

**Residential**  
**2819711 Active**

**108 Whitten Neck Road**  
**Wolfeboro, New Hampshire 03894**



**L \$995,000**



<b>Zoning:</b>	RUR/RES	<b>Rooms:</b>	11
<b>Year Built:</b>	1788	<b>Bedrooms:</b>	5
<b>Color:</b>	White	<b>Total Baths:</b>	5
<b>Taxes:</b>	\$ 4,872.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	3
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	1
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	5.89	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	256,568	<b>Total Fin SqFt:</b>	3,931
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	3,931
<b>Road Frontage:</b>	Yes/ 900	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Foot Print:</b>	
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Antique , Cape , Colonial , Farmhouse , Historic Vintage , W/Addition

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

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
<b>Public Rems:</b> C.1788 Whitten Farm;pristine,totally updated,classic Cape;5/5;orig.details,King Pine beams,w/p paneling;fpc/LR;f/f master w/bath;spa room;sep.guest suite or MB;office/library;totally private 5.9ac;direct trail access;4.5ac.fenced fields;1870 P&B barn w/add.horse stalls;workshop;exquisite setting;views			

**Directions:**Route 28 to Wolfeboro; at Gulf/Citgo stations, follow Route 28 for 1.1 mile. Turn right on to Whitten Neck Road;continue to end; white gate is entrance to property; red house on left is not part of the property

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR			1st	0	0	0	0
Kitchen			2nd BR			2nd	0	0	0	0
Dining Rm			3rd BR			3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>	<b>Possession:</b>
<b>Interior Feat.:</b> 1st Floor Laundry , 1st Floor Master BR , Cable , Cable Internet , Ceiling Fan , Den/Office , Dining Area , DSL , Eat-in Kitchen , Fireplace-Wood , Hot Tub , Library , Master BR with BA , Mudroom , Multi Phonelines , Playroom , Skylight , Smoke Det-Hardwired	
<b>Exterior Feat.:</b> Barn , Full Fence , Hot Tub , Irrigation Meter , Out Building , Patio	
<b>Basement:</b> Full , Storage Space , Unfinished , Walk Out	
<b>Equip./Appl.:</b> Dishwasher , Kitchen Island , Range-Electric , Refrigerator , Wall Oven	
<b>Driveway:</b> Paved	<b>Electric:</b> 200 Amp , Circuit Breaker(s) , Wired for Generator
<b>Construction:</b> Post and Beam , Wood Frame	<b>Exterior:</b> Clapboard , Wood
<b>Financing:</b>	<b>Foundation:</b> Concrete , Granite
<b>Floors:</b> Hardwood , Softwood , Tile	<b>Heating/Cool:</b> Baseboard , Hot Water , Multi Zone
<b>Garage/Park:</b> 2 Parking Spaces , Attached , Auto Open , Direct Entry , Heated	<b>Lot Desc:</b> Abuts Conservation , Agricultural Prop , Corner , Country Setting , Farm , Fenced , Fields , Horse Prop , Landscaped , Level , Pasture , Rural Setting , Trail/Near Trail , View , Walking Trails
<b>Heat Fuel:</b> Oil	<b>Occ. Restrictions:</b>
<b>Roads:</b> Dead End , Public	<b>Roof:</b> Shingle-Fiberglass
<b>Sewer:</b> 1000 Gallon , Leach Field , Private	<b>Water:</b> Drilled Well , Private
<b>Suitable Land Use:</b> Land:Pasture , Land:Tillable , Bed and Breakfast , Horse/Animal Farm	<b>Water Heater:</b> Off Boiler
<b>Fee Includes:</b>	<b>Building Certs:</b>
<b>Disability:</b> 1st Floor 1/2 Bathrm , 1st Floor 3/4 Bathrm , 1st Flr Hard Surface Flr. , Access. Laundry No Steps , Kitchen w/5 ft Diameter	<b>Docs Available:</b> Deed , Plot Plan , Property Disclosure
<b>Negotiable:</b>	
<b>Excl Sale:</b>	

<b>Tax Rate:</b>	<b>Assmt:</b>	<b>Assmt Yr:</b>
<b>Tax Class:</b>	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> No
<b>Elderly:</b> No	<b>Veteran:</b> Unknown	<b>Other:</b> No
<b>Covenant:</b> No	<b>Source SqFt:</b>	<b>County:</b> Carroll
<b>Recorded Deed:</b> Trust	<b>Book/Pg:</b> 1579/ 912	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 191/ / 56	<b>Property ID:</b>	<b>SPAN # (VT):</b> --
<b>Devel/Subdiv:</b>	<b>Const. Status:</b> Existing	<b>Home Energy Rating Index:</b>
<b>District:</b>	<b>High Sch:</b>	<b>Jr./Mid Sch:</b>
<b>Elem Sch:</b>	<b>Cable:</b>	<b>Electric Co:</b>
<b>Fuel Co:</b>	<b>Phone Co:</b>	<b>Resort:</b>
<b>Timeshare/Fract. Ownrshp:</b>	<b># Weeks:</b>	<b>Timeshare %:</b>
<b>Auction:</b>		
<b>Auction \$ Det. By:</b>		<b>DOM:</b> 384

**PREPARED BY**



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