

10/30/2023 12:55 PM

**Residential**    **Single Family**  
**4975255**  
**Closed**

**7 Point Sewall Road**  
**Wolfeboro**  
**Unit/Lot #**

**NH 03894**

**Listed: 10/23/2023**  
**Closed: 10/23/2023**  
**DOM: 0**

**\$798,000**  
**\$798,000**



**County** NH-Carroll  
**Village/Dist/Locale**  
**Year Built** 2004  
**Style** Cape  
**Color**  
**Taxes TBD** No  
**Tax - Gross Amount** \$6,790.00  
**Tax Year** 2022  
**Rooms - Total** 10  
**Bedrooms - Total** 4  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**SqFt-Apx Fin Above Grade** 3,019  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 3,019  
**Lot Size Acres** 1.11  
**Lot - Sqft** 48,352  
**Date - Initial Showings Begin**

**Directions**



**Remarks - Public**

**STRUCTURE**

**Construction Status** Existing  
**Construction** Wood Frame  
**Foundation** Slab - Concrete  
**Basement** Yes  
**Basement Access Type** Interior  
**Exterior** Clapboard  
**Roof** Shingle - Asphalt

**Estimated Completion Date**

**List \$/SqFt Fin ABV Grade** \$264.33  
**SqFt-Apx Unfn Above Grade** 1,300  
**SqFt-Apx Unfn Below Grade** 1,300

**ROOMS**

**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached

**WATER**

**SCHOOLS, LOT AND LOCATION**

**SchDistrict**  
**SchElem**  
**SchMiddle**  
**SchHigh**

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 658  
**Deed - Page** 3731

**Owned Land**  
**Lot Description** Level

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

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**UTILITIES AND FEATURES**

**Heating** Hot Water  
**Heat Fuel** Oil  
**Water Heater** Off Boiler  
**Cooling** Mini Split  
**Water** Public  
**Sewer** Private  
**Electric** Circuit Breaker(s)  
**Utilities** Internet - Cable

**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**

<b>Fee</b>	
<b>Fee 2</b>	
<b>Fee 3</b>	
<b>Items Excluded</b>	<b>Timeshare/Fract. Ownrshp</b> No
	<b>Foreclosed/Bank-Owned/REO</b> No
	<b>Flood Zone</b> Unknown
	<b>Seasonal</b> No

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

<b>Buyer Agency</b>	0.00%	<b>SubAgency</b>	0.00%	<b>NonAgency Facilitator</b>	0.00%	<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**

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Wolfeboro NH 03894  
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Listed By:

Jodi Hughes / BHHS Verani Wolfeboro

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