

Residential
4002837 Active

43 Johnson Road
Wolfeboro, New Hampshire 03894



L \$399,900



Zoning:	Agr'l Res'l	Rooms:	7
Year Built:	1780	Bedrooms:	2
Color:	white	Total Baths:	2
Taxes:	\$ 2,906.00	Full:	1
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	4
Lot Acre:	6.01	Garage Type:	Attached
Lot SqFt:	261,796	Total Fin SqFt:	1,875
Common Land Acres:		Apx Fin Above Grd:	1,875
Road Frontage:	Yes/ 1,150	Apx Fin Below Grd:	0
Water Frontage:		Foot Print:	35x27&16x14
Water Acc Type:		Flood Zone:	No
# of Stories:	1 1/2	Style:	Antique , Cape , W/Addition

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

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: Impeccably restored & maintained c1780 Center Chimney Cape with many antique features & the most tasteful comfort updates. Original fireplaces (3), woodwork, floors & pumpkin pine panelled walls. Set among gorgeous 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 with 2 large Cedar-lined Closets, huge walk-up "attic" for dry storage & separate heated Workshop!

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.

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	Other Rm 3							
Other Rm 2										

Assoc Amenities:	Possession:
Interior Feat.: 1st Floor Master BR , Alternative Heat Stove , Cable , Cable Internet , Eat-in Kitchen , Fireplace-Wood , Hearth , Mudroom , Multi Phonelines , Walk-in Closet , Wood Stove , 3+ Fireplaces , 1 Stove	
Exterior Feat.: Out Building , Satellite , Screened Porch	
Basement: Partial	
Equip./Appl.: Dryer , Microwave , Range-Electric , Washer , Wood Stove	
Driveway: Paved	Electric: 100 Amp , Circuit Breaker(s)
Construction: Post and Beam	Exterior: Clapboard , Wood
Financing:	Foundation: Granite
Floors: Softwood	Heating/Cool: Hot Air
Garage/Park: 6+ Parking Spaces , Attached , Barn , Direct Entry	Lot Desc: Landscaped , Wooded
Heat Fuel: Oil	Occ. Restrictions:
Roads: Gravel , Public	Roof: Metal , Standing Seam
Sewer: Leach Field , Septic	Water: Drilled Well , Dug Well , Private
Suitable Land Use: Land:Mixed	
Fee Includes:	Water Heater: Electric
Disability:	Building Certs:
Negotiable:	Docs Available:
Excl Sale:	

Tax Rate: \$10.61	Assmt: \$273,900.00	Assmt Yr: 2007
Tax Class:	Unadjusted Taxes:	Tax Reduct: No
Elderly:	Veteran:	Other:
Covenant: No	Source SqFt: Muni	County: Carroll
Recorded Deed: Warranty	Book/Pg: 1815/ 0134	Plan/Survey: PB58-52
Map/Blck/Lot: 16/ / 5	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: Carpenter Elementary	Cable: Metrocast	Electric Co: Wolfe Mun.
Fuel Co:	Phone Co:	Resort:
Timeshare/Fract. Ownrshp:	# Weeks:	Timeshare %:
Auction:		
Auction \$ Det. By:		DOM: 146

PREPARED BY

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