

**Residential**  
**4829457**  
**Closed**

**Single Family**

**399 Governor Wentworth Highway**  
**Tuftonboro**  
**Unit/Lot #**

**NH 03850**

**Listed: 9/18/2020**  
**Closed: 2/19/2021**  
**DOM: 113**

**\$255,000**  
**\$250,000**



**County** NH-Carroll  
**VillDstLoc**  
**Year Built** 1893  
**Style** Cape, Farmhouse  
**Color** white  
**Total Stories** 1.75  
**Taxes TBD** No  
**TaxGrosAmt** \$2,008.00  
**Tax Year** 2020  
**Tax Year Notes**

**Rooms - Total** 6  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total** 1,595  
**Finished**  
**SqFt-Apx Total** 2,225  
**Lot Size Acres** 0.500000  
**Lot - Sqft** 21,780  
**Footprint** 30x21+20x9+1  
 9x12+12x7

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** Take Rte 109 (Gov Wentworth Hwy) to 100 yds N of intersection w/Rte 109A (Middle Rd) and 3/4 mile S of center of Melvin Village. #399 is the c1893 "high-posted" Cape w /att'd red barn on N side of the road in the Neighborhood Business zone.

**Remarks - Public** REDUCED \$45K! A well-maintained c1893 Melvin Village Cape w/ attached 24x24 post & beam Barn, detached single-car "garage" & 2 smaller sheds, on 1/2 Ac in the Neighborhood BUSINESS ZONE of low-tax Tuftonboro. In the same family for generations, this 2 Bedroom/1.5 Bath home is move-in-ready, although the new family will probably want to do some additional updates going forward. The spacious family kitchen is a c1988 timber-framed structure fitted out as a most inviting family Kitchen/Dining space, right off the rebuilt porch which is now an all-season & sun-filled Family Room. The 1st floor also includes a separate Living Room, large full bath/laundry and the former Living Room as a large 1st floor Master Bedroom, all with newer energy-saving windows. Upstairs are the generous 2nd bedroom and an 11x11 den/study/office with a 1/2 Bath that likely has space to add a shower. Only 3 miles from the National award-winning K-6 Tuftonboro Central School & only 10 mi. to the well-regarded Kingswood Regional Middle/High/Tech Schools in Wolfeboro. Tuftonboro also offers Town Beaches in both Melvin Village and on 19 Mile Bay, next to the Public Boat Ramp & Parking on Lake Winnepesaukee. This small lakeside town (of about 2400 residents) also offers a new Fire Station, the recently enlarged Tuftonboro Free Library, and miles of Hiking Trails on hundreds of Acres of permanently Conserved Lands. Many USE Possibilities offered by this High-Visibility Neighborhood BUSINESS Zone location.

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed** No  
**Construction** Post and Beam, Wood Frame  
**Foundation** Stone  
**Exterior** Clapboard, Shake  
**Roof** Shingle - Architectural, Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Bulkhead, Concrete Floor, Full, Partial, Interior Access, Stairs - Basement  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached  
**Garage Description** Barn

**SqFt-Apx Fin Above Grade** 1,595  
**List \$/SqFt Fin ABV Grade** \$159.87  
**SqFt-Apx Fin AG Source** Municipal  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Municipal  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Municipal  
**SqFt-Apx Unfn Below Grade** 630  
**SqFt-Apx Unfn BG Source** Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	
Kitchen/Dining	17 x 14	1
Family Room	20 x 9	1
Living Room	12 x 12	1
Master Bedroom	20 x 11	1
Bath - Full	10 x 10	1
Bedroom	16 x 11	2
Office/Study	11 x 11	2
Bath - 1/2	9 x 5	2

ROOMS	DIMS. / LVL
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#### PUBLIC RECORDS

**Deed - Recorded Type** Quit Claim  
**Deeds - Total**  
**Deed - Book** 2020  
**Deed - Page** 320  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Neighborhood Business  
**Map** 29  
**Block** 2  
**Lot** 1  
**SPAN#**  
**Tax Class**  
**Tax Rate** 9.56  
**Current Use** No  
**Land Gains**  
**Assessment Year**  
**Assessment Amount**

#### LOT & LOCATION

**Development / Subdivision**  
**Owned Land** Yes  
**Common Land Acres**  
**Roads** Paved, Public  
**Road Frontage** Yes  
**Road Frontage Length** 199  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown  
**School - District** Governor Wentworth Regional  
**School - Elementary** Carpenter Elementary  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School  
**Lot Description** Hilly, Level, Open, Slight, Sloping, Steep  
**Area Description** Commercial Zoning, Rural, Village  
**Suitable Use** Bed and Breakfast, Commercial, Mixed Use, Residential

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**UTILITIES**

**Heating** Forced Air  
**Heat Fuel** Oil  
**Water Heater** Gas - LP/Bottle  
**Cooling** None  
**Water** Drilled Well, Private  
**Sewer** 1000 Gallon, Concrete, Leach Field, Leach Field - At Grade, Leach Field - Existing, Leach Field - On-Site, On-Site Septic Exists, Private, Replacement Leach Field  
**Electric** 200 Amp, Circuit Breaker(s), Generator, Generator Ready

**Utilities** Phone, Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -Avail, Telephone At Site

**Fuel Company**  
**Electric Company** NH Electric Co-op  
**Cable Company** Spectrum  
**Phone Company** Consolidated Communica'n

**FEATURES**

**Features - Exterior** Barn, Storage, Window Screens, Windows - Double Pane  
**Driveway** Gravel  
**Parking** Off Street, On-Site, Parking Spaces 6+  
**Features - Interior** Kitchen/Dining, Laundry - 1st Floor  
**Flooring** Carpet, Hardwood, Laminate, Softwood  
**Appliances** Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer  
**Features - Accessibility** 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Access Laundry No Steps, Bathroom w/Tub, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, 1st Floor Laundry

**CONDO -- MOBILE -- AUCTION INFO**

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**  
**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**  
**Mobile Anchor**  
**Mobile Co-Op**  
**Mobile Park Approval**  
**Mobile Must Move**

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**  
**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Flood Zone** Unknown  
**Seasonal** No  
**Easements** Unknown  
**Covenants** Unknown  
**Resort**

**Items Excluded** -Antique pot hanger over kitchen sink. -2 glass shades on bathroom sink mirror.

**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

**POWER PRODUCTION**

**Power Production Type**  
**Power Production Ownership**  
**Mount Type**  
**Mount Location**  
**Power Production Size**  
**Power Production Year Install**  
**Power Production Annual**  
**Power Production Annual Status**  
**Power Production Verification Source**  
**Power Production Type 2**  
**Power Production Ownership 2**  
**Mount Type 2**  
**Mount Location 2**  
**Power Production Size 2**  
**Power Production Year Install 2**  
**Power Production Annual 2**  
**Power Production Annual Status 2**  
**Power Production Verification Source 2**

**HOME PERFORMANCE INDICATORS**

Green Verificatn Body 2  
Green Verificatn Progrm 2  
Green Verificatn Year 2  
Green Verificatn Rating 2  
Green Verificatn Metric 2  
Green Verificatn Status 2  
Green Verificatn NewCon 2  
Green Verification Source 2  
Green Verificatn URL 2

Green Verification Body  
Green Verification Progrm  
Green Verification Year  
Green Verification Rating  
Green Verification Metric  
Green Verification Status  
Green Verification Source  
Green Verification NewCon  
Green Verification URL

Green Verificatn Body 3  
Green Verificatn Progrm 3  
Green Verificatn Year 3  
Green Verificatn Rating 3  
Green Verificatn Metric 3  
Green Verificatn Status 3  
Green Verification Source 3  
Green Verificatn NewCon 3  
Green Verificatn URL 3

**PREPARED BY**

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**My Office Info:**

K A Perry Real Estate, LLC  
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Wolfeboro NH 03894  
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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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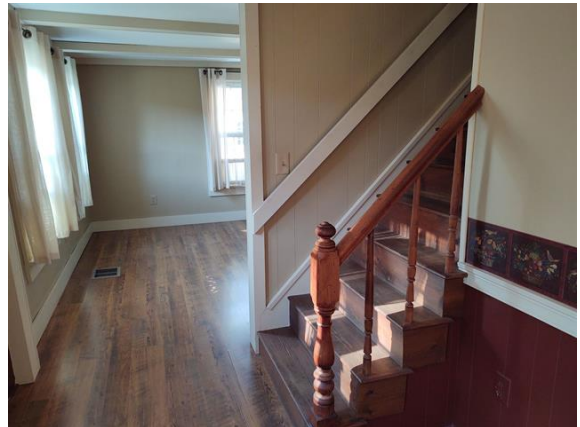
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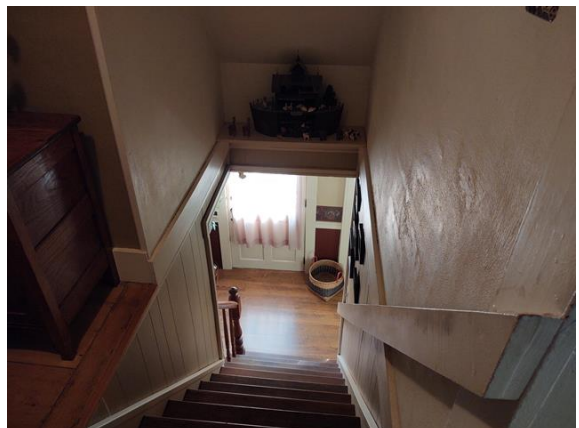
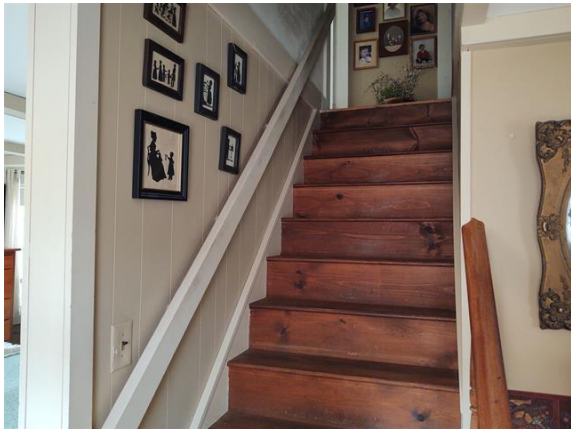
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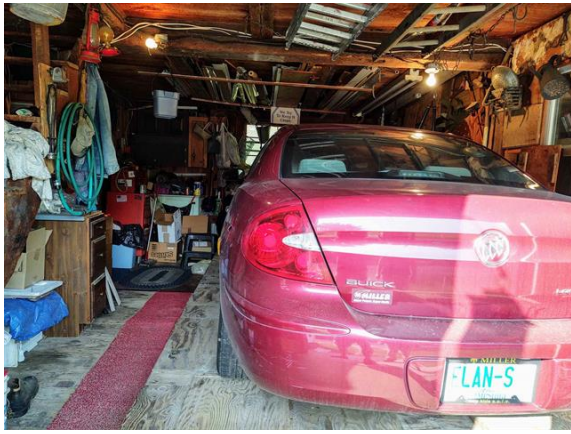
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