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Residential **Single Family**
5071765
Closed

89 Cotton Mountain Road
Wolfeboro
Unit/Lot #

NH 03894

Listed: 12/9/2025
Closed: 12/9/2025
DOM: 0

\$400,000
\$400,000



County NH-Carroll
Village/Dist/Locale North Wolfeboro
Year Built 1800
Architectural Style Cape
Color
Taxes TBD No
Tax Annual Amount \$5,917.00
Tax Year
Rooms Total 7
Bedrooms Total 1
Bathrooms Total 1
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 0
Above Grade Finished Area 2,040
Below Grade Finished Area 0
Total Finished Area 2,040
Lot Size Acres 130.00
Lot Size Square Feet 5,662,800
Initial Showings Begin Date



Directions Rte 28 to College Rd; continue onto Cotton Valley Rd to L up Cotton Mountain Rd to dilapidated Cape on R, with attached caved-in Barn and deteriorated Ell (with leaking/open roof) and 2 abandoned cars in the yard.

Public Remarks Value is in the Forested LAND and the separate/additional/owned 50' wide strip of Cotton Mountain Road frontage with gravel driveway. Failed septic system. Five Contiguous (but mostly un-surveyed) Lots of 3 to 83 +/- Acres; four in Wolfeboro and one across the town line in Brookfield. A total of 130+/- Acres with more than 2000 ft of frontage on the Cotton Valley Rail Trail. See PLOT PLAN-sketch (from Town Tax Map);

STRUCTURE

Construction Status Existing **Estimated Complet...**
Construction Materials Wood Frame, Wood Siding
Foundation Details Granite, Post/Piers, Stone
Basement Yes
Basement Access Type Interior
Roof Asphalt Shingle
Garage No
Garage Capacity

List \$/SqFt Fin ABV Grade \$196.08
Above Grade Unfinished Area 0
Below Grade Unfinished Area 532

ROOMS**SCHOOLS, LOT AND LOCATION**

SchDistrict Governor Wentworth Regional **Deed Recorded Type** Multiple
SchElem Carpenter Elementary **Total Deeds** 4
SchMiddle Kingswood Regional Middle **Deed Book** 3818
SchHigh Kingswood Regional High School **Deed Page** 1030

Owned Land Yes
Lot Features Country Setting, Level, Lowland, Rolling, Sloping, Trail/Near Trail, Wetlands, Wooded, Near Snowmobile Trails, Rural

WATER

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

UTILITIES AND FEATURES

Heating Forced Air, Hot Air, Hot Water
Cooling None
Water Source Private
Sewer Unknown
Electric 100 Amp Service
Utilities Telephone Available

CONDO/ASSOCIATION - MOBILE - AUCTION

Condo Name	Mobile Park Name	Auction No
Building Number	Mobile Park Approval	Auction Date
Units Per Building	Mobile Co-Op	Auction Time
Condo Fees	Mobile Must Move	Auctioneer Name

DISCLOSURES

Fee
Fee 2
Fee 3
Exclusions

Timeshare/Fract. Ownrshp
Foreclosed/Bank-Owned/REO No
Flood Zone No
Seasonal Yes
Right of First Refusal

PREPARED BY

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Listed By:

No MLS Listing Agent / No MLS Listing Office

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