

**Residential / Single Family**  
**4931068**  
**Closed**

**239 Middle Road**  
**Tuftonboro**

**NH 03816**

**Unit/Lot #: #38, #16, ...**

**Price - List**

**\$399,900**

**Price - Closed**

**\$355,000**

**Date - Closed**

**10/11/2022**

**Year Built** 1805  
**Style** Cape

**Rooms - Total** 10

**Bedrooms - Total** 2

**Baths - Total** 2

**Color** Blue

**Baths - Full** 1

**Total Stories** 1.5

**Baths - 3/4** 1

**Zoning** 1F RES

**Baths - 1/2** 0

**Taxes TBD** N

**Baths - 1/4** 0

**Gross Taxes/Year** \$4,302.00 / 2021

**SqFt-Tot Finished** 2,336

**Lot Acres/SqFt** 4.050000 / 176,418

**DOM** 0

**Directions** From Wolfeboro take Rte. 109, a.k.a. Gov. Wentworth Hwy. to Tuftonboro. Turn R onto Union Wharf Rd. immediately after Pier 19 Store. Then turn a L onto Middle Road, a.k.a. Rte. 109A. The house is the 1st house on the R after turning, across from the Tuftonboro Community Garden and the Town Offices.

c1805 Center Chimney Cape with good bones, an attached barn and 4 ACRES of flat, fertile, open fields (on 3 Abutting LOTS w/850' of Road Frontage) in LOW TAX Tuftonboro. The main floor includes 2+ Bedrooms, a full Bath, a large Kitchen/Dining area, 2 Fireplaces and many other original features, including "Indian Shutters" in the Living room. The 2nd floor is one huge Bedroom w/private 3/4 Bath. The Attached Barn w/Loft could easily be converted to a 2+ Car Garage. One Lg. Hoop Greenhouse may be included with the sale, if desired. Already well-established are a huge Asparagus bed, Rhubarb, and many spring bulbs along the Stone walls that bound two sides of the property. It's a short Walk to the newly-expanded Tuftonboro Free Library & the award-winning K-6 School. This home is also less than 2 miles from Lake WINNIPESAUKEE with its Public Boat launch (with nearby Parking) and the Town Beach. WOLFEBORO's Lakeside Downtown with its state-of-the-art Hospital, excellent Middle-High-Tech Schools, Restaurants and Shopping is only 8 miles south. Tuftonboro's quaint Town Offices are also nearby and the much loved Community Garden is across the street. Whether you envision having horses in the fields, or planting High Bush Blueberries and Antique Apple varieties on the land this property has endless potential. If you appreciate Quality LAND, love Older Homes, don't mind taking on a project (the property needs some updating) and have a dream, then this property is a Must See.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	30x40, 23x30
<b>Construction</b>	Post and Beam	<b>SqFt-Apx Fin AG/Source</b>	2,336 / Public Records
<b>Foundation</b>	Granite, Stone, Block w/ Skim Coating	<b>SqFt-Apx Fin BG/Source</b>	0 / Public Records
<b>Exterior</b>	Clapboard	<b>SqFt-Apx Unfn AG/Source</b>	300 / Public Records
<b>Roof</b>	Metal, Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	1,736 / Public Records
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>	Bulkhead, Dirt Floor, Full, Interior Access, Exterior Access, Stairs - Basement	<b>SqFt-Apx Total Finished</b>	2,336
<b>Garage/Capacity</b>	No /	<b>SqFt-Apx Total</b>	4,372
<b>Garage Type</b>		<b>Mobile Make/Model</b>	/
<b>Garage Description</b>		<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
<b>Living Room</b>	15'3"x15'5"	1			
<b>Primary Bedroom</b>	15'3"x15'5"	1			
<b>Den</b>	9'4"x9'7"	1			
<b>Family Room</b>	12'x16'11"	1			
<b>Kitchen/Dining</b>	9'7"x14'3"	1			
<b>Kitchen</b>	9'7"x13'	1			
<b>Utility Room</b>	7'x15'	1			
<b>Bath - Full</b>	5'5"x11'7"	1			
<b>Attic - Finished</b>	18'x 32'7", 8'x11"2				
<b>Bath - 3/4</b>	7'X 6'5", 3'6"x 5'	2			

#### UTILITIES

<b>Heating</b>	Baseboard, Hot Water, Wood Boiler	<b>Services</b>	Cable, Gas - LP/Bottle, Internet - Cable
<b>Heat Fuel</b>	Oil		
<b>Cooling</b>	None	<b>Management Co/Phone</b>	/
<b>Water</b>	Dug Well, Private	<b>Fuel Company</b>	Wolfeboro Oil
<b>Sewer</b>	500 Gallon, Leach Field	<b>Phone Company</b>	Spectrum
<b>Electric</b>	200 Amp	<b>Cable Company</b>	Spectrum
		<b>Electric Company</b>	NH Electric Co-Op

<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>	Tuftonboro Colony, Book 563, ...	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Tuftonboro Central School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b>	Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High Sch...	<b>Road Front/Length</b>	Yes / 850
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Agricultural, Corner, Country Setting, Level, Open	<b>Area Desc</b>	Rural

FEATURES

<b>Features - Interior</b>	Attic, Dining Area, Fireplaces - 3+, Kitchen Island, Kitchen/Dining, Natural Woodwork, Skylight, Walk-in Closet, Laundry - 1st Floor	<b>Features - Exterior</b>	Barn, Garden Space, Porch, Greenhouse
<b>Flooring</b>	Hardwood, Other, Softwood	<b>Driveway</b>	Gravel
<b>Appliances</b>	Dryer, Exhaust Hood, Range - Gas, Refrigerator, Washer	<b>Parking</b>	Driveway, Parking Spaces 4, Unpaved
<b>Water Heater</b>	Electric, Off Boiler, Owned		

<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	



PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds -- Total</b>		<b>Deed Book/Page</b>	851; 612/ 69,70; ...
<b>Map</b>	000043	<b>Block</b>	43	<b>Lot</b>	000002
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	N
<b>Tax Class</b>		<b>Tax Rate</b>	10.08	<b>Land Gains</b>	

DISCLOSURES

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>\$/SqFt Fin. Above Grade</b>	\$171.19	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	No	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	
<b>Flood Zone</b>	No	<b>Rented</b>	
<b>Covenants</b>	Unknown	<b>Easements</b>	
<b>Possession</b>		<b>Documents Available</b>	Deed, Plot Plan, Property Disclosure, Tax Map
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date</b>	N /	<b>Price - Original</b>	\$399,900

PREPARED BY

<b>Ken Perry - Cell: 603-387-2667</b> <a href="mailto:ken@OlderHomesNH.com">ken@OlderHomesNH.com</a>		
<b>K A Perry Real Estate, LLC - Off: 603-569-1563</b> 188 North Wolfeboro Road Wolfeboro NH 03894		

239 Middle Road

#38, #16, #17

Tuftonboro NH 03816



Charming 1805 Center Chimney Cape



With attached Barn



Southeast Exposure



Fm. Rm. Fireplace



Dining Area



View to Finished Attic



Stenciled Floor



Dn.Rm./Kitