

**Residential**  
**4040402 Active**

**58 Center Street**  
**Wolfeboro, New Hampshire 03896**



**L \$225,000**



<b>Zoning:</b>	21 - VILLAGE/BA	<b>Rooms:</b>	12
<b>Year Built:</b>	1854	<b>Bedrooms:</b>	5
<b>Color:</b>		<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 3,559.00	<b>Full:</b>	3
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.58	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	25,265	<b>Total Fin SqFt:</b>	4,078
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	4,078
<b>Road Frontage:</b>	Yes/ 126	<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>	3	<b>Style:</b>	Colonial , Multi Level , Walkout Lower Level

<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>	<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>
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**Public Rems:** Lots of potential. Stately main residence with 3 bedrooms and lots of original features, fireplaces, gorgeous hardwood floors, and screened porches. In-law or income apartment with separate entrance, plus separate commercial space for use or even more rental income! Attached barn for storage. Located within walking distance of all shops and restaurants in beautiful downtown Wolfeboro!

**Directions:** Route 28 (Center Street) in Wolfeboro, just down the hill from The Wright Museum

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

<b>Assoc Amenities:</b>	<b>Possession:</b> At Closing
<b>Interior Feat.:</b> 2nd Floor Laundry , Cable , Fireplace-Wood , In Law Apartment , Pantry , Sunroom , 3+ Fireplaces	
<b>Exterior Feat.:</b> Barn , Porch , Porch-Enclosed , Screened Porch	
<b>Basement:</b> Full , Partially Finished , Walk Out	
<b>Equip./Appl.:</b> Dishwasher , Kitchen Island , Range-Gas , Refrigerator , Security System	
<b>Driveway:</b> Gravel , Paved	<b>Electric:</b> 100 Amp , 200 Amp , Circuit Breaker(s)
<b>Construction:</b> Masonry , Wood Frame	<b>Exterior:</b> Brick , Wood
<b>Financing:</b> Bank Owned	<b>Foundation:</b> Concrete
<b>Floors:</b> Carpet , Hardwood	<b>Heating/Cool:</b> Hot Air , Hot Water
<b>Garage/Park:</b> 6+ Parking Spaces	<b>Lot Desc:</b> Business District
<b>Heat Fuel:</b> Oil	<b>Occ. Restrictions:</b>
<b>Roads:</b> Public , Paved	<b>Roof:</b> Metal , Shingle-Asphalt
<b>Sewer:</b> Public	<b>Water:</b> Public
<b>Suitable Land Use:</b> Bed and Breakfast	
<b>Fee Includes:</b>	<b>Water Heater:</b> Other
<b>Disability:</b>	<b>Building Certs:</b>
<b>Negotiable:</b>	<b>Docs Available:</b> Deed
<b>Excl Sale:</b>	

<b>Tax Rate:</b>	<b>Assmt:</b> \$322,400.00	<b>Assmt Yr:</b> 2010
<b>Tax Class:</b>	<b>Unadjusted Taxes:</b>	<b>Tax Reduct:</b> No
<b>Elderly:</b>	<b>Veteran:</b>	<b>Other:</b>
<b>Covenant:</b> Unknown	<b>Source SqFt:</b> Muni	<b>County:</b> Carroll
<b>Recorded Deed:</b> Foreclosure	<b>Book/Pg:</b> 2890/ 910	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 204/ / 25	<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> 57

**PREPARED BY**

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Photo Gallery MLS# R404042A



**Kitchen**



**Beautiful Built-ins**



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Photo Gallery MLS# R4040402A



Laundry Area



Apartment Living Area



Apartment Bedroom



Apartment Fireplace

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**Photo Gallery MLS# R4040402A**



**Apartment Kitchen**



**Commercial Space**

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