

Land
2726875 Active

Canopache
Wolfeboro, New Hampshire 03894



L \$49,000



Type:	Residential	Lot Acre:	.78
Taxes:	\$ 898.00	Lot SqFt:	33,977
Taxes TBD:		Est Open Spc:	50 %
Tax Year:	2009	Price/Acre:	\$ 62,820.51
Zoning:	Res	Permit Num:	
Flood Zone:	No	Pole Num:	
Road Frontage:	Yes/ 75	Easements:	
Water Frontage:		Exposure:	South
Water Acc Type:		Surveyed:	Yes
Water Body Type:			
Water Body Name:			

Multiple Deeds:	No	Mo. Lease Amt:	\$	Association:	No	Monthly Assoc.\$:	\$0
Water Body Restri.:		Current/Land Use:	No	Surveyed By:		Land Gains:	U
Total # Leases:		Total # Lots:					

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: Wonderful residential lot with Town Water on quiet residential street; very short walk to all grade 4-12 schools, athletic fields, and Kingswood Golf Club. One mile to Town Beach and/or historic downtown Wolfeboro's waterfront shops, restaurants, boat docks, etc. New home must be set 200+ ft from town roadway, per deed restriction.

Directions: South Main Street (NH Rte 28S) about one mile to first right after KRHS; opposite entrance to KRHS/KRMS/CLS Parking & fields. Lot begins close to back of first house on left/corner. Only 75' +/- of road frontage (may be slightly into next "lawn") BUT 358'+/- deep.

Amenities: **Location:** Dead End Street , Near Golf

Topography: Level , Open , Sloping , Wooded
Current Use:

Utilities:		Structure:	
Electric:	At Street	Shore Rights:	
Gas:	None	Restrictions:	Further Subdivision , Mobile Homes
Roads:	Paved , Public	Financing:	
Water:	Public Water at Street	Sewer:	On Site Septic Needed
Permit Status:		Possession:	

Docs Avail:
Excl Sale:

Tax Rate:	\$10.61	Assmt:	\$84,600.00	Assmt Yr:	2007
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Veteran:	No	Other:	No	County:	Carroll
Covenant:	Unknown	Source SqFt:	Muni	Plan/Survey:	
Recorded Deed:	Warranty	Book/Pg:	2568/ 0471	SPAN # (VT):	--
Map/Blck/Lot:	244/ / 30	Property ID:			
Devel/Subdiv:		High Sch:	Kingswood Regional High School	Jr./Mid Sch:	Kingswood Regional Middle
District:	Governor Wentworth Regional	Cable:		Power Co:	
Elem Sch:	Carpenter Elementary	Phone Co:		Resort:	No
Fuel Co:					
Auction:		DOM:	1003		
Auction \$ Det. By:					

PREPARED BY



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