



**Canopache  
Wolfeboro, New Hampshire 03894**

**List Price: \$69,000  
Status: Active**

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. Best-priced "easily buildable" near-town Wolfeboro lot on market.

**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. 85 feet of road frontage (slightly into next "lawn"); 300'+/- deep.



PHOTO NOT  
AVAILABLE

**Land # 2726875**

**Location Info**

**Land Info**

<b>County:</b>	Carroll	<b>Lot Acre:</b>	.93
<b>Village/Proj:</b>		<b>Lot SqFt:</b>	40,511
<b>Map/Blck/Lot:</b>	244/ / 30	<b>Est Open Spc:</b>	50 %
<b>Pole Num:</b>		<b>Roads:</b>	Paved , Public
<b>Exposure:</b>	South	<b>Road Frontage:</b>	85
<b>Elem Sch:</b>	Carpenter Elementary	<b>Water/Sew:</b>	On Site Septic Needed , Public Water at Street
<b>Jr./Mid Sch:</b>	Kingswood Regional Middle	<b>Electric:</b>	At Street
<b>High Sch:</b>	Kingswood Regional High School	<b>Power Co:</b>	Wolfeboro Municipal
<b>Taxes:</b>	\$ 842.00	<b>Gas:</b>	None
<b>Taxes TBD:</b>		<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>	2007	<b>Water Body Type:</b>	
<b>Assessment:</b>	84600	<b>Water Acc Type:</b>	
<b>Book/Page:</b>	2568/ 0471	<b>Surveyed:</b>	Unknown
<b>Easements:</b>		<b>Monthly Assoc.\$:</b>	\$0
<b>Covenant:</b>	Unknown	<b>Current Use:</b>	No
<b>Zoning:</b>	Res	<b>Flood Zone:</b>	No
<b>Water Body Restri.:</b>			

**Description:** Level , Open , Sloping , Wooded  
**Restrictions:** Further Subdivision , Mobile Homes  
**Excl Sale:**

**PREPARED BY**



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

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