

**43 Johnson Road**

**Wolfeboro, New Hampshire 03894**

**L\$399,900**

**Active Residential 4002837**

Immaculately restored & maintained c1780 Center Chimney Cape with many original features & the most tasteful comfort updates. Three original fireplaces, woodwork, floors & pumpkin pine panelled walls. Set among gorgeous original stonewalls and pleasant plantings, lawns & woods. Could probably be used as a 3 Bedroom home. 1st floor Master Bedroom. New metal roof. Outstanding c1990 attached Barn/Garage.

**Directions:**

Rte 28N; 7 miles north of Downtown; just after Pork Hill Road & small pond on on your left, bear Left up Johnson Road; white Cape on right at top. Although not listing the property himself, the owner is a Licensed NH Real Estate agent.



**Taxes: \$2,906.00 Taxes TBD: No Tax Year: 2009 Monthly Assoc.\$: Condo Assoc Fees:**

<b>Style:</b> Antique , Cape , W/Addition	<b>Year Built:</b> 1780	<b>Lot Acre:</b> 6.01
<b>Bedrooms:</b> 2	<b>Total Fin SqFt:</b> 1,875	<b>Book/Pg:</b> 1815/ 0134
<b>Total Baths:</b> 2	<b>Apx Fin Above Grd:</b> 1,875	<b>Lot SqFt:</b> 261,796
<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> Agr'l Res'l
<b>Basement:</b> Partial	<b>Water:</b> Drilled Well , Dug Well , Private	<b>Flood Zone:</b> No
<b>Foundation:</b> Granite	<b>Sewer:</b> Leach Field , Septic	<b>Road Frontage:</b> Yes/ 1,150
<b>Roof:</b> Metal , Standing Seam	<b>Electric:</b> 100 Amp , Circuit Breaker(s)	<b>Water Frontage:</b>
<b>Heating/Cool:</b> Hot Air	<b>Driveway:</b> Paved	<b>Water Body Name:</b>
<b>Heat Fuel:</b> Oil	<b>Garage/Park:</b> 6+ Parking Spaces , Attached , Barn , Direct Entry	<b>Roads:</b> Gravel , Public
<b>Water Heater:</b> Electric	<b>Garage Capacity:</b> 4	<b>Water Body Restri.:</b>

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	16 x 15	1	Master BR	16 x 14	1	1st	1	1		
Kitchen	16 x 13	1	2nd BR	15 x 13	2	2nd	1		1	
Dining Rm	16 x 9	1	3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study	15 x 9	2	5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1	10 x 8	1	Full Bath	9 x 7	1					
Other Rm 2			3/4 Bath	7 x 5	2					
Other Rm 3			1/2 Bath							

**Amenities:**  
**Appliances:** Dryer , Microwave , Range-Electric , Washer , Wood Stove  
**Restrictions:**  
**Negotiable:**  
**Disability:**  
**Elem Sch:** Carpenter Elementary      **Jr./Mid Sch:** Kingswood Regional Middle      **High Sch:** Kingswood Regional High School  
**Closed Date:**

**PREPARED BY**



**K A Perry Real Estate, LLC**  
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Lister: Ken Perry of K A Perry Real Estate, LLC Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.

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