

**Residential**     **Single Family**  
**4962267**  
**Closed**

**603 Stoneham Road**  
**Wolfeboro**  
**Unit/Lot #**

**NH 03894**

**Listed: 7/19/2023**  
**Closed: 8/25/2023**  
**DOM: 5**

**\$850,000**  
**\$900,000**



**County** NH-Carroll  
**Village/Dist/Locale**  
**Year Built** 1790  
**Style** Cape  
**Color** white  
**Taxes TBD** No  
**Tax - Gross Amount** \$5,705.00  
**Tax Year** 2022  
**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**SqFt-Apx Fin Above Grade** 2,666  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,666  
**Lot Size Acres** 174.98  
**Lot - Sqft** 7,622,129  
**Date - Initial Showings Begin**



**Directions** From Downtown Wolfeboro, take Rte 28/109 NE for 3+mi to 1/4 mi past the 7/11 (at Rte 109E) to College Rd on R. Go 2mi & continue straight onto Cotton Valley Rd for 1+mi, then bear L up Cotton Mtn Rd to L onto Stoneham Rd. This 175 Acre CONSERVED property is 1+mi down on R, at end of pavement.

**Remarks - Public** HOME on 175 Wolfeboro ACRES. 165 Acres are Protected in PERPETUITY by an LRCT CONSERVATION Easement. Excluded from the CE are 10.71 Acres (950'+/- along the road x 500'+/- deep) of Open PASTURE surrounding the large c1790 Cape w /attached 1.5 story 30' x 25' Carriage Shed and 44' x 38' detached Barn and the 2017 6.84KW SOLAR Array . The CE allows for Agricultural & Forestry activities utilizing Best Management Practices, but NOT Agritourism. Motorized vehicle use on the 175 Acres is limited to what is necessary to implementing those Best Management Practices. This move-in ready Restored/Updated 3-Bedroom/2-Bath c1790 extended Cape sits 100' up from the end of the paved town road. From the backyard patio you enter a brick-floored Mud Room, opening onto a spacious (27'x22') beam-ceilinged eat-in Kitchen/Family Room, c2003 w/cherry cabinetry & quality appliances. This easterly end of the home is a rebuild of an early half-Cape moved here by oxen c1820. The original Center Chimney Cape begins with the 15'x14' Dining Room with its own working fireplace, original mantle, cupboard & wooden interior shutters, etc. The 1st floor also includes the Full Bath and the 26'x10' Den & 15'x13' Living Room ...each with their own working fireplaces, original woodwork, floors, etc. Up from the new kitchen stairwell you will find an office, 3 Bedrooms & the large 3/4 Bath. Most recent system updates include the new Furnace, Oil Tank & Deep Well Pump. Timber was most recently harvested in 2022.

**STRUCTURE**

**Construction Status** Existing     **Estimated Completion Date**  
**Construction** Insulation-FiberglassBatt, Insulation-Foam, Post and Beam, Timber Frame, Wood Frame     **List \$/SqFt Fin ABV Grade** \$318.83  
**Foundation** Fieldstone, Granite     **SqFt-Apx Unfn Above Grade** 0  
**Basement** Yes     **SqFt-Apx Unfn Below Grade** 972  
**Basement Access Type** Interior  
**Exterior** Clapboard, Wood  
**Roof** Shingle - Architectural  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Detached  
**Parking** Driveway, Off Street, Parking Spaces 6+

**ROOMS**

Kitchen/Living	1	Den	2
Dining Room	1	Bedroom	2
Den	1	Bedroom	2
Living Room	1	Bath - Full	1
Bedroom	2	Bath - 3/4	2

**WATER**

**Waterfront Property** No  
**Water View** No  
**Water Body Access**

**SCHOOLS, LOT AND LOCATION**

**SchDistrict** Governor Wentworth Regional     **Deed - Recorded Type** Warranty  
**SchElem** Carpenter Elementary     **Deeds - Total**  
**SchMiddle** Kingswood Regional Middle     **Deed - Book** 3362  
**SchHigh** Kingswood Regional High School     **Deed - Page** 669

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**Owned Land** Yes  
**Lot Description** Agricultural, Conserved Land, Country Setting, Deed Restricted, Farm, Field/Pasture, Hilly, Open, Rolling, Wetlands, Wooded  
**Area Description** Abuts Conservation, Rural

**UTILITIES AND FEATURES**

**Heating** Hot Air  
**Heat Fuel** Oil  
**Water Heater** Electric  
**Cooling** None  
**Water** Drilled Well, Private  
**Sewer** 1000 Gallon, Concrete, Grey Water, On-Site Septic Exists, Private  
**Electric** 200 Amp, Circuit Breaker(s)  
**Utilities** Cable - At Site, Internet - Cable, Telephone Available

**Features - Exterior** Barn, Fence - Invisible Pet, Garden Space, Gazebo, Patio, Window Screens, Windows - Double Pane, Windows - Storm  
**Features - Interior** Dining Area, Fireplaces - 3+, Kitchen Island, Kitchen/Dining, Kitchen/Family, Natural Light, Laundry - 1st Floor  
**Flooring** Softwood, Vinyl  
**Appliances** Dishwasher, Dryer, Range Hood, Freezer, Microwave, Range - Gas, Refrigerator, Washer, Stove - Wood Cook, Vented Exhaust Fan  
**Equipment** CO Detector, Dehumidifier, Security System, Smoke Detectr-Batt Powrd, Smoke Detectr-Hard Wired, 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** No  
**Seasonal** No

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

<b>Buyer Agency</b>	2.50%	<b>SubAgency</b>	0.00\$	<b>NonAgency Facilitator</b>	2.50%	<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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Listed By:

Ken Perry / K A Perry Real Estate, LLC

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