

**Multi-Family**  
**198128 Closed**

**116 South Main Street**  
**Wolfeboro, New Hampshire 03894**



**L\$449,900**  
**C\$451,000**



**Style:** 2 1/2 Story  
**Year Built:** 1800  
**Color:** yellow  
**Taxes:** \$ 4,106.00  
**Taxes TBD:**  
**Tax Year:** 2004  
**Income:** \$  
**Expenses:** \$  
**Road Frontage:** 155  
**Water Frontage:**

**Total Units:** 5  
**Total Fin SqFt:** 6,525  
**Apx Fin Above Grd:** 6,525  
**Apx Fin Below Grd:** 0  
**Foot Print:** 45x28+50x40+5  
**Heating Units:** 4  
**Water Heaters:** 4  
**Garage # Cars:** 0  
**Garage Type:** None  
**Zoning:** C1 LSA

**Water Acc Type/Body Type:** /  
**Water Body Name:**  
**Water Body Restri.:**

**Lot Acre:** .57  
**Surveyed:** Yes  
**Current/Land Use:**

**Lot SqFt:** 24,829  
**Seasonal:** No  
**Flood Zone:** No

**Public Rems:** One of Wolfeboro's most distinctive landmarks, the Pickering Homestead. Currently 4 apartments 2-story Main Residence. Marble fireplace mantles, center hall staircase, hardwood old pine floors, wrap around porch. Post beam Barn. C1 LSA zone.

**Directions:** Next to Carpenter School and across from the Brewster Academy Field. Current rents well below market.  
 LOCATION...LOCATION...LOCATION. Many Commercial possibilities.

<b># of 1 Bedrooms:</b> 3	<b># of 2 Bedrooms:</b> 1	<b># of 3+ Bedrooms:</b> 1	<b># of Full Baths:</b>
<b>Ranges:</b> 5	<b>Refrigerators:</b> 5	<b>Sep Utility:</b>	
<b>Taxes Expense:</b> \$	<b>Insurance:</b> \$	<b>Heat:</b> \$	<b>Snow Expense:</b> \$
<b>Utilities:</b> \$	<b>Trash Expense:</b> \$	<b>Water:</b> \$	<b>Maintenance:</b> \$
			<b>Management:</b> \$
			<b>Misc:</b> \$

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
<b># ROOMS</b>	5	3	3	2
<b># BR</b>	2	1	1	1
<b># BA</b>	1	1	1	1
<b>FURNISHED</b>				
<b>RENT</b>	\$ 375.00	\$ 400.00	\$ 350.00	\$ 350.00
<b>DEPOSIT</b>	\$	\$	\$	\$
<b>LEASE TERM</b>				
<b>RENT AGRMNT</b>	No	No	No	No
<b>FLOOR LOC</b>	2	1	1	2
<b>STYLE</b>	Apt. #5	Apt. #2	Apt. #3	Apt. #4
<b>TENANT</b>				
<b>TENANT #</b>				
<b>SHOW INSTR</b>		24 hours n	24 hours n	

**FEATURES**

**Amenities:** Attic , Cable  
**Basement:** Dirt , Sump Pump , Unfinished  
**Exterior:** Clapboard , Wood  
**Unit Info:** Fireplace Wood , Heat , Hot Water , Laundry Hook Up , Master BR W/BA , Porch , Refrigerator , Screened Porch , Smoke Detector  
**Driveway:** Common/Shared , Gravel , Paved  
**Financing:**  
**Parking:** 5-10 Spaces  
**Heat Fuel:** Electric , Oil  
**Roads:** Private , Public , Shared  
**Sewer:** Public  
**Water:** Public  
**Rent Includes:**  
**Neighborhood:** Intown  
**Utilities:**  
**Disability:**  
**Electric:** Combo  
**Foundation:** Granite  
**Heating/Cool:** Radiant Electric , Radiator  
**Restrictions:**  
**Roof:** Metal , Shingle-Other  
**Lot Desc:** Level , Water Front  
**Water Heater:** Electric , Off Boiler  
**Construction:** Post and Beam , Wood Frame  
**Trash:**  
**Misc:**

<b>Book/Pg:</b> 2384/ 077	<b>Tax Rate:</b> \$ 11.94	<b>Tax Class:</b>	<b>Tax Reduct:</b> No
<b>Elderly:</b>	<b>Veteran:</b>	<b>Other:</b>	<b>Map/Blck/Lot:</b> 218/ / 123
<b>Covenant:</b> No	<b>Assmt:</b> \$ 343,900.00	<b>Assmt Yr:</b> 2003	<b>Recorded Deed:</b> Warranty
<b>Elem Sch:</b> Carpenter Elementary	<b>Jr./Mid Sch:</b> Kingswood Regional Middle	<b>High Sch:</b> Kingswood Regional High School	<b>District:</b> Governor Wentworth Regional
<b>County:</b> Carroll	<b>New Const:</b>	<b>Source SqFt:</b> other	<b>Closed Date:</b> 07/06/2005
<b>Excl Sale:</b> Buyer is expected to maintain building facade.	<b>Devel/Subdiv:</b>	<b>DOM/DUC:</b> 11/71	

**PREPARED BY**



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