



44 MIDDLE ROAD
Tuftonboro, New Hampshire 03816



L\$249,900
C\$200,000

Closed
Residential 2748346

-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!

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

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

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 Fans , 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

Closed Date: 12/01/2009

PREPARED BY



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