

**Residential** **Single Family** **784 North Line Road**  
**4972113** **Tuftonboro**  
**Closed** **Unit/Lot #**

**NH 03816** **Listed: 9/28/2023** **\$399,900**  
**Closed: 12/8/2023** **\$345,000**  
**DOM: 12**



**County** NH-Carroll  
**Village/Dist/Locale**  
**Year Built** 1968  
**Style** Gambrel, Ranch, w /Addition  
**Color** white/red  
**Taxes TBD** No  
**Tax - Gross Amount** \$2,828.00  
**Tax Year** 2022  
**Rooms - Total** 8  
**Bedrooms - Total** 4  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**SqFt-Apx Fin Above Grade** 2,076  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,076  
**Lot Size Acres** 2.55  
**Lot - Sqft** 111,078  
**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 1-1/4 mi. to L onto North Line Rd. This 1968(&1988) 4-Bedrm/2-Bath Home w att'd/2-car Garage on a double lot of 2.55 Acres w/468' of paved town road frontage, is 4th on the Left.

**Remarks - Public** In Low-Tax TUFTONBORO, this 4-Bedroom/2-Bath Home is a 1978 Ranch that was doubled in size in 1988 sitting in the center of its fairly level 2.5 Acre "double" lot w/long Paved Town Road frontage. The later addition included a large Family Room & attached 2-car Garage and a 2nd floor above with a 20' x 18' Primary Bedroom and its own large Private Bath AND South-facing Balcony overlooking the very private backyard and woods beyond. Additional space on the 2nd floor includes a 18' x 11' Office/Study & a 10' x 11' "other" room. While quite ready for its next family, this home will greatly benefit from some TLC & up-grades, given the existing Structure and its Location. About 1 mi. away is the highly-regarded K-6 Tuftonboro Central School, while Gr 7-12 Students attend the Governor Wentworth Regional School District's Middle, High & Tech Schools on the Kingswood Campus 10 mi. away in Wolfeboro. Within 1.5 mi. you'll find the newer Town Fire Station, Library & Town Office buildings ...and the soon-to-be built new Police Station. In <4 mi. from this home is the Eastern Shore of Lake WINNIPESAUKEE, with Tuftonboro's Town Beach and the Public Boat Launch (w/nearby boat trailer parking) on 19-Mile Bay. Shopping options are available 10 mi. away at either Wolfeboro's Historic Waterfront Downtown OR at the larger store options located at the Intersection of NH Routes 16 & 28, in Ossipee. Welcome to NH's Lakes Region! Showings Begin at 10am on Saturday, 09/30/2023, by Appointment.

**STRUCTURE**

<b>Construction Status</b> Existing	<b>Estimated Completion Date</b>	<b>List \$/SqFt Fin ABV Grade</b>	\$192.63
<b>Construction</b> Wood Frame		<b>SqFt-Apx Unfn Above Grade</b>	0
<b>Foundation</b> Concrete		<b>SqFt-Apx Unfn Below Grade</b>	768
<b>Basement</b> Yes			
<b>Basement Access Type</b> Interior			
<b>Exterior</b> Wood Siding			
<b>Roof</b> Shingle - Architectural			
<b>Garage</b> Yes			
<b>Garage Capacity</b> 2			
<b>Garage Type</b> Attached			
<b>Parking</b> Driveway, Garage, Parking Spaces 6+			

**ROOMS**

Family Room	1	Bath - Full	1
Kitchen - Eat-in	1	Primary BR Suite	2
Bedroom	1	Bath - Full	2
Bedroom	1	Office/Study	2
Bedroom	1	Other	2

**WATER**

**Waterfront Property**  
**Water View** No  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**SCHOOLS, LOT AND LOCATION**

<b>SchDistrict</b> Governor Wentworth Regional	<b>Deed - Recorded Type</b> Warranty
<b>SchElem</b> Tuftonboro Central School	<b>Deeds - Total</b>
<b>SchMiddle</b> Kingswood Regional Middle Sch	<b>Deed - Book</b> 1821
<b>SchHigh</b> Kingswood Regional High School	<b>Deed - Page</b> 126

**Owned Land** Yes  
**Lot Description** Country Setting, Level, Wetlands, Wooded  
**Area Description** Rural

**UTILITIES AND FEATURES****Heating** Electric, Gas Heater - Vented, Monitor Type**Heat Fuel** Electric, Gas - LP/Bottle, Kerosene**Water Heater** Kerosene, On Demand**Cooling** None**Water** Dug Well**Sewer** Concrete, Private, Septic**Electric** 200 Amp, Circuit Breaker(s)**Utilities** Cable - At Site, High Speed Intrnt -Avail, Internet - Cable, Telephone Available**Features - Exterior** Balcony, Deck, Natural Shade**Features - Interior** Attic - Hatch/Skuttle, Ceiling Fan, Kitchen /Dining, Natural Light, Natural Woodwork, Storage - Indoor, Walk-in Closet, Whirlpool Tub, Laundry - Basement**Flooring** Carpet, Hardwood, Vinyl**Appliances** Dryer, Freezer, Microwave, Range - Electric, Refrigerator, Washer, Exhaust Fan**Equipment** 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****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>	3.00%	<b>SubAgency</b>	<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 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

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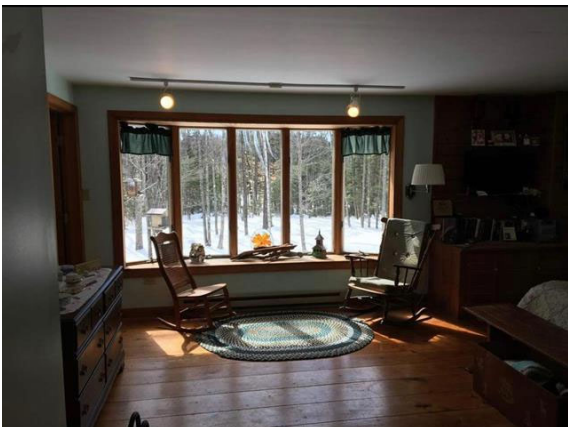
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Prep By: K A Perry Real Estate, LLC

Listed by:

Ken Perry / K A Perry Real Estate, LLC

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