

Residential
4062881 Active

75 North Line Road
Wolfeboro, New Hampshire 03894



L \$499,900



Zoning:	Rural Res & Ag	Rooms:	10
Year Built:	1790	Bedrooms:	4
Color:	yellow	Total Baths:	5
Taxes:	\$ 3,081.00	Full:	1
Taxes TBD:	No	3/4 Baths:	4
Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	0
Lot Acre:	10.80	Garage Type:	Detached
Lot SqFt:	470,448	Total Fin SqFt:	2,660
Common Land Acres:		Apx Fin Above Grd:	2,660
Road Frontage:	Yes/ 460	Apx Fin Below Grd:	0
Water Frontage:		Foot Print:	39x30 & 34x18
Water Acc Type:		Flood Zone:	No
# of Stories:	1 3/4	Style:	Cape

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

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: "The Little Farm" was most recently a very successful Bed & Breakfast, with 3+ Guest Rooms, each with its own updated 3/4 Bath. Two possible 1st floor Masters. Continue as a Bed & Breakfast, or make it your own "real New Hampshire" country home. Original features include some floors & several beamed ceilings; large screened porch plus a large separate 3-season "back" porch; some systems up-dates; ...and all in turn-key condition. The detached early 19th century BARN appears to be in good solid condition w/workshop area; ready for animals and/or "toys". Enjoy the POND & your own 10 ACRES of pastures, gardens, lawns & woodlot. Only 1 mile to The Nick Recreation fields and the huge Town Beach on pristine Lake Wentworth; 4 miles to Historic Downtown Wolfeboro's shops, markets, restaurants, & public docks on Lake Winnepesaukee. Country Living at its best, in New Hampshire's Lakes Region.

Directions:Rte 28 to North Line Road (< 4miles North of Downtown Wolfeboro; <6 miles South of Rte 16); up North Line Road 1/3 mile to RE sign & driveway on R, just past Cemetery. The large c1790 Cape w/additions and the early post & beam barn sit about 300 feet down the paved driveway, amid rolling PASTURES.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	17x16	1	Master BR	19x17	1	1st	2	0	2	0
Kitchen	17x11	1	2nd BR	15x13	1	2nd	2	0	2	0
Dining Rm	16x13	1	3rd BR	14x13	2	3rd				
Family Rm			4th BR	13x12	2	4th				
Office/Study	12x12	1	5th BR			Bsmt				
Utility Rm			Den							
Laundry	11x7		Kids' Bunk Room	7X7	1					
3 season porch	24x12	1								

Assoc Amenities:	Possession:	At Closing
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Cable , Cable Internet , Ceiling Fan , Formal Dining Room , Laundry Hook-ups , Living Room , Master BR with BA , Sec Sys/Alarms , Smoke Det-Hardwired , Wood Stove	
Exterior Feat.:	Barn , Porch-Covered , Porch-Enclosed , Screened Porch , Storm Windows	
Basement:	Bulkhead , Gravel , Sump Pump , Unfinished	
Equip./Appl.:	Dishwasher , Dryer , Range-Electric , Refrigerator , Washer , Wood Stove	
Driveway:	Electric:	Circuit Breaker(s)
Construction:	Exterior:	Clapboard , Wood
Financing:	Foundation:	Granite
Floors:	Heating/Cool:	Baseboard , Hot Water
Garage/Park:	Lot Desc:	Agricultural Prop , Country Setting , Farm , Fenced , Fields , Horse Prop , Landscaped , Pasture , Rural Setting , View , Water View , Wooded
Heat Fuel:	Occ. Restrictions:	
Roads:	Roof:	Metal , Shingle-Asphalt
Sewer:	Water:	Drilled Well
Suitable Land Use:	Water Heater:	Off Boiler
Fee Includes:	Building Certs:	
Disability:	Docs Available:	
Negotiable:		
Excl Sale:		

Tax Rate:	\$11.04	Assmt:	\$279,101.00	Assmt Yr:	2010
Tax Class:		Unadjusted Taxes:		Tax Reduct:	Yes
Elderly:	No	Veteran:	No	Other:	No
Covenant:	No	Source SqFt:	Muni	County:	Carroll
Recorded Deed:	Warranty	Book/Pg:	1953/ 657	Plan/Survey:	
Map/Blck/Lot:	115/ / 3 & 4	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:	Carpenter Elementary	Cable:	MetroCast	Electric Co:	Wolfe Muni
Fuel Co:		Phone Co:	FairPoint	Resort:	
Timeshare/Fract. Ownrshp:		# Weeks:		Timeshare %:	
Auction:					

PREPARED BY



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