

**Ken Perry**  
**K A Perry Real Estate, LLC**  
**188 North Wolfeboro Road**  
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**6 Partridge Drive**  
**Wolfeboro, New Hampshire 03894**  
**Residential**  
**2707495**  
**Closed**

**L\$254,900**   
**Taxes: \$ 2,182.00**  
**Taxes TBD:**  
**C\$228,000Tax Year: 2007**  
**Monthly Assoc.\$: \$**  
**Condo Assoc Fees: \$**



**Public Rems:** 3 bedroom 2 1/2 bath split with 2 propane fireplaces, hardwood floors, 2 decks, new kitchen, and toasty monitor heat make this home a good value in today's market.

**Directions:** Rte. 109 (N. Main St.) 1 mile from center of town, left onto Forest Rd., 3rd rgt onto Partridge, 3rd home on left. Sign on property.

**Style:** Split Entry

<b>Bedrooms:</b> 3	<b>Year Built:</b> 1974	<b>Lot Acre:</b> .88
<b>Full:</b> 2	<b>Total Fin SqFt:</b> 1,622	<b>Book/Pg:</b> 2157/ 0655
<b>1/2 Baths:</b> 1	<b>Apx Fin Above Grd:</b> 1,094	<b>Lot SqFt:</b> 38,333
<b>3/4 Baths:</b> 0	<b>Construction:</b> Wood Frame	<b>Seasonal:</b> No
<b>Living Rm Dim:</b> 14 x 15	<b>Exterior:</b> Masonite	<b>Zoning:</b> Residential
<b>Dining Rm Dim:</b> 10 x 12	<b>Basement:</b> Daylight , Finished , Walk Out	<b>Flood Zone:</b> No
<b>Kitchen Dim:</b> 11 x 12	<b>Foundation:</b> Below Frostline , Concrete	<b>Road Frontage:</b> 191
<b>Family Rm Dim:</b> 14 x 24	<b>Roof:</b> Pitched , Shingle-Asphalt	<b>Water Frontage:</b>
<b>Master BR Dim:</b> 14 x 16	<b>Heating/Cool:</b> Baseboard , Space Heater	<b>Water Body Name:</b>
<b>2nd BR Dim:</b> 12 x 15	<b>Heat Fuel:</b> Electric , Kerosene	<b>Roads:</b> Paved , Public
<b>3rd BR Dim:</b> 11 x 11	<b>Water Heater:</b> Electric	<b>Driveway:</b> Paved
<b>4th BR Dim:</b>	<b>Water:</b> Metered , Public	<b>Garage/Park:</b> 2 Parking Space , Auto Open , Direct Entry , Under 2
<b>Other Rm Dim:</b>	<b>Sewer:</b> 1000 Gallon , Leach Field , Private , Septic	<b>Garage Capacity:</b> 2
<b>Den Rm Dim:</b>	<b>Electric:</b> 200 Amp , Circuit Breaker	<b>Water Body Restri.:</b>

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

**Amenities:** 1st Floor Laundry , Cable , Cable Internet , Ceiling Fan , Deck , Dining Area , Eat In Kitchen , Fireplace-Gas , Laundry Hook-ups , Master BR with BA , 1st Floor Master BR

**Appliances:** Cook Top-Electric , Dishwasher , Disposal , Dryer , Range-Electric , Refrigerator , Smoke Detector , Washer , Window Treatment

**Restrictions:**

**Negotiable:**

**Disability:**

**Elem Sch:** Carpenter Elementary

**Jr./Mid Sch:** Kingswood Regional Middle

**High Sch:** Kingswood Regional High School

**Closed Date:** 03/06/2008

**DOM/DUC:** 2 / 8

Lister: Judith Boedecker of Coldwell Banker RB/Wolfeboro Auctioneer Lic #:

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