

Residential
4008410 Active

85 Gov Wentworth Highway
Tuftonboro, New Hampshire 03853
Mirror Lake NH



L\$425,000



Zoning: Lkfrt &LD Res'l
Year Built: 1900
Color: white
Taxes: \$ 4,903.00
Taxes TBD: No
Tax Year: 2009
Monthly Assoc.\$: \$
Lot Acre: 2.00
Lot SqFt: 87,120
Common Land Acres: .00
Road Frontage: No
Water Frontage: 60
Water Acc Type: Owned
of Stories: 2

Rooms: 12
Bedrooms: 4
Total Baths: 2
Full: 0
3/4 Baths: 2
1/2 Baths: 0
Garage Capacity: 0
Garage Type: None
Total Fin SqFt: 2,820
Apx Fin Above Grd: 2,820
Apx Fin Below Grd: 0
Foot Print: 40x30 & 26x11
Flood Zone: No
Style: Federal

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

Parcel Access ROW: Yes
ROW for other Parcel: Unknown
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		Full Bath	0						
Other Rm 2	11 x 10		3/4 Bath	6x4 & 10x15						
Other Rm 3	10 x 8		1/2 Bath	0						

Assoc Amenities: Attic , Den/Office , Family Room , Fireplace-Wood , Formal Dining Room , Foyer , Living Room , Natural Woodwork , 2 Fireplaces
Interior Feat.: Deck , Out Building , Porch , Porch-Covered , Screened Porch
Exterior Feat.: Bulkhead , Storage Space , Unfinished
Basement: Dryer , Range-Electric , Refrigerator , Washer
Equip./Appl.: Gravel , Paved , ROW
Driveway: Existing , Wood Frame
Construction: Existing , Wood Frame
Financing:
Floors: Hardwood
Garage/Park: 6+ Parking Spaces

Possession: 200 Amp , Circuit Breaker(s)
Electric: Clapboard , Wood
Exterior: Stone
Foundation: Hot Air
Heating/Cool: Country Setting , Mountain View , Water View , Waterfront
Lot Desc:

Heat Fuel: Oil
Roads: Public
Sewer: 1000 Gallon , Concrete , Leach Field , Private , Septic
Occ. Restrictions:
Roof: Shingle-Asphalt
Water: Drilled Well , Private

Suitable Land Use:
Water Heater: Electric
Fee Includes:
Disability:
Negotiable:
Excl Sale:
Building Certs:
Docs Available:

Tax Rate: \$9.01
Tax Class:
Elderly: No
Covenant: Unknown
Recorded Deed: Warranty
Map/Blck/Lot: 52/ 1/ 13
Devel/Subdiv:
District: Governor Wentworth Regional
Elem Sch: Tuftonboro Central School
Fuel Co:
Timeshare/Fract. Ownrshp: No
Auction:
Auction \$ Det. By:

Assmt: \$544,200.00
Unadjusted Taxes:
Veteran: No
Source SqFt: Muni
Book/Pg: 727/ 096
Property ID:
Const. Status: Existing
High Sch: Kingswood Regional High School
Cable: TimeWarner
Phone Co:
Weeks:

Assmt Yr: 2005
Tax Reduct: No
Other: No
County: Carroll
Plan/Survey: 111/38
SPAN # (VT): --
Home Energy Rating Index:
Jr./Mid Sch: Kingswood Regional Middle
Electric Co: NH Co-op
Resort: No
Timeshare %:

DOM: 3

PREPARED BY

Ken Perry

Email : ken@OlderHomesNH.com

K A Perry Real Estate, LLC

Off. Ph# : (603) 569-1563



188 North Wolfeboro Road

Wolfeboro, NH 03894

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

Agt. Ph# : (603) 569-1563 ext.

Cell Ph# : (603) 387-2667

Fax Ph# : (603) 569-9495



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