



**79 North Wolfeborough Road**

**Wolfeboro, New Hampshire 03894**

**L\$299,900  
C\$250,000**

**Closed  
Residential 2765805**

Expertly restored c1810 Cape w/ c1850 addition, on 5 country acres in the North Wolfeborough Historic District. Wide board floors, fireplaces, original woodwork, hand-hewn beams, sunporch, etc. Updated baths (2), laundry room, kitchens, and systems; 1st floor bedroom. New detached garage/barn w/ workshop above. Stonewalls, mature plantings, and sun!



**Directions:**

Rte 28N from downtown, about 6 miles. Right onto No. Wolfeboro Road (opposite Pork Hill Rd); go up 1/2 mile to white Cape with newer detached barn/garage on right. With clearing of grown-up pasture... excellent HORSE and some VIEW possibilities.



**Taxes: \$ 2,809.00 Taxes TBD: Tax Year: 2008 Monthly Assoc.\$: \$ Condo Assoc Fees: \$**

<b>Style:</b>	1 1/2 Story , Cape , Colonial , Historic District	<b>Year Built:</b>	1830	<b>Lot Acre:</b>	5.35
<b>Bedrooms:</b>	3	<b>Total Fin SqFt:</b>	1,950	<b>Book/Pg:</b>	0/0
<b>Full:</b>	1	<b>Apx Fin Above Grd:</b>	1,950	<b>Lot SqFt:</b>	233,046
<b>1/2 Baths:</b>	0	<b>Construction:</b>	Post and Beam	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	1	<b>Exterior:</b>	Clapboard , Wood	<b>Zoning:</b>	Hist-Ag
<b>Living Rm Dim:</b>	15 x 12	<b>Basement:</b>	Bulkhead , Full , Partial , Sump Pump	<b>Flood Zone:</b>	No
<b>Dining Rm Dim:</b>	19 x 10	<b>Foundation:</b>	Granite	<b>Road Frontage:</b>	981
<b>Kitchen Dim:</b>	18 x 18	<b>Roof:</b>	Shingle-Asphalt	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>	15 x 12	<b>Heating/Cool:</b>	Hot Air	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	15 x 10	<b>Heat Fuel:</b>	Oil	<b>Roads:</b>	Paved , Public
<b>2nd BR Dim:</b>	15 x 12	<b>Water Heater:</b>	Electric	<b>Driveway:</b>	Gravel
<b>3rd BR Dim:</b>	15 x 12	<b>Water:</b>	Drilled Well , Private	<b>Garage/Park:</b>	4 Parking Space , Auto Open , Detached
<b>4th BR Dim:</b>		<b>Sewer:</b>	1250 Gallon , Concrete , Private , Septic	<b>Garage Capacity:</b>	3
<b>Other Rm Dim:</b>		<b>Electric:</b>	200 Amp , Circuit Breaker	<b>Water Body Restri.:</b>	
<b>Den Rm Dim:</b>					

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath		1			1/2 Bath				
3/4 Bath			1		Den				
Dining Rm		1			Family Rm		1		
Kitchen		1			Living Rm		1		
Master BR		1			2nd BR		1		
3rd BR		1			4th BR				
Other Rm 1									

**Amenities:** 1st Floor Laundry , Attic , Cable , Cable Internet , Eat In Kitchen , Fireplace-Gas , Fireplace-Wood , Screen Porch , 1st Floor Master BR , Barn

**Appliances:** Dishwasher , Dryer , Range-Electric , Microwave , Refrigerator , Washer

**Restrictions:**

**Negotiable:**

**Disability:**

**Elem Sch:** Carpenter Elementary

**Jr./Mid Sch:** Kingswood Regional Middle

**High Sch:** Kingswood Regional High School

**Closed Date:** 12/11/2009

**PREPARED BY**



**K A Perry Real Estate, LLC**

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**Wolfeboro, NH 03894**

[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

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

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