

**Residential**  
**4968912**  
**Active**

**Single Family**

**3 Greenleaf Drive**  
**Wolfeboro**  
**Unit/Lot #**

**NH 03894**

**Listed: 9/6/2023**

**\$650,000**

**Closed:**

**DOM: 212**



**County** NH-Carroll  
**VillDStLoc**  
**Year Built** 1995  
**Architectural Style** Cape  
**Color** Gray  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxGrosAmt** \$4,645.00  
**Tax Year** 2023  
**Tax Year Notes**

**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 0  
**Baths - 3/4** 2  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total** 1,868  
**Finished**  
**SqFt-Apx Total** 3,468  
**Lot Size Acres** 0.57  
**Lot - Sqft** 24,829  
**Footprint** 36'x28'+14'x14'+24'x18

**Date Initial Showings Begin**

**Directions** On S Main St (opposite Huggins Hospital) take Clark Road (on either side of the Historic Clark House) towards the Lake. Go down 1/2 mile, past Brewster Academy's Tennis Courts & Beach to Greenleaf Road on L, to 2nd home on the R. NOTHING else like this is currently AVAILABLE this Close to DOWNTOWN!



**Remarks - Public** This move-in ready 3-Bdrm/2-Bath Cape, allows for One-Floor Living in a small neighborhood on a quiet dead-end street off another "almost-as-quiet" dead-end street that is Only 1 MILE from Wolfeboro's Historic Waterfront DOWNTOWN on the eastern shore of Lake WINNIPESAUKEE! Inside you'll find a large Living Room with hardwood floors, that opens onto the Dining Room, 4-season Sun Room & the updated Kitchen. The 1st floor Primary Bedroom is adjacent to the 3/4 Bath w /step-in shower & Laundry. Upstairs are 2 more Bedrooms & another 3/4 Bath. The walkout-daylight high-ceilinged full basement offers much dry storage space and options for future additional living space. The attached 1-car garage provides direct interior access to the home; however, given the topography of that part of the lot and the "reserved" perimeter Easement around each lot, it's doubtful that a 2nd garage bay can be added. 2023 UPDATES include the new Roof & FHW Boiler. The fairly narrow backyard slopes down to the HOA's low-lying wooded 5-Acre Common Land parcel. The level, larger, quiet & sunny front yard provides opportunities for Gardening, etc. Within a pleasant 1/2 mile walk you will find the Public Library, Huggins Hospital, the new Public Safety Building & the historic Clark House. Only 1/4 mile away is the sun-filled Brewster BEACH on Wolfeboro Bay, open to Town Residents & their Guests. 1/4 mile in the other direction, is a "pocket" Park with a picnic table and gorgeous frontage on The Big Lake!

**STRUCTURE**

**Construction Status** Existing  
**Rehab Needed** No  
**Construction Materials** Wood Frame, Vinyl Siding  
**Foundation** Poured Concrete  
**Roof** Shingle - Asphalt  
**Basement** Yes  
**Basement Access Type** Walkout  
**Basement Description** Concrete, Concrete Floor, Daylight, Full, Stairs - Interior, Unfinished, Walkout, Exterior Access  
**Garage** Yes  
**Garage Capacity** 1

**Estimated Completion**

**SqFt-Apx Fin Above Grade** 1,868  
**List \$/SqFt Fin ABV Grade** \$347.97  
**SqFt-Apx Fin AG Source** Assessor  
**SqFt-Apx Unfn Above Grade** 432  
**SqFt-Apx Unfn AG Source** Assessor  
**SqFt-Apx Fin Below Grade** 0  
**List \$/SqFt Fin Below Grade**  
**SqFt-Apx Fin BG Source**  
**List \$/SqFt Fin Total** \$347.97  
**SqFt-Apx Unfn Below Grade** 1,168  
**SqFt-Apx Unfn BG Source** Assessor  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Living Room	27' x 15'	1	
Dining Room	14' x 14'	1	
Kitchen	12' x 11'	1	
Sunroom	15' x 9'	1	
Primary Bedroom	14' x 13'	1	
Bath - 3/4	13' x 7'	1	
Bath - 3/4	8' x 6'	2	
Bedroom	16' x 15'	2	
Bedroom	15' x 11'	2	

