

Ken Perry
K A Perry Real Estate, LLC
188 North Wolfeboro Road
(603) 569-1563 ext.
ken@OlderHomesNH.com

44 MIDDLE ROAD
Tuftonboro, New Hampshire 03816
Residential
2748346
Active

L\$249,900
Taxes: \$ 1,616.00
Taxes TBD:
Tax Year: 2008
Monthly Assoc.\$: \$
Condo Assoc Fees: \$



Public Rems: -Beautifully restored & updated c1841 CAPE with attached post & beam Barn. Larger than it appears from the road, with 3 Bedrooms, 2 Baths, beamed ceilings, wide board floors, much original woodwork, 3 rebuilt FIREPLACES, 4-season Sun Porch and a private DECK offering pastoral westerly views w/ radiant SUNSETS. All on 2+ acres in low-tax Tuftonboro.

Directions: -NH Rte 109A, north out of Wolfeboro. About 1/2 mile over Tuftonboro Town Line (where road's name changes to Middle Road); 1st house on Left, after Lang Pond Road. Just reduced another \$50K on 8/22/09. A Very Motivated Seller!

Style: 1 3/4 Story , Cape , Greek Rev , Antique

Bedrooms:	3	Year Built:	1841	Lot Acre:	2.50
Full:	1	Total Fin SqFt:	1,400	Book/Pg:	299/ 15
1/2 Baths:	1	Apx Fin Above Grd:	1,400	Lot SqFt:	108,900
3/4 Baths:	0	Construction:	Post and Beam	Seasonal:	No
Living Rm Dim:	16 X 15	Exterior:	Clapboard , Wood	Zoning:	LD RES
Dining Rm Dim:	8 X 10	Basement:	Bulkhead , Full , Gravel	Flood Zone:	No
Kitchen Dim:	9 X 7	Foundation:	Block , Granite	Road Frontage:	415
Family Rm Dim:	21 X 10	Roof:	Shingle-Asphalt	Water Frontage:	
Master BR Dim:	10 X 20	Heating/Cool:	Baseboard , Space Heater	Water Body Name:	
2nd BR Dim:	13 X 10	Heat Fuel:	Electric , Kerosene	Roads:	Paved , Public
3rd BR Dim:	13 X 9	Water Heater:	Electric	Driveway:	Paved , Other
4th BR Dim:		Water:	Drilled Well , Private	Garage/Park:	Attached , Barn , Under
Other Rm Dim:		Sewer:	750 Gallon , Concrete , Drywell	Garage Capacity:	1
Den Rm Dim:	11 X 16	Electric:	200 Amp , Circuit Breaker	Water Body Restri.:	

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath	0	1	0	0	1/2 Bath	0	0	1	0
3/4 Bath	0	0	0	0	Den	0	0	0	0
Dining Rm	0	1	0	0	Family Rm	0	0	0	0
Kitchen	0	1	0	0	Living Rm	0	1	0	0
Master BR	0	1	0	0	2nd BR	0	0	1	0
3rd BR	0	0	1	0	4th BR	0	0	0	0
Other Rm 1	0	0	0	0					

Amenities: 1st Floor Laundry , Cable , Ceiling Fan , Deck , Fireplace-Wood , Master BR with BA , Sunroom , 1st Floor Master BR , Barn

Appliances: Dishwasher , Disposal , Range-Electric , Refrigerator

Restrictions:

Negotiable:

Disability:

Elem Sch: Tuftonboro Central School

Jr./Mid Sch: Kingswood Regional Middle

High Sch: Kingswood Regional High School

DOM/DUC: 317

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.
 Copyright 2006 Northern New England Real Estate Network, Inc. 08/29/2009 12:41 PM Printed By: Ken Perry