

Residential
2624227 Closed

74 Tuftonboro Neck
Tuftonboro, New Hampshire 03853



L\$299,900
C\$282,500



Style:	1 1/2 Story , Cape	Rooms:	7
Year Built:	1800	Bedrooms:	3
Color:	gold	Total Baths:	2
Taxes:	\$ 2,273.00	Full:	1
Taxes TBD:		3/4 Baths:	1
Tax Year:	2007	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	2.60	Garage Type:	Attached
Lot SqFt:	113,256	Total Fin SqFt:	2,635
Road Frontage:	296	Apx Fin Above Grd:	2,635
Water Frontage:		Apx Fin Below Grd:	0
Water Acc Type:		Foot Print:	37x28 34x13
Zoning:	Low Dens Res		

Water Body Type:	Water Body Restr.:	Surveyed:	Unknown	Seasonal:	No
Water Body Name:	Current Use:	Flood Zone:	No	Owned Land:	Yes

Public Rems: Comfortable 21st century family living in c1800 Cape on family-friendly 2.6 Acres of stonewalled lawn, gardens sm. woodlot. 3 Bedrms, 2 baths, 1st floor Master w/elegant Master Bath. Large Living Rm Kitchen; adjacent 300 sq ft Family Rm overlooks private sunny in-ground heated pool large backyard..all in Move-in condition. Attd PB barn.

Directions: NH Rte 109 4 miles North of Downtown Wolfeboro; left on Tuftonboro Neck Road; 1 mile to # 74 on left. Delightful country road location, near Lake Winnepesaukee, in Low-Tax Tuftonboro.

APPROXIMATE ROOM DIMENSIONS

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath	14 x 7		1			1/2 Bath					
3/4 Bath	8 x 6		1			Den					
Dining Rm						Family Rm	20 x 15		1		
Kitchen	22 x 12		1			Living Rm	19 x 18		1		
Master BR	14 x 12		1			2nd BR	12 x 12			2	
3rd BR	13 x 9			2		4th BR					
Other Rm 1	14 x 6		1			Other Rm 2					
Other Rm 3											

FEATURES

Amenities: 1st Floor Laundry , Attic , Cable , Cable Internet , Eat In Kitchen , Invisible Pet Fence , Master BR with BA , Mudroom , Patio , Pool-In Ground , Screen Porch , Whirlpool Tub , Wood Stove Hook-up , 1st Floor Master BR

Basement: Bulkhead , Dirt , Partial

Construction: Post and Beam

Driveway: Paved

Appliances: Air Conditioner , Cook Top-Electric , Dishwasher , Dryer , Refrigerator , Security System , Smoke Detector , Wall Oven , Washer , Window Treatment

Financing:

Garage/Park: 2 Parking Space , Attached , Auto Open , Barn , Direct Entry , Storage Above

Heat Fuel: Oil

Negotiable: Window Treatments

Roads: Public

Sewer: Concrete , Leach Field , Septic

Fee Includes:

Electric: 200 Amp

Exterior: Clapboard

Foundation: Granite , Stone

Heating/Cool: Baseboard , Hot Water

Lot Desc: Horse Prop , Landscaped , Level , Sloping , Wooded

Restrictions:

Roof: Shingle-Asphalt

Water: Driven Point , Private

Water Heater: Off Boiler

Book/Pg: 543/ 350	Tax Rate: \$ 7.06	Tax Class:	Tax Reduct: No
Elderly:	Veteran:	Other:	Map/Blck/Lot: 50/ 3/ 1
Covenant: No	Assmt: \$ 322,000.00	Assmt Yr: 2005	Deed: Warranty
Elem Sch: Tuftonboro Central School	Jr./Mid Sch: Kingswood Regional Middle	High Sch: Kingswood Regional High School	District: Governor Wentworth Regional
County: Carroll	New Const: No	Source SqFt: Muni	Closed Date: 03/03/2008
Excl Sale:	Devel/Subdiv:	Village/District:	DOM/DUC: 486 / 34

PREPARED BY



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