**PUBLIC RECORDS**

**Deed - Recorded Type** Quit Claim  
**Deeds - Total**  
**Deed - Book** 3534  
**Deed - Page** 181  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number** CCRD Plan Bk83 Pg87  
**Property ID**  
**Zoning** Village Residential  
**Map** 243  
**Block** 0  
**Lot** 014  
**SPAN#**  
**Tax Class**  
**Tax Rate** 14.69  
**Current Use** No  
**Land Gains**  
**Assessment Year** 2023  
**Assessment Amount** \$316,200

**LOT & LOCATION**

**Development / Subdivision** Greenleaf Lot  
**Owners Association**  
**Owned Land** Yes  
**Common Land Acres** 6.40  
**School - District** Governor Wentworth Regional  
**School - Elementary** Carpenter Elementary  
**School - Middle/Jr** Kingswood Regional Middle Sch  
**School - High** Kingswood Regional High School

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

**Roads** Cul-de-Sac, Paved, Public  
**Road Frontage** Yes  
**Road Frontage Length** 196  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

**Lot Features** Beach Access, Conserved Land, Deed Restricted, Landscaped, Slight, Sloping  
**Area Description** Abuts Conservation, Village

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

**UTILITIES**

**Heating** Hot Water  
**Heat Fuel** Oil  
**Cooling** None  
**Water Source** Metered, Public Water - On-Site  
**Sewer** Public Sewer On-Site  
**Electric** 200 Amp, Circuit Breaker(s), Underground

**Utilities** Cable - At Site  
**Internet** High Speed Intrnt -AtSite

**Fuel Company** Eastern Propane & Oil  
**Electric Company** Wolfeboro Municipal  
**Cable Company** Breezeline  
**Phone Company** Consolidated Communicat'n

**FEATURES**

**Features - Exterior** Window Screens, Windows - Double Pane, Beach Access  
**Driveway** Circular, Paved  
**Parking** Auto Open, Direct Entry, Storage Above, Parking Spaces 4, Attached  
**Flooring** Carpet, Hardwood, Vinyl  
**Features - Interior** Blinds, Dining Area, Living/Dining, Primary BR w/ BA, Natural Light, Natural Woodwork, Storage - Indoor, Window Treatment, Laundry - 1st Floor

**Appliances** Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater - Off Boiler  
**Equipment** CO Detector, Smoke Detectr-HrdWrdw/Bat  
**Features - Accessibility** 1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Hrd Surfce Flr, Bathroom w/Step-in Shower, Hard Surface Flooring, 1st Floor Laundry

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

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**  
**Association Amenities** Master Insurance, Common Acreage

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**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** Yes  
**Covenants** Yes  
**Resort**

**Items Excluded**

**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**

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

**Buyer Agency** 2.50% **SubAgency** 0.00\$ **NonAgency Facilitator** 2.50% **Transactional Broker**

**Compensation Based On** Net Sales Price

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

**Compensation Comments**

**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

3 Greenleaf Drive

Wolfeboro NH 03894



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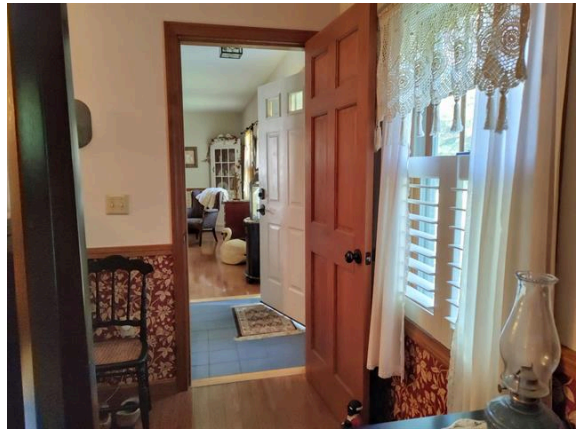
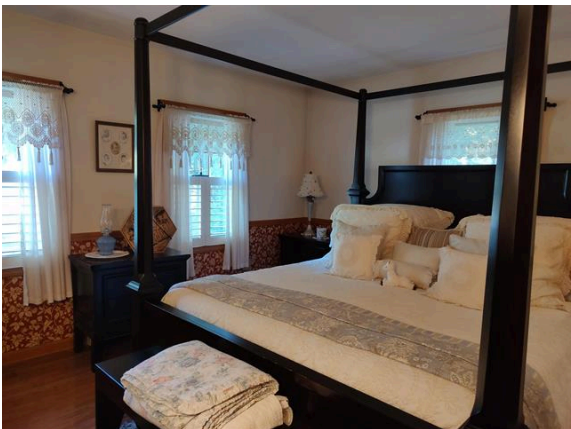
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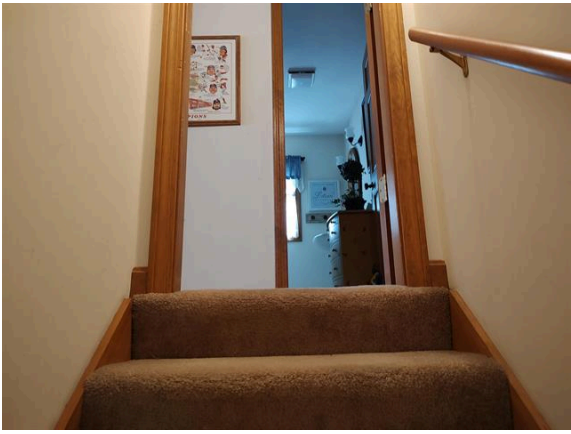


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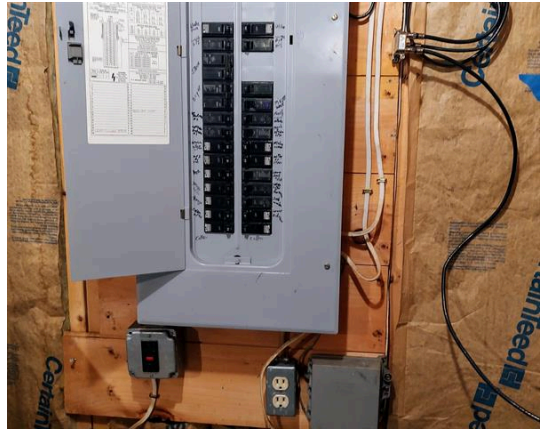
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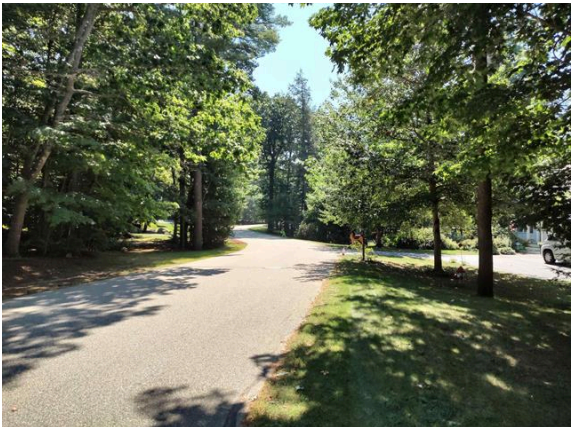
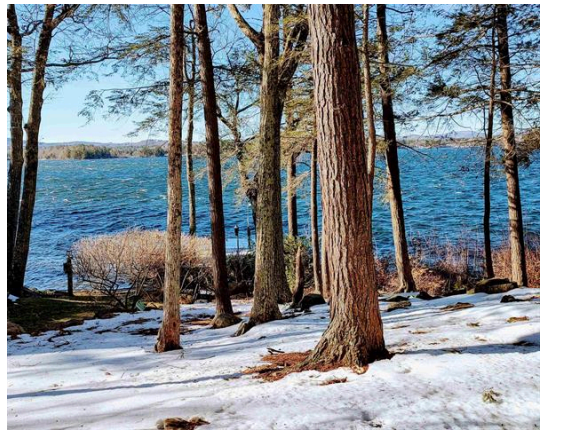
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