

Residential
4052912 Active

49 Trask Mountain Road
Wolfeboro, New Hampshire 03894
North Wolfeboro NH



L \$675,000



Zoning:	Ag/Hist	Rooms:	7
Year Built:	1810	Bedrooms:	3
Color:	White	Total Baths:	2
Taxes:	\$ 5,210.00	Full:	0
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2010	1/2 Baths:	1
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	106.00	Garage Type:	Attached
Lot SqFt:	4,617,360	Total Fin SqFt:	2,091
Common Land Acres:		Apx Fin Above Grd:	2,091
Road Frontage:	Yes/ 1,230	Apx Fin Below Grd:	0
Water Frontage:		Foot Print:	
Water Acc Type:		Flood Zone:	Unknown
# of Stories:	1 1/2	Style:	Antique , Cape , Farmhouse , Federal

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

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

Public Rems: 106 Acre North Wolfeboro FARM, w/fields, fenced pastures, 4 barns, pond, woodlands, VIEWS, all day sun, and Renovated c1810 Center Chimney CAPE w/attached ell (& barn) set nicely off quiet dead-end paved town road. Southeast facing & very Private DECKS over-looking pastures, small farm POND, & hills beyond. Turn-key HORSE property w/ paddocks fenced in no-cut Centaur Fencing. Pasture BARN holds 250 bales; other BARN (72' x 36') has 2 single & 2 double Stalls with run-in/run-out, & 36'x36' Equipment Bay. Lean-to Barn for animals or storage. Also chicken coop, SPRING house & tool shed. Back lot of 42 Acres is NOT contiguous.

Directions: On Rte 28 go 7 mi. N of downtown Wolfeboro (or 3 mi. S of Rte 16) to North Wolfeborough Rd; 1 mi. up to Dimon's Corner; L up Trask Mountain Rd 1/4 mi. to Farm on R. Only 8 mi. to Wolfeboro's shops, dining, beaches & docks on Lake Winnepesaukee. Only 5 mi. to Rte 16 Shopping Ctr. & Easy Commute South

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	13 x 14	1	Master BR	13.6 x 25	1	1st	1	0	1	0
Kitchen	13 z 13.5	1	2nd BR	10 x 13	2	2nd	2	0	0	1
Dining Rm	13.6 x 14	1	3rd BR	11.6 x 13.6	2	3rd	0	0	0	0
Family Rm	15 x 35	1	4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den							
Other Rm 1	9.5 x 12	1	Other Rm 3							
Other Rm 2										

Assoc Amenities:	Possession: At Closing
Interior Feat.: 1st Floor Master BR , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Family Room , Fireplace-Wood , Formal Dining Room , Great Room , Laundry Hook-ups , Mudroom , 2 Fireplaces	
Exterior Feat.: Barn , Deck , Out Building , Partial Fence , Porch-Covered , Shed	
Basement: Partial	
Equip./Appl.: Range-Electric , Refrigerator	
Driveway: Gravel	Electric: 200 Amp , Circuit Breaker(s)
Construction: Existing , Post and Beam	Exterior: Clapboard , Shingle , Wood
Financing:	Foundation: Block , Granite
Floors: Softwood	Heating/Cool: Hot Air , Space Heater
Garage/Park: 6+ Parking Spaces , Attached , Barn , Detached , Direct Entry	Lot Desc: Agricultural Prop , Country Setting , Farm , Fenced , Fields , Horse Prop , Level , Mountain View , Pasture , Rural Setting , Sloping , Wooded , Working Farm
Heat Fuel: Gas-LP/Bottle , Oil	Occ. Restrictions:
Roads: Public , Paved	Roof: Shingle-Asphalt
Sewer: 1000 Gallon , Leach Field , Septic	Water: Drilled Well , Dug Well , Shared , Spring
Suitable Land Use: Land:Mixed , Land:Pasture , Land:Tillable , Land:Woodland , Agriculture/Produce , Dairy Farm , Horse/Animal Farm	Water Heater: Electric
Fee Includes:	Building Certs:
Disability:	Docs Available: Deed , Plot Plan , Property Disclosure , Survey , Town Permit
Negotiable:	

Excl Sale:			
Tax Rate: \$11.04	Assmt: \$634,500.00	Assmt Yr: 2010	
Tax Class:	Unadjusted Taxes:	Tax Reduct: Yes	
Elderly: No	Veteran: No	Other: No	
Covenant: No	Source SqFt: Muni	County: Carroll	
Recorded Deed: Warranty	Book/Pg: 1505/ 830	Plan/Survey: 052-017	
Map/Blck/Lot: 35/36/ / 1/3/2	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: Carpenter Elementary	Cable: MetroCast	Electric Co: Wolfe Mun.	
Fuel Co:	Phone Co: FairPoint	Resort:	
Timeshare/Fract. Ownrshp:	# Weeks:	Timeshare %:	

DOM: 142

PREPARED BY



Ken Perry

K A Perry Real Estate, LLC

188 North Wolfeboro Road

Wolfeboro, NH 03894

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

Email : ken@OlderHomesNH.com

Off. Ph# : (603) 569-1563

Agt. Ph# : (603) 569-1563 ext.

Cell Ph# : (603) 387-2667

Fax Ph# : (603) 569-9495



www.OlderHomesNH.com

www.OlderHomesNH.com

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.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/21/2011 12:25 PM Printed By: Ken Perry

Photo Gallery MLS# R4052912A



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.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/21/2011 12:25 PM Printed By: Ken Perry

Photo Gallery MLS# R4052912A



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.
Copyright 2011 Northern New England Real Estate Network, Inc. 08/21/2011 12:25 PM Printed By: Ken Perry