

Residential
4069389 Active

172 Pork Hill Road
Wolfeboro, New Hampshire 03894



L \$985,000



Zoning: 1f Res, agricul
Year Built: 1795
Color: white
Taxes: \$ 5,008.00
Taxes TBD: No
Tax Year: 2009
Monthly Assoc.\$: \$
Lot Acre: 120.27
Lot SqFt: 5,238,961
Common Land Acres:
Road Frontage: Yes/ 690
Water Frontage:
Water Acc Type:
of Stories: 2

Rooms: 8
Bedrooms: 3
Total Baths: 3
Full: 2
3/4 Baths: 1
1/2 Baths: 0
Garage Capacity: 9
Garage Type: Attached
Total Fin SqFt: 2,132
Apx Fin Above Grd: 2,132
Apx Fin Below Grd: 0
Foot Print: 28x38 83x16
Flood Zone: No
Style: Antique , Cape , Historical District

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

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: Highland Farm on 120 plus acres! Beautifully restored antique cape featuring views of Lake Wentworth, and the Belknap Mountains. An attached 43 X 79 2-story post and beam barn with new foundation. Home has been updated with modern amenities but reflects its antique charm. You'll find granite countertops in the kitchen as well as custom made pine cabinets. Floors are made up of King Pine and Pumpkin Pine. Multiple fireplaces lined with ceramic, stainless steel, and clay. Drilled well for the main water supply and a dug well for the land and barn water supply. If you're looking for views, fields, a historic home, and acreage, then don't pass this opportunity up!

Directions: From center of Wolfeboro take RT 28, left onto Pork Hill Road. Property at top of hill on left.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	14x17	1	Master BR	14.5x15	2	1st	1	2	0	0
Kitchen	15x20	1	2nd BR	13.5x11	1	2nd	2	1	0	0
Dining Rm	15x17	1	3rd BR	14x11.5	2	3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	11x14.5	1					
Other Rm 1	Office 12	1	Other Rm 3							
Other Rm 2										

Assoc Amenities: **Possession:**

Interior Feat.: 1st Floor Laundry , Alternative Heat Stove , Attic , Den/Office , Dining Area , Eat-in Kitchen , Fireplace-Wood , Hearth , Master BR with BA , Mudroom , Wood Stove Hook-up

Exterior Feat.: Barn , Patio , Satellite

Basement: Crawl Space , Full , Unfinished , Walk Out

Equip./Appl.: Cook Top-Gas , Dishwasher , Refrigerator , Security System , Wall Oven

Driveway: Crushed/Stone , Paved

Construction: Post and Beam

Financing:

Floors:

Garage/Park: 6+ Parking Spaces , Attached , Barn , Storage Above , Under

Electric: 200 Amp , Circuit Breaker(s)

Exterior: Clapboard , Shingle

Foundation: Concrete , Granite , Stone

Heating/Cool: Radiator , Steam

Lot Desc: Country Setting , Deed Restricted , Farm , Fields , Horse Prop , Landscaped , Level , Mountain View , Rural Setting , Sloping , View , Water View , Wooded , Wooded Setting

Heat Fuel: Oil , Wood

Roads: Public

Sewer: 1500+ Gallon , Concrete , Leach Field , Private , Septic

Suitable Land Use:

Fee Includes:

Disability:

Negotiable:

Excl Sale:

Occ. Restrictions:

Roof: Metal , Shingle-Asphalt

Water: Drilled Well , Dug Well , Private

Water Heater: Electric , Off Boiler , Tankless

Building Certs:

Docs Available:

Tax Rate: **Assmt:** **Assmt Yr:**

Tax Class: **Unadjusted Taxes:** **Tax Reduct:** Yes

Elderly: Unknown **Veteran:** No **Other:** Unknown

Covenant: Yes **Source SqFt:** **County:** Carroll

Recorded Deed: Warranty **Book/Pg:** 2145/ 0008 **Plan/Survey:**

Map/Blck/Lot: 14/ / 2 **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: **Cable:** **Electric Co:**

Fuel Co: **Phone Co:** **Resort:**

Timeshare/Fract. Ownrshp: **# Weeks:** **Timeshare %:**

DOM: 92

PREPARED BY



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