctioneer - Responsible
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Flood Zone No
Seasonal No
Easements
Covenants No
Resort No

Items Excluded

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

PREPARED BY

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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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Prep By: K A Perry Real Estate, LLC

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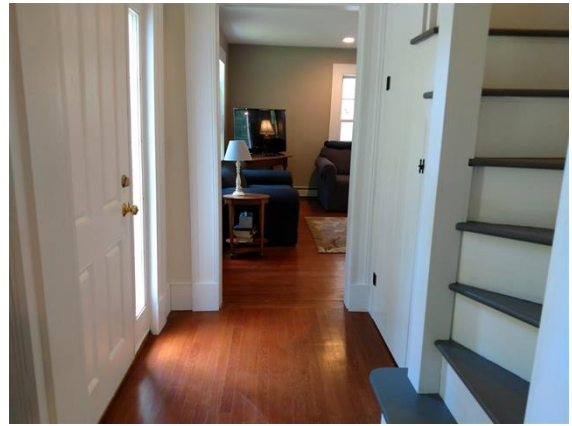
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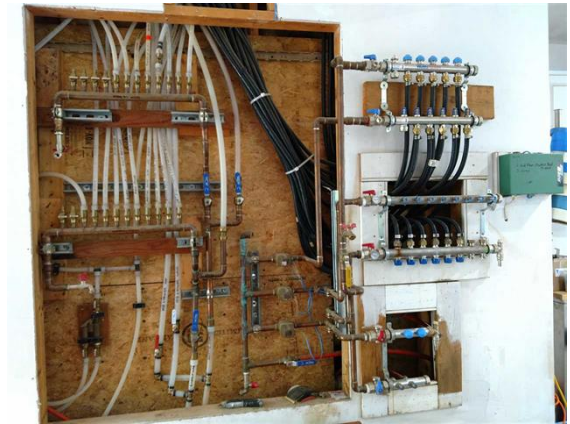
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