

**Residential**    **Single Family**    **65 Federal Corner Road**    **Listed: 8/17/2023**    **\$950,000**  
**4966186**    **Tuftonboro**    **NH 03816**    **Closed: 1/2/2024**    **\$775,000**  
**Closed**    **Unit/Lot #**    **DOM: 67**



**County** NH-Carroll  
**Village/Dist/Locale** Center Tuftonboro  
**Year Built** 1797  
**Style** Cape  
**Color** Red/Brown  
**Taxes TBD** No  
**Tax - Gross Amount** \$4,432.00  
**Tax Year** 2022  
**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 2,121  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,121  
**Lot Size Acres** 22.80  
**Lot - Sqft** 993,168  
**Date - Initial Showings Begin**



**Directions** Take NH Rte 109A (Middle Rd) to Tuftonboro General Store & Post Office. Across from Store, go up Federal Corner Rd 1 mi. to #65 on R, a restored c1797 3-Bdrm/2.5-Bath Cape w/att'd Barn on 22.8 ACRES w/1/4 Mile of Road Frontage. Half of Acreage is mowed pasture w/trees & 3 additional Out-Buildings.

**Remarks - Public** This restored c1797 3-Bdrm/2.5-Bath Cape with its 17'x15' 4-season Sunroom, 20'x16' Kitchen Ell & att'd 38'x32 c1820 post & beam Barn sits on 22.8 level, surveyed & stonewalled ACRES, the front half of which is tree-studded pasture. The yard/lawn & garden areas near the house & barn lie within original stonewalls with the wellhouse & the 26'x24' (heated) former antique shop. Back near the forested back half of the lot (which is the only portion taxed at the lower "Current Use" rate) is a 34'x30' pole Barn & a 20'x10' Shed. The Home features wide board floors, original & period woodwork, an older working fireplace, and a fireplaced woodstove in the spacious sun-filled Kitchen overlooking the yard, gardens & pasture. Much of the flooring, etc. was repurposed from a late 18th century rural Wolfeboro wheelwright shop. The two upstairs "guest" bedrooms and bath "feature" the sloped ceilings of a New England Cape, while the main floor provides spacious one-floor living. The small 1/2 Bath/Laundry and private Office are near the "back" door from the yard, between the Kitchen and attached Mud Room & Barn. In the Barn there is a 32' x 11' heated Workshop & many other clean storage & work spaces on both levels. With its long road frontage and level acreage there is considerable extended family and/or long-term investment potential here in the low-tax Town of Tuftonboro, w/its own Boat Launch (w/nearby parking) & Town Beach on Lake WINNIPESAUKEE. (Tools & Equipment are Negotiable.)

**STRUCTURE**

<b>Construction Status</b> Existing	<b>Estimated Completion Date</b>	<b>List \$/SqFt Fin ABV Grade</b>	\$447.90
<b>Construction</b> Post and Beam		<b>SqFt-Apx Unfn Above Grade</b>	0
<b>Foundation</b> Granite, Stone		<b>SqFt-Apx Unfn Below Grade</b>	832
<b>Basement</b> Yes		<b>ROOMS</b>	
<b>Basement Access Type</b> Interior		Sunroom	1 Bath - Full 1
<b>Exterior</b> Clapboard, Wood		Family Room	1 Bedroom 2
<b>Roof</b> Shingle - Wood		Living Room	1 Bedroom 2
<b>Garage</b> No		Kitchen/Dining	1 Bath - Full 2
<b>Garage Capacity</b>		Primary Bedroom	1 Office/Study 1
<b>Garage Type</b>			
<b>Parking</b> Off Street, On-Site, Parking Spaces 6+, Unpaved			

**WATER**

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

**SCHOOLS, LOT AND LOCATION**

**SchDistrict** Governor Wentworth Regional    **Deed - Recorded Type** Warranty  
**SchElem** Tuftonboro Central School    **Deeds - Total**  
**SchMiddle** Kingswood Regional Middle Sch    **Deed - Book** 1397  
**SchHigh** Kingswood Regional High School    **Deed - Page** 131

**Owned Land** Yes  
**Lot Description** Agricultural, Country Setting, Field/Pasture, Landscaped, Level, Open, Rolling, Slight, Stream, Wetlands, Wooded  
**Area Description** Near Snowmobile Trails, Rural

**UTILITIES AND FEATURES****Heating** Forced Air, Stove - Wood**Heat Fuel** Oil**Water Heater** Electric**Cooling** Other**Water** Drilled Well, Dug Well, Private**Sewer** 1000 Gallon, Concrete, Leach Field, Private**Electric** 200 Amp, Circuit Breaker(s)**Utilities** Cable - At Site, High Speed Intrnt -AtSite, Telephone At Site**Features - Exterior** Barn, Garden Space, Natural Shade, Outbuilding, Patio, Porch - Covered, Porch - Enclosed, Porch - Screened, Shed, Window Screens, Windows - Storm, Porch - Heated, Stable(s)**Features - Interior** Attic - Hatch/Skuttle, Dining Area, Fireplace - Wood, Kitchen/Dining, Primary BR w/ BA, Natural Woodwork, Storage - Indoor, Window Treatment, Laundry - 1st Floor**Flooring** Softwood**Appliances** Dishwasher, Dryer, Range Hood, Freezer, Microwave, Range - Electric, Refrigerator, Washer**Equipment** Window AC, Smoke Detectr-Batt Powrd, Stove-Wood, Generator - Portable**CONDO/ASSOCIATION - MOBILE - AUCTION****Condo Name****Building Number****Units Per Building****Condo Fees****Mobile Park Name****Mobile Park Approval****Mobile Co-Op****Mobile Must Move****Auction** No**Date - Auction****Auction Time****Auctioneer Name****DISCLOSURES****Fee****Fee 2****Fee 3****Items Excluded** Kitchen: Corner Cupboard, red wall Cabinet & fireplace Crane. Main Bdrm Bath: "tramp art" wall Cabinet. NOTE: Sellers request a mid-December Closing.**Timeshare/Fract. Ownrshp** No**Foreclosed/Bank-Owned/REO** No**Flood Zone** Unknown**Seasonal** No**Possession** At Closing**Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**

<b>Buyer Agency</b>	2.50%	<b>SubAgency</b>	0.00\$	<b>NonAgency Facilitator</b>	2.50%	<b>Transactional Broker</b>
---------------------	-------	------------------	--------	------------------------------	-------	-----------------------------

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

**PREPARED BY**

Ken Perry  
 Cell: 603-387-2667  
[ken@OlderHomesNH.com](mailto:ken@OlderHomesNH.com)

**My Office Info:**

K A Perry Real Estate, LLC  
 188 North Wolfeboro Road

Wolfeboro NH 03894  
 Off: 603-569-1563



Listed By:

Ken Perry / K A Perry Real Estate, LLC

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

Prep By: K A Perry Real Estate, LLC

Listed by:

Ken Perry / K A Perry Real Estate, LLC

Ken Perry



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS. **Prep by:** K A Perry Real Estate, LLC

**Listed by:**

Ken Perry / K A Perry Real Estate, LLC

Ken Perry





65 Federal Corner Road

Tuftonboro NH 03816



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS. **Prep by:** K A Perry Real Estate, LLC

Ken Perry

**Listed by:**

Ken Perry / K A Perry Real Estate, LLC