



395 Governor Wentworth Hwy

**Tuftonboro, New Hampshire 03850
Melvin Village NH**

**L\$249,900
C\$245,000**

**Closed
Residential 2824664**

Beautifully maintained Greek Revival center chimney Cape set on 2.98 acres w/original stonewalls, etc. Detached HEATED p&b BARN. Pastoral setting in friendly low-tax Tuftonboro. Original floors, woodwork, etc.; 3 Re-built Fireplaces; full dry basement; Updated Baths & Kitchen. Residential &/or Commercial-use property w/excellent visibility.

Directions:

NH Rte 109 into Tuftonboro. Property at Junction of NH Rtes 109 (a/k/a Governor Wentworth Highway) and 109A (a/k/a Middle Rd) just south of picturesque Melvin Village, on eastern shore of Lake Winnepesaukee; Town Beaches & Public Boat Launch nearby.

Taxes: \$ 2,717.00 Taxes TBD:No Tax Year: 2009 Monthly Assoc.\$: \$ Condo Assoc Fees: \$

Style:	1 3/4 Story , Cape , Greek Rev , Antique	Year Built:	1840	Lot Acre:	2.98
Bedrooms:	3	Total Fin SqFt:	1,942	Book/Pg:	1650/ 500
Full:	1	Apx Fin Above Grd:	1,942	Lot SqFt:	129,809
1/2 Baths:	0	Construction:	Post and Beam	Seasonal:	No
3/4 Baths:	1	Exterior:	Clapboard	Zoning:	Neighb/Business
Living Rm Dim:	14 x 14	Basement:	Full , Unfinished	Flood Zone:	Unknown
Dining Rm Dim:	15 x 14	Foundation:	Granite , Stone	Road Frontage:	267
Kitchen Dim:	13 x 20	Roof:	Shingle-Asphalt	Water Frontage:	
Family Rm Dim:		Heating/Cool:	Central Air , Hot Air	Water Body Name:	
Master BR Dim:	15 x 13	Heat Fuel:	Oil , Wood	Roads:	Paved , Public
2nd BR Dim:	20 x 10	Water Heater:	Electric	Driveway:	Gravel
3rd BR Dim:	12 x 14	Water:	Drilled Well	Garage/Park:	3 Parking Space , Barn , Heated
4th BR Dim:		Sewer:	500 Gallon , Drywell	Garage Capacity:	1
Other Rm Dim:		Electric:	100 Amp , Circuit Breaker	Water Body Restri.:	
Den Rm Dim:	13 x 9				

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath			1		1/2 Bath				
3/4 Bath		1			Den		1		
Dining Rm		1			Family Rm				
Kitchen		1			Living Rm		1		
Master BR			1		2nd BR			1	
3rd BR			1		4th BR				
Other Rm 1									

Amenities: 2nd Floor Laundry , Cable , Cable Internet , Eat In Kitchen , Fireplace-Wood , Hearth , Laundry Hook-ups , Master BR with BA , Out Building , Wood Stove , Wood Stove Hook-up , Barn , Den
Appliances: Dishwasher , Dryer , Range-Electric , Refrigerator , Washer , Wood Stove
Restrictions:
Negotiable:
Disability:

Elem Sch: Tuftonboro Central School
Closed Date: 04/23/2010

Jr./Mid Sch: Kingswood Regional Middle

High Sch: Kingswood Regional High School

PREPARED BY



K A Perry Real Estate, LLC
188 North Wolfeboro Road
Wolfeboro, NH 03894
www.OlderHomesNH.com

Off. Ph# : (603) 569-1563

Lister: Ken Perry of K A Perry Real Estate, LLC

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