

**Residential**     **Single Family**  
**4949318**  
**Closed**

**3 Stoddard Road**  
**Wolfeboro**  
**Unit/Lot #**

**NH 03894**

**Listed: 4/17/2023**  
**Closed: 6/21/2023**  
**DOM: 8**

**\$424,900**  
**\$432,000**



**County** NH-Carroll  
**Village/Dist/Locale**  
**Year Built** 1974  
**Style** Gambrel  
**Color** natural  
**Taxes TBD** No  
**Tax - Gross Amount** \$3,649.00  
**Tax Year** 2022  
**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 1,768  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 1,768  
**Lot Size Acres** 10.05  
**Lot - Sqft** 437,778  
**Date - Initial Showings Begin**



**Directions** From Downtown Wolfeboro, take Rte 28N 3+ miles to 1/4 mile past the 7 /11 (at Rte 109E). Turn R onto College Rd; go 2 mi. to Stoddard/Bickford Rds on L. Enter the gravel roadway & proceed 300 ft up the R fork (Stoddard Rd) to 1st driveway on R to this c1974 3-Bdrm/2-Bath Gambrel set on 10 ACRES.

**Remarks - Public** A solid c1974 3-Bedroom 1.5-Bath Gambrel Home on 10 ACRES at Frost Corner in the Lake Winnepesaukee town of WOLFEBORO. Enjoy this relatively private yet accessible country home that can be used "as is", but will also benefit from the ideas & "future care" of its new owners. You will enjoy the relatively spacious rooms, 26'x12' DECK and the 13'x11' Screened Porch (with storm panels) that's right off the Kitchen. Everyone will also enjoy the large & very private yard w/its surrounding woodlands and seasonal streams. While the listed Appliances are mostly older, they are believed to be in working order. The Cotton Valley Rail (walking/biking/snowmobile/cross-country skiing) Trail is easily accessed less than a mile away on Bryant Road. From there it's only 3 miles to Albee (town) Beach on Lake Wentworth and 2 miles beyond to Wolfeboro w/its up-dated Hospital & Public Library and its Historic Downtown of Stores, Restaurants, Shops, small Parks and Docks right on Lake WINNIPESAUKEE.

**STRUCTURE**

<b>Construction Status</b> Existing	<b>Estimated Completion Date</b>	<b>List \$/SqFt Fin ABV Grade</b>	\$240.33
<b>Construction</b> Wood Frame		<b>SqFt-Apx Unfn Above Grade</b>	0
<b>Foundation</b> Poured Concrete		<b>SqFt-Apx Unfn Below Grade</b>	884
<b>Basement</b> Yes		<b>ROOMS</b>	
<b>Basement Access Type</b> Walkout		Living Room	1 Bedroom 2
<b>Exterior</b> Shingle, Vertical, Wood		Kitchen - Eat-in	1 Bath - 1/2 1
<b>Roof</b> Shingle - Architectural		Porch	1 Bath - Full 2
<b>Garage</b> Yes		Primary Bedroom	2
<b>Garage Capacity</b> 1		Bedroom	2
<b>Garage Type</b> Under		<b>WATER</b>	
<b>Parking</b> Parking Spaces 4		<b>Waterfront Property</b>	

**SCHOOLS, LOT AND LOCATION**

<b>SchDistrict</b> Governor Wentworth Regional	<b>Deed - Recorded Type</b> Warranty
<b>SchElem</b> Carpenter Elementary	<b>Deeds - Total</b>
<b>SchMiddle</b> Kingswood Regional Middle	<b>Deed - Book</b> 2954
<b>SchHigh</b> Kingswood Regional High School	<b>Deed - Page</b> 560

**Owned Land** Yes  
**Lot Description** Country Setting, Level, Rolling, Trail/Near Trail, Wetlands, Wooded  
**Area Description** Rural

**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**UTILITIES AND FEATURES**

**Heating** Hot Water, Multi Zone  
**Heat Fuel** Oil  
**Water Heater** Off Boiler  
**Cooling** None  
**Water** Drilled Well, On-Site Well Exists, Private  
**Sewer** Concrete, Leach Field - At Grade, Leach Field - Existing, Private, Septic  
**Electric** 200 Amp, Circuit Breaker(s)  
**Utilities** Cable - At Site, High Speed Intrnt -Avail, Internet - Cable, Telephone Available

**Features - Exterior** Deck, Garden Space, Natural Shade, Porch - Covered, Porch - Enclosed, Porch - Screened, Window Screens  
**Features - Interior** Ceiling Fan, Fireplace - Wood, Fireplaces - 1, Hearth, Natural Light, Laundry - Basement  
**Flooring** Carpet, Vinyl  
**Appliances** Dryer, Range - Electric, Refrigerator, Washer  
**Equipment** Smoke Detector, Stove-Wood

**CONDO/ASSOCIATION - MOBILE - AUCTION**

<b>Condo Name</b>	<b>Mobile Park Name</b>	<b>Auction</b> No
<b>Building Number</b>	<b>Mobile Park Approval</b>	<b>Date - Auction</b>
<b>Units Per Building</b>	<b>Mobile Co-Op</b>	<b>Auction Time</b>
<b>Condo Fees</b>	<b>Mobile Must Move</b>	<b>Auctioneer Name</b>

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**  
**Items Excluded**

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** No  
**Seasonal** No

**Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**

<b>Buyer Agency</b>	3.00%	<b>SubAgency</b>	0.00\$	<b>NonAgency Facilitator</b>	3.00%	<b>Transactional Broker</b>
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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the PrimeMLS.

**PREPARED BY**

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Listed By: Ken Perry / K A Perry Real Estate, LLC

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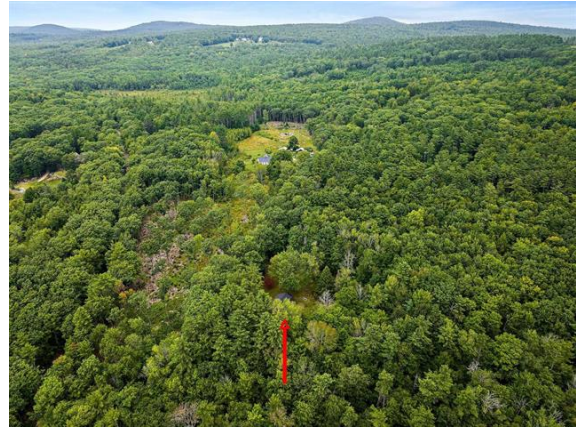
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