

198 Middleton Road

Wolfeboro, New Hampshire 03894

**L\$169,900
C\$154,000**

**Closed
Residential 2808278**

Large c1780 Ctr. Chimney Cape w/ 4 original fireplaces, 8ft. high beamed ceilings, some original paneling, doors, etc. Ready for continued family enjoyment as is; or, ideal for authentic restoration and sensitive updating. On 7+/- Acres w/ Trout POND. Septic System currently works, but??? New State Approved 3-bedroom Design to be included in sale; installation estimate is \$11K. Tenants require after 2pm or weekend showings.

Directions:

Rte 28 to South Wolfeboro curve; 1 mile up Middleton Road to large Red Cape on left, just after Alpine Meadows Road. 300 +/- ft. frontage on small trout pond. Non-Subdividable. "30-day-to-vacate" Tenants in place; 24+ hour notice to show.



Taxes: \$2,949.00 Taxes TBD: Tax Year: 2009 Monthly Assoc.\$: Condo Assoc Fees:

Style:	Cape	Year Built:	1780	Lot Acre:	7.50
Bedrooms:	3	Total Fin SqFt:	2,443	Book/Pg:	0312/ 0101
Total Baths:	1	Apx Fin Above Grd:	2,443	Lot SqFt:	326,700
1/2 Baths:	0	Construction:	Post and Beam	Seasonal:	No
3/4 Baths:	0	Exterior:	Clapboard , Wood	Zoning:	RES
Basement:	Bulkhead , Crawl Space , Dirt , Full	Water:	Public	Flood Zone:	No
Foundation:	Granite , Stone	Sewer:	Concrete , Private , Septic	Road Frontage:	Yes/ 271
Roof:	Shingle-Asphalt	Electric:	100 Amp , Circuit Breaker(s)	Water Frontage:	300
Heating/Cool:	Hot Air	Driveway:	Gravel	Water Body Name:	trout pond
Heat Fuel:	Gas-LP/Bottle , Oil	Garage/Park:	None	Roads:	Public
Water Heater:	Electric	Garage Capacity:	0	Water Body Restri.:	

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	16 X 15	1	Master BR	16 X 13	1	1st	1	1	0	0
Kitchen	12 X 11	1	2nd BR	16 X 15	2	2nd	2	0	0	0
Dining Rm	19 X 11	1	3rd BR	16 X 11	2	3rd	0	0	0	0
Family Rm	24 X 14	1	4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	14 X 11	1					
Other Rm 1			Full Bath		1					
Other Rm 2			3/4 Bath							
Other Rm 3			1/2 Bath							

Amenities:
Appliances: Dishwasher , Dryer , Range-Electric , Washer

Restrictions:

Negotiable:

Disability:

Elem Sch: Carpenter Elementary

Jr./Mid Sch: Kingswood Regional Middle

High Sch: Kingswood Regional High School

Closed Date: 06/04/2010

DOM/DUC: 167 / 33

PREPARED BY

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