

**Residential**  
**5004837**  
**Closed**

**Single Family**

**211 Middleton Road**  
**Wolfeboro**  
**Unit/Lot #**

**NH 03894-4426**

**Listed: 7/11/2024**  
**Closed: 3/3/2025**  
**DOM: 90**

**\$595,000**  
**\$595,000**



**County** NH-Carroll  
**VillDstLoc** South Wolfeboro  
**Year Built** 1790  
**Architectural Style** Cape  
**Color** white  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxAnnlAmt** \$4,361.00  
**Tax Year** 2023  
**Tax Year Notes**

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total** 2,056  
**Finished**  
**SqFt-Apx Total** 2,992  
**Lot Size Acres** 4.01  
**Lot - Sqft** 174,676  
**Footprint** 36 x 26 + 23 x 19

**Date Initial Showings Begin**

**Directions** Rte 28 N to Wolfeboro: 1 mile N of Alton Town Line, turn R onto Middleton Rd & go 1.5 miles to #211 on R, behind the privacy hedge & just before the RE Sign. This Mini FARM on 4.00 Open Acres is less than 4 miles from Wolfeboro's Historic Downtown, on the Eastern Shore of Lake WINNIPESAUKEE.

**Remarks - Public** A Mini FARM on 4.01 Acres of Open yard, lawn, pasture & gardens with a c1800 30'X30' post & beam 3-stall BARN (w/year-round water), a 2-horse run-in shed, riding rink AND the c1790 3-BdRm/2.5-Bath CAPE w/some Original Floors & Exposed Beams and Attached 2-car GARAGE ...all within 4 miles of Wolfeboro's Historic Downtown on the Eastern Shore of Lake WINNIPESAUKEE! The eat-in Kitchen opens to both the fireplaced Family Room & the spacious Dining Room. There's a 14x14 Bedroom on the 1st floor w/ensuite Bath. Upstairs, there's another Full Bath, 2 Bedrooms and a spacious Study/Office. Enjoy Wolfeboro's 3 resident/guest BEACHES , Cotton Valley Rail Trail, Abenaki SKI Area, Pop Whalen Ice & Arts Center, The Nick Recreation Area, etc. while benefitting from our recently enlarged Library, the updated Huggins Hospital and our updated/under-construction Public Safety complex. K-3 Students attend Carpenter School downtown while 4-6 students attend (the slightly closer) Crescent Lake School located behind the Middle, High & Tech Schools on the Kingswood Campus of the well-regarded Governor Wentworth School District. Two Golf Courses are close-by while the Gunstock Ski Area is only 1/2 hour away. Hike the trails on much of the area's thousands of permanently Conserved Acres ...or those in the Mt Washington Valley and White Mountains National Forest, an hour+ to the North. Or, go an hour South to the Seacoast Beaches of NH and Maine.

**STRUCTURE**

<b>Construction Status</b>	Existing	<b>Estimated Completion</b>	<b>SqFt-Apx Fin Above Grade</b>	2,056
<b>Rehab Needed</b>	No		<b>List \$/SqFt Fin ABV Grade</b>	\$289.40
<b>Construction Materials</b>	Vinyl Siding		<b>SqFt-Apx Fin AG Source</b>	Assessor
<b>Foundation</b>	Granite, Stone		<b>SqFt-Apx Unfn Above Grade</b>	0
<b>Roof</b>	Metal		<b>SqFt-Apx Unfn AG Source</b>	Assessor
<b>Basement</b>	Yes		<b>SqFt-Apx Fin Below Grade</b>	0
<b>Basement Access Type</b>	Interior		<b>List \$/SqFt Fin Below Grade</b>	
<b>Basement Description</b>	Crawl Space, Full, Partial, Stairs - Interior, Unfinished, Walkout, Interior Access		<b>SqFt-Apx Fin BG Source</b>	Assessor
<b>Garage</b>	Yes		<b>List \$/SqFt Fin Total</b>	\$289.40
<b>Garage Capacity</b>	2		<b>SqFt-Apx Unfn Below Grade</b>	936
			<b>SqFt-Apx Unfn BG Source</b>	Assessor
			<b>SqFt-Apx Tot Below Grade</b>	
			<b>SqFt-Apx Tot BG Source</b>	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen - Eat-in	16x11	1		<b>Deed - Recorded Type</b>	Warranty
Family Room	17x16	1		<b>Deeds - Total</b>	
Dining Room	15x15	1		<b>Deed - Book</b>	2359
Bedroom with Bath	14x14	1		<b>Deed - Page</b>	367 & 369
Bedroom	13x13	2		<b>Deed 2 - Book</b>	
Bedroom	14x12	2		<b>Deed 2 - Page</b>	
Office/Study	21x15	2		<b>Plan Survey Number</b>	138-28(a portion of)
Laundry Room	11x11	1		<b>Property ID</b>	
Bath - Full	12x8	1		<b>Zoning</b>	Residential
Bath - 1/2	5x3	1		<b>Map</b>	274
Bath - Full	11x5	2		<b>Block</b>	0
				<b>Lot</b>	21
				<b>SPAN#</b>	
				<b>Tax Class</b>	
				<b>Tax Rate</b>	14.69
				<b>Current Use</b>	No
				<b>Land Gains</b>	
				<b>Assessment Year</b>	2023
				<b>Assessment Amount</b>	

**LOT & LOCATION**

<b>Development / Subdivision</b>		<b>School - District</b>	Governor Wentworth Regional	<b>Waterfront Property</b>	No
<b>Owned Land</b>	Yes	<b>School - Elementary</b>	Carpenter Elementary	<b>Water View</b>	No
<b>Common Land Acres</b>	0.00	<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Water Body Access</b>	No
		<b>School - High</b>	Kingswood Regional High School	<b>Water Body Name</b>	
<b>Road Frontage</b>	Yes	<b>Lot Features</b>	Agricultural, Country Setting, Farm - Horse/Animal, Field /Pasture, Landscaped, Rolling, Sloping, Near Country Club, Near Golf Course, Near Shopping, Near Skiing, Rural, Near Hospital	<b>Water Body Type</b>	
<b>Road Frontage Type</b>	Paved, Public	<b>Suitable Use</b>	Farm, Farm - Horse/Animal, Field/Pasture, Orchards, Recreation, Residential, Tillable	<b>Water Frontage Length</b>	
<b>Road Frontage Length</b>	300			<b>Waterfront Property Rights</b>	
<b>ROW - Length</b>				<b>Water Body Restrictions</b>	
<b>ROW - Width</b>					
<b>ROW - Parcel Access</b>	No				
<b>ROW to other Parcel</b>	No				
<b>Surveyed</b>	Yes				

**UTILITIES**

**Heating** Oil, Wood, Baseboard, Hot Water, Multi Zone, Radiator, Wood Boiler  
**Cooling** None  
**Water Source** Dug Well, Public  
**Sewer** Drywell, Leach Field - At Grade, Leach Field - Existing, On-Site Septic Exists, Private, Septic  
**Electric** Circuit Breaker(s)

**Utilities** Cable - At Site, Gas - LP/Bottle, Telephone Available  
**Internet** High Speed Intrnt -AtSite, Internet -  
**Fuel Company** Buyer's choice  
**Electric Company** Wolfeboro Municipal Elect  
**Cable Company** Breezeline  
**Phone Company** Consolidated

**FEATURES**

**Features - Exterior** Fence - Partial, Garden Space, Porch - Covered, Shed, Storage, Window Screens, Windows - Double Pane, Windows - Storm , Stable(s)  
**Driveway** Paved  
**Parking** Driveway, Parking Spaces 3 - 5, Paved  
**Flooring** Carpet, Hardwood, Laminate, Softwood, Vinyl, Wood  
**Features - Interior** Dining Area, Fireplace - Wood, Fireplaces - 1, Kitchen/Dining, Primary BR w/ BA, Natural Light, Laundry - 1st Floor  
**Appliances** Dishwasher, Dryer, Freezer, Range - Gas, Refrigerator, Washer  
**Equipment** Window AC, CO Detector, Smoke Detectr-Hard Wired, Generator - Portable  
**Features - Accessibility** 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Bathroom w/Tub, Grab Bars in Bathroom, Hard Surface Flooring, 1st Floor Laundry

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

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**  
**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**  
**Possession** Other  
**Flood Zone** Unknown  
**Seasonal** No  
**Easements** Unknown  
**Covenants** Unknown  
**Resort** No

**Sale Includes** Additional Buildings, Barn, Other, Outbuilding  
**Items Excluded**  
**Documents Available** Deed, Plot Plan, Property Disclosure, Survey, Tax Map

**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**

**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



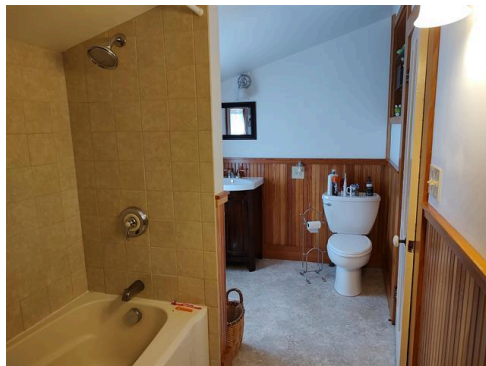
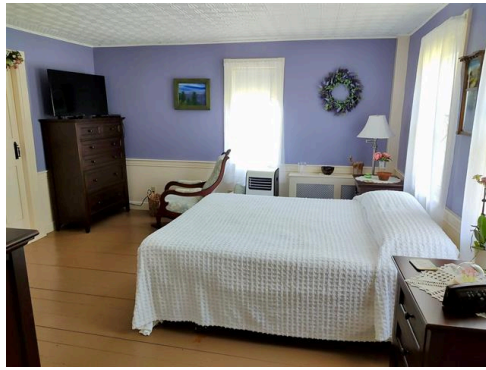
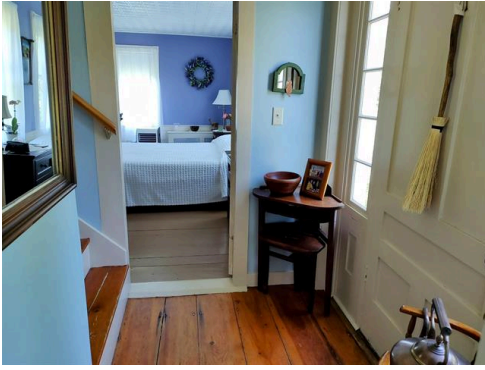
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Prep By: K A Perry Real Estate, LLC

Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC



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