

Residential
4024003 Active

85 Fernald Crossing
Wolfeboro, New Hampshire 03894



L \$449,000



Zoning:	Shore Frt Res'l	Rooms:	5
Year Built:	1920	Bedrooms:	3
Color:	Gray	Total Baths:	1
Taxes:	\$ 5,096.00	Full:	1
Taxes TBD:		3/4 Baths:	0
Tax Year:	2011	1/2 Baths:	0
Monthly Assoc.\$:	\$10	Garage Capacity:	0
Lot Acre:	.23	Garage Type:	None
Lot SqFt:	10,019	Total Fin SqFt:	840
Common Land Acres:		Apx Fin Above Grd:	840
Road Frontage:	Yes/ 102	Apx Fin Below Grd:	0
		Apx Ttl Below Grd:	
Water Frontage:	76	Foot Print:	50' x 20'
Water Acc Type:	Owned	Flood Zone:	No
# of Stories:	1	Style:	Bungalow , Cottage/Camp
Basement:	No		

Water Body Type: Lake **Water Body Restr.:** Unknown **Seasonal:** Yes
Water Body Name: Wentworth **Current/Land Use:** No **Land Gains:** **Owned Land:**

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: All-day Sun, peaceful Views, Sandy-bottom Crystal-Clear Water ...what more could anyone want? A most comfortable & well-maintained 3 Bedroom cottage with an 8'deep x 20'wide Screened Porch at the water's edge! Offered furnished, so just bring your swim suit & toothbrush. Vermont Castings woodstove on a brick hearth and a new propane "wall furnace" provide extra comfort on those serene Spring & Fall weekends. Your own Mooring, a new (easily-removed for winter) 40' Dock, and 76+/- feet of child-friendly sandy bottom frontage await your family's summer enjoyment... and easily Rentable during those unused weeks.

Directions:Rte 28 North 3 miles to R onto Rte 109 East; 1/4 mile to old Fernald RR Station on L; R onto Fernald Crossing; go 0.7 mile to 2nd from last cottage on R, at RE Sign. Classic NH waterfront "Camp" on pristine Lake Wentworth in Wolfeboro, "the Oldest Summer Resort in America."

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	19 x 12	1	Master BR	13 x 8	1	1st	3	1		
Kitchen	19 x 10	1	2nd BR	10 x 8	1	2nd				
Dining Rm			3rd BR	10 x 8	1	3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Screend	20' x 8'		Other Rm 3							
PORCH										
Other Rm 2										

Assoc Amenities: **Possession:**
Interior Feat.: Alternative Heat Stove , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Eat-in Kitchen , Furnished , Hearth , Kitchen/Dining , Wood Stove
Exterior Feat.: Boat Mooring , Deck , Screened Porch , Shed , Window Screens
Basement: None
Equip./Appl.: Microwave , Range-Gas , Refrigerator
Driveway: Gravel **Electric:** 100 Amp , Circuit Breaker(s) , Fuses
Construction: Wood Frame **Exterior:** Vinyl
Financing: **Foundation:** Post/Piers
Floors: Hardwood **Heating/Cool:** Wall Furnace
Garage/Park: 2 Parking Spaces , None **Lot Desc:** Mountain View , View , Waterfront
Heat Fuel: Gas-LP/Bottle , Wood
Roads: Association **Occ. Restrictions:**
Sewer: Private **Roof:** Shingle-Asphalt
Suitable Land Use: **Water:** Other
Fee Includes: Plowing **Water Heater:** Electric
Disability: **Building Certs:**
Negotiable: **Docs Available:**
Excl Sale: personal items

Tax Rate: \$11.04	Assmt: \$417,700.00	Assmt Yr: 2011
Tax Class:	Unadjusted Taxes:	Tax Reduct: No
Elderly:	Veteran:	Other:
Covenant: Unknown	Source SqFt: Muni	County: Carroll
Recorded Deed: Warranty	Book/Pg: 1414/ 977	Plan/Survey:
Map/Bck/Lot: 149/ / 25	Property ID:	SPAN # (VT): --
Devel/Subdiv:	Const. Status: Existing	Home Energy Rating Index:
District: Governor Wentworth Regional	High Sch: Kingswood Regional High School	Jr./Mid Sch: Kingswood Regional Middle
Elem Sch: Carpenter Elementary	Cable: Metrocast	Electric Co: Wolfe Muni
Fuel Co:	Phone Co:	Resort: No
Timeshare/Fract. Ownrshp: No	# Weeks:	Timeshare %:

DOM: 474

PREPARED BY



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