

<b>Land</b>	<b>2 Heritage Road</b>	<b>Listed: 5/5/2023</b>	<b>\$139,900</b>
<b>4951729</b>	<b>Wolfeboro</b>	<b>Closed: 7/12/2023</b>	<b>\$139,900</b>
<b>Closed</b>	<b>Unit/Lot #</b>	<b>DOM: 41</b>	

NH 03894

<b>County</b>	NH-Carroll
<b>VillDStLoc</b>	
<b>Zoning</b>	RA (water access)
<b>Lot Size Acres</b>	0.75
<b>Lot - Sqft</b>	32,670
<b>Price Per Acre</b>	\$186,533.33
<b>Taxes TBD</b>	No
<b>Tax - Gross Amount</b>	\$1,076.00
<b>Tax Year</b>	2022
<b>Waterfront Property</b>	No
<b>Water View</b>	
<b>Water Body Access</b>	Yes

<b>Water Body Name</b>	Lower Beech Pond
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<b>Water Body Type</b>	Pond
<b>Water Frontage Length</b>	
<b>Water Access Details</b>	Beach Access, Dock Access, Shared-Private

**Waterfront Property Rights**

<b>Water Body Restrictions</b>	Yes
<b>Road Frontage</b>	Yes
<b>Road Frontage Length</b>	315
<b>Surveyed</b>	Yes

**Surveyed By****ROW - Parcel Access****ROW - Length****ROW - Width****ROW to other Parcel****Total Lots****Total Leases****Estimated Open Space %****Exposure** South, West**Date - Initial Showings Begin**

**Directions** From Wolfeboro take Rte 28N 1/2 mi; L onto Rte 109A; go 1+mi. to Beach Pond Rd on R; 3 mi. up road turns to gravel, go 1 mi. to Heritage on L. From Rte 16, Rte 28S 1 mi. to Rotary & 1st R onto 171W; go 3+mi to L at WV Church & 1st R onto Beach Pond Rd; go 2+mi up to Heritage on R; #2 is L corner.

**Remarks - Public** Check-out this low-cost way to get started on your own WATER ACCESS Home in Hidden Valley, a Year-Round WATERFRONT community on the western shore of 155-ACRE crystal-clear Lower Beech POND, in Tuftonboro (& Wolfeboro) NH ...and only 6 miles from the shores of Lake WINNIPESAUKEE. The 38' x 16' (w/4' x 15' "bump out") poured concrete crawl-space FOUNDATION with 3/4" plywood decking is in place, as is INSTALLED & Approved 3-BEDROOM SEPTIC SYSTEM. A super-efficient "Hytt Summer Cabin" w /composting toilet, etc. is on-site and included in the sale, as is the 8' x 12' tool shed. NOTE: Addendum to the attached Documents regarding the recently-signed Agreement for the re-location of a "found" HV Community Water line that crosses this lot. When completed by Lakes Region Water Co. Inc., the entire length of that water line will lie within 10 ft. of Heritage Road & the West Boundary of this lot, as had been originally intended. Community Water, Internet/Cable, Telephone and Electricity abut this 3/4 Acre Lot.

**LOT/LOCATION****Development / Subdivision**

**Lot Description** Corner, Country Setting, Lake Access, Level, Recreational, Slight, Sloping, Subdivision, Beach Access

**Pole Number****Permit Number****Roads**

Association, Gravel, Paved, Private, Public, Unpaved

**Area Description** Neighborhood, Rural

**School - District**

Governor Wentworth Regional

**School - Elementary**

Carpenter Elementary

**School - Middle/Jr**

Kingswood Regional Middle

**School - High**

Kingswood Regional High School

**Suitable Use** Residential

**Association Amenities** Beach Access, Beach Rights, Boat Launch, Boat Slip/Dock, Tennis Court

**UTILITIES**

**Utilities** Cable - Available, High Speed Intrnt -Avail, Telephone Available  
**Water** Community, Drilled Well, Public Water - At Street  
**Sewer** 1250 Gallon, Leach Field, Leach Field - At Grade, Leach Field - On-Site, On-Site Septic Exists, Private  
**Electric** At Street

**DISCLOSURES**

**Fee** \$375.00      Yearly      **Fee Includes** Recreation, HOA Fee  
**Fee 2**

**Foreclosed/Bank-Owned/REO** No  
**Monthly Lease Amount**

**Possession** At Closing  
**Flood Zone** Unknown

**Easements**

**Covenants** Yes

**Resort** No

**Financing-Current**

**Financing-Possible Opt**

**Auction**

**Date - Auction**

**Auction Time**

**Auctioneer Name**

**Auctioneer License Number**

**Auction Price Determnd By**

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

**Buyer Agency**      4.00%      **SubAgency**      0.00\$      **NonAgency Facilitator**      4.00%      **Transactional Broker**

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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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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Wolfeboro NH 03894



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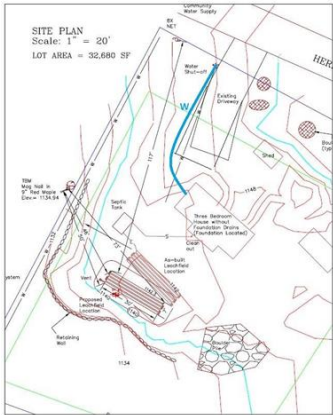
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Ken Perry

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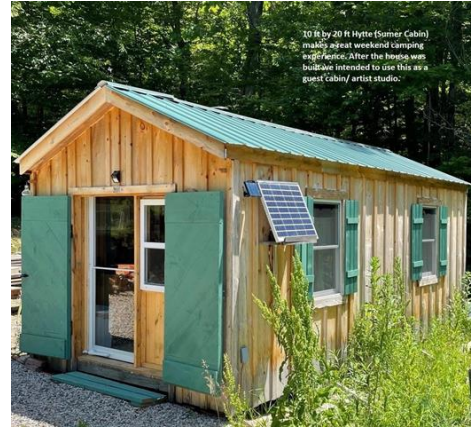
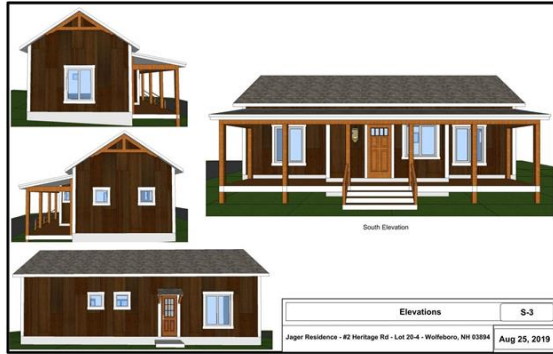
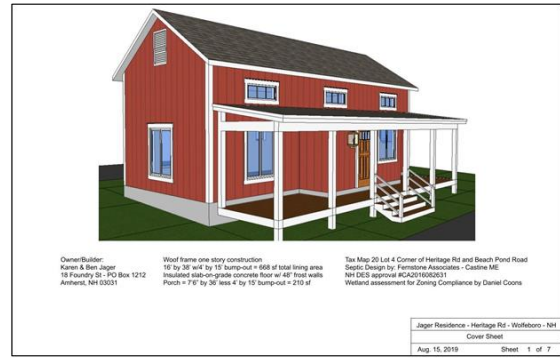
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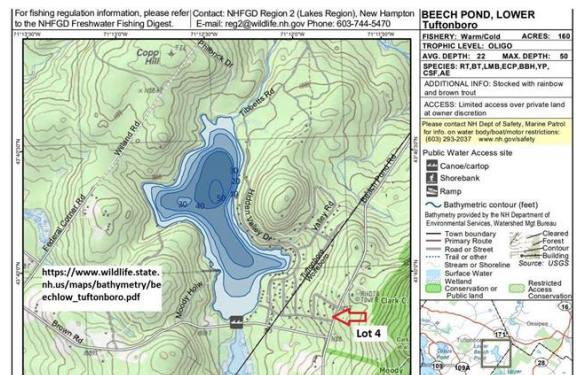
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