Residential **Single Family** **4 Old Town Road** **Listed: 10/1/2026** **$489,900**
5112347 **Tuftonboro** **NH 03816** **Closed:**
Active **Unit/Lot #** **DOM: 6**



County	NH-Carroll
Village/Dist/Locale	
Year Built	1987
Architectural Style	Ranch
Color	White
Taxes TBD	No
Tax Annual Amount	$2,091.00
Tax Year	2025
Rooms Total	6
Bedrooms Total	3
Bathrooms Total	2
Bathrooms Full	1
Bathrooms Three Quarter	1
Bathrooms Half	0
Above Grade Finished Area	1,352
Below Grade Finished Area	0
Total Finished Area	1,352
Lot Size Acres	7.55
Lot Size Square Feet	328,878
Activation Date	

Directions From Rt.171, take Ledge Hill Road and follow approx 2.5 m. R on Old Town Rd. Property 3rd driveway on Left. From Rte. 109A~ Turn R, if coming from Wolfeboro, and L if coming from Melvin Village, onto Ledge Hill Rd. at the Central Elementary School. Go 0.6 mi. Old Town Rd.on L. across from N. Line Rd

Public Remarks If you have been looking for a large house lot, then this 1987 Modular Ranch-Style home, situated on 7.55 Wooded Acres, with an adjacent 24' x 24' ~ 2 Car Garage may be just what you have been looking for. Situated in the Heart of the Lakes Region of New Hampshire, this home offers an Open Concept Living /Dining area with Vaulted ceilings, and 3 Bedrooms, with the Primary Bd.Rm. being en suite. The efficient Kitchen, which has well placed appliances and lovely cabinetry, also has a convenient 1st Fl. Washer and Dryer. Just 4 miles from the Melvin Village Marina, and 2.5 miles from the Pier19 Public Boat Launch, and the Tuftonboro Town Beach & Gazebo on beautiful Lake Winnipesaukee. Low Tax Tuftonboro is situated halfway between No. Conway, and Portsmouth, NH. Minutes from great Hiking Trails , and a short ride to local Ski areas, as welll as 3 Golf Courses. Additionally it is just 1/2 mile from the Tuftonboro Central School. Only 7 miles from downtown Wolfeboro , NH, which offers a variety of excellent Restaurants, several Banks, Supermarkets, some trendy shops, and the recently renovated Huggins Hospital. Wolfeboro also offers a host of activities such as Theater productions, Concerts, and more. This home has been unoccupied for a brief period of time. It has "good bones", but it needs a little TLC. While habitable, a coat of fresh paint to the interior, and new flooring, or carpeting will transform this property into a very comfortable home. No Drive-Bys Please. Shown by Appointment Only.

STRUCTURE

Property Condition Existing **Estimated Complet...**
Structure Type Modular
Construction Materials Wood Frame, Vinyl Siding
Foundation Details Concrete
Basement Yes
Basement Access Type Interior
Roof Asphalt Shingle
Garage Yes
Garage Capacity 2

List $/SqFt Fin ABV Grade	$362.35
Above Grade Unfinished Area	0
Below Grade Finished Area	1,352

ROOMS

Dining Room	1	Bathroom Full	1
Living Room	1	Kitchen	1
Bedroom with Bath	1		
Bedroom	1		
Bedroom	1		

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

SchDistrct
SchElem Tuftonboro Central School
SchMiddle Kingswood Regional Middle Sch
SchHigh Kingswood Regional High School

Deed Recorded Type Warranty
Total Deeds
Deed Book 1202
Deed Page 228-229

Owned Land Yes
Lot Features Country Setting, Level, Recreational, Walking Trails, Wooded, Near Golf Course, Near Shopping, Near Skiing, Near Snowmobile Trails, Rural, Near Hospital, Near School(s)

UTILITIES AND FEATURES

Utilities Cable Available, Telephone Available
Heating Baseboard, Hot Water, Wood Furnace
Electric 200+ Amp Service, Circuit Breaker(s)
Cooling Wall AC Units
Water Source Drilled Well, Private
Sewer 750 Gallon, Concrete, Leach Field at Grade, Septic Design Available, Septic

Exterior Features Deck, Garden Space, Handicap Modified
Interior Features Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Vaulted Ceiling, 1st Floor Laundry, Bidet
Flooring Carpet, Other
Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Domestic Water Heater, Electric Water Heater, Exhaust Fan
Other Equipment Battery Smoke Detector

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 Date
Auction Time
Auctioneer Name

DISCLOSURES

Fee 2
Fee 3

Special Listing Condition None
Exclusions Flag Pole; Granite stone commemorating Mr. LaPolla's service during WWII; Burning Bush.

Timeshare/Fract. Ownrshp No
Flood Zone No
Seasonal No
Right of First Refusal

PREPARED BY

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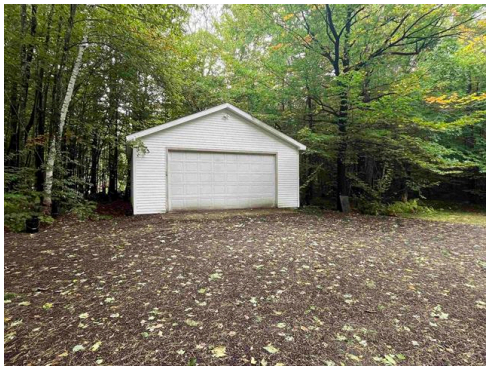
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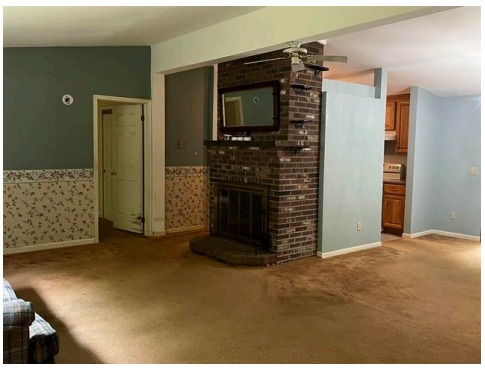
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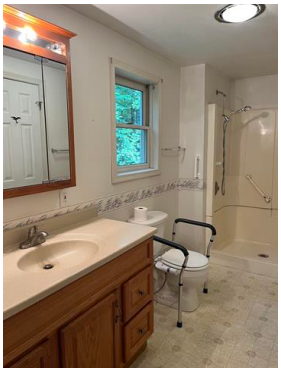
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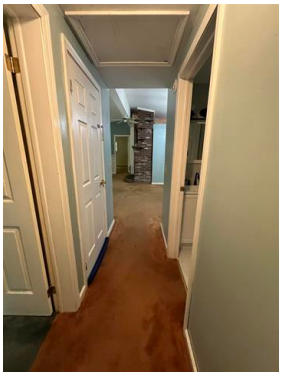
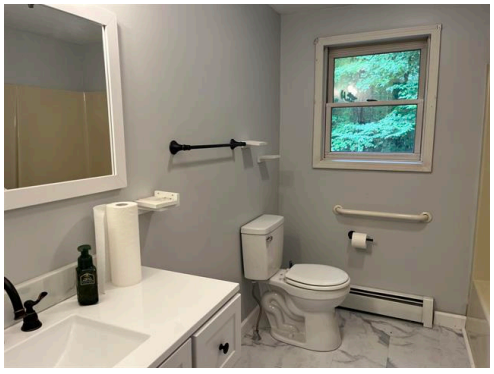
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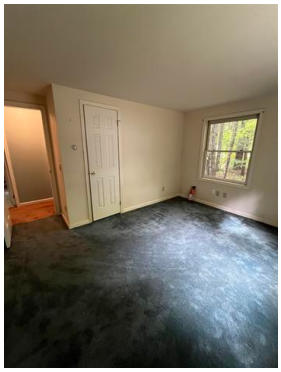
Ken Perry

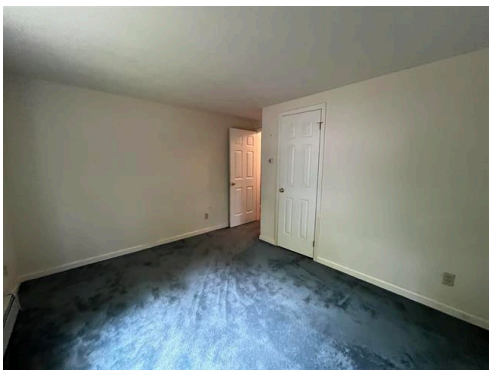
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