

Residential **Single Family** **98 Governor Wentworth Highway** **Listed: 4/17/2024** **\$450,000**
4991640 **Tuftonboro** **NH 03853** **Closed:**
Active **Unit/Lot # 1** **DOM: 1**



County NH-Carroll
Village/Dist/Locale
Year Built 1800
Architectural Style Cape
Color White
Taxes TBD No
Tax - Gross Amount \$3,323.00
Tax Year 2023
Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
SqFt-Apx Fin Above Grade 2,510
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 2,510
Lot Size Acres 3.50
Lot - Sqft 152,460
Date - Initial Showings Begin 4/20/2024



Directions From Wolfeboro, take Route 109 into Tuftonboro. Property on left directly across from Tuftonboro Town Boat Launch on Mirror Lake.

[Unbranded Tour URL 1](#) [Unbranded Tour URL 2](#)

Remarks - Public Beautiful New England cape style home set on 3.5 acres in low tax Tuftonboro! Property also comes with 0.13 acre parcel across the street with 132 feet of lake frontage on Mirror Lake. Directly abutting the lakefront parcel is the the town owned boat launch on Mirror Lake. Home has wonderful curb appeal set up on a slight hill with a beautiful view of the lake across the street. There is also a detached red barn with great storage for all your toys! Inside you will be greeted to a wood stove and eat-in kitchen with views of the lake as well. One floor living is attainable with the owner's suite and laundry on the main level. Rounding out the first floor is a spacious living room, bonus room, and office with plenty of shelving for a great book collection. Upstairs, you will find two additional bedrooms. Come see the potential that exists for this historic site! Situated just 10 minutes from downtown Wolfeboro and Melvin Village, this home is sure to delight. Showings begin at Open House Saturday, April 20th from 10a-1pm and Sunday, April 21st from 12pm - 2pm.

STRUCTURE

Construction Status Existing **Estimated Completi...** **List \$/SqFt Fin ABV Grade** \$179.28
Construction Materials Clapboard Exterior, Vinyl Siding **SqFt-Apx Unfn Above Grade** 0
Foundation Other **SqFt-Apx Unfn Below Grade** 1,574
Basement Yes
Basement Access Type Interior
Roof Shingle - Asphalt
Garage No
Garage Capacity

ROOMS

WATER

Waterfront Property Yes
Water View Yes
Water Body Access Yes
Water Body Name Mirror Lake
Water Body Type Lake
Water Frontage Length 132
Water Access Details Cross a Street to Access
WaterFrRit Exclusively Owned
Water Body Restrictions Unknown

SCHOOLS, LOT AND LOCATION

SchDistrict Governor Wentworth Regional **Deed - Recorded Type** Warranty
SchElem Tuftonboro Central School **Deeds - Total**
SchMiddle Kingswood Regional Middle Sch **Deed - Book** 3473
SchHigh Kingswood Regional High School **Deed - Page** 581

Owned Land

Lot Features Country Setting, Lake Access, Lake Frontage, Lake View, Mountain View, Water View, Waterfront
Area Description Near Golf Course, Near Skiing, Near Snowmobile Trails, Rural, Near Hospital

UTILITIES AND FEATURES

Heating Baseboard, Hot Water, Stove - Wood
Heat Fuel Oil
Cooling None
Water Source Drilled Well
Sewer 1250 Gallon
Electric 200 Amp
Utilities Phone, Cable

Features - Exterior Outbuilding, Porch - Covered
Features - Interior Kitchen Island, Laundry - 1st Floor
Flooring Carpet
Appliances Dishwasher, Range Hood, Range - Electric, Refrigerator, Stove - Electric, Water Heater
Equipment Stove-Wood

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

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.50% **SubAgency** **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

My Office Info:

K A Perry Real Estate, LLC
 188 North Wolfeboro Road

Wolfeboro NH 03894
 Off: 603-569-1563



Listed By:

Adam Dow / KW Coastal and Lakes & Mountains...

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

98 Governor Wentworth Highway

Tuftsboro NH 03853



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

Prep By: K A Perry Real Estate, LLC

Listed by:

Adam Dow / KW Coastal and Lakes & Mountains Realty/Wolfeboro

Ken Perry



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS. **Prep by:** K A Perry Real Estate, LLC

Listed by:

Adam Dow / KW Coastal and Lakes & Mountains Realty/Wolfeboro

Ken Perry





98 Governor Wentworth Highway

Tuftonboro NH 03853



Please check the listing detail for the square footage. All measurements are captured via lidar scans, but are approximate.