

Residential
4008410 Active

85 Gov Wentworth Highway
Tuftonboro, New Hampshire 03853



L \$399,900

Mirror Lake NH



Zoning:	Lkfrt & LD Res'l	Rooms:	12
Year Built:	1900	Bedrooms:	4
Color:	white	Total Baths:	2
Taxes:	\$ 4,903.00	Full:	0
Taxes TBD:	No	3/4 Baths:	2
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	0
Lot Acre:	2.00	Garage Type:	None
Lot SqFt:	87,120	Total Fin SqFt:	2,820
Common Land Acres:	.00	Apx Fin Above Grd:	2,820
Road Frontage:	No	Apx Fin Below Grd:	0
Water Frontage:	60	Foot Print:	40x30 & 26x11
Water Acc Type:	Owned	Flood Zone:	No
# of Stories:	2	Style:	Federal

Water Body Type: Lake	Water Body Restr.: No	Surveyed: Yes	Seasonal: No
Water Body Name: Mirror Lake	Current/Land Use: No	Land Gains:	Owned Land:

Parcel Access ROW: Yes **ROW for other Parcel:** **ROW Width:** 15 **ROW Length:** 124

Public Rems: Grand & Spacious c1900 year-round "Summer House" with central Heat, drilled Well and State Approved 4 Bedroom Septic System. Large open & Screened porches overlook Lake Winnepesaukee's Winter Harbor. Sunny Backyard Deck over-looks large private yard & towards Owned sandy Frontage on Mirror LAKE. Legally a 4-bedroom home; however, currently set up with 6+ bedrooms. First time offered since 1978 & ready for Your Extended Family's year-round enjoyment & memory-making.

Directions: Gov. Wentworth Highway to Mirror Lake; just south of Mirror Lake Church, up driveway on East side of Rte 109 at "Holiday Hill" & RE sign. 60' of OWNED WATERFRONT on peaceful Mirror Lake. 2 minutes to Public Boat Landing on Big Lake. <4 miles to historic Wolfeboro's lakeside Shops & Restaurants.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	14 x 14	1	Master BR	14 x 13	2	1st			1	
Kitchen	13 x 10	1	2nd BR	14 x 13	2	2nd	4		1	
Dining Rm	14 x 13	1	3rd BR	14 x 13	2	3rd				
Family Rm	14 x 14	1	4th BR	12 x 11	2	4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den	14 x 14	1					
Other Rm 1	19 x 10		Other Rm 3	10 x 8						
Other Rm 2	11 x 10									

Assoc Amenities:	Possession:
Interior Feat.: Attic , Den/Office , Family Room , Fireplace-Wood , Formal Dining Room , Foyer , Living Room , Natural Woodwork , 2 Fireplaces	
Exterior Feat.: Deck , Out Building , Porch , Porch-Covered , Screened Porch	
Basement: Bulkhead , Storage Space , Unfinished	
Equip./Appl.: Dryer , Range-Electric , Refrigerator , Washer	
Driveway: Gravel , Paved , ROW	Electric: 200 Amp , Circuit Breaker(s)
Construction: Existing , Wood Frame	Exterior: Clapboard , Wood
Financing:	Foundation: Stone
Floors: Hardwood	Heating/Cool: Hot Air
Garage/Park: 6+ Parking Spaces	Lot Desc: Country Setting , Mountain View , Water View , Waterfront
Heat Fuel: Oil	Occ. Restrictions:
Roads: Public	Roof: Shingle-Asphalt
Sewer: 1000 Gallon , Concrete , Leach Field , Private , Septic	Water: Drilled Well , Private
Suitable Land Use:	Water Heater: Electric
Fee Includes:	Building Certs:
Disability:	Docs Available:
Negotiable:	
Excl Sale:	

Tax Rate: \$9.01	Assmt: \$544,200.00	Assmt Yr: 2005
Tax Class:	Unadjusted Taxes:	Tax Reduct: No
Elderly: No	Veteran: No	Other: No
Covenant: Unknown	Source SqFt: Muni	County: Carroll
Recorded Deed: Warranty	Book/Pg: 727/ 096	Plan/Survey: 111/38
Map/Blck/Lot: 52/ 1/ 13	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: Tuftonboro Central School	Cable: TimeWarner	Electric Co: NH Co-op
Fuel Co:	Phone Co:	Resort: No
Timeshare/Fract. Ownrshp: No	# Weeks:	Timeshare %:
Auction:		DOM: 122
Auction \$ Det. By:		

PREPARED BY

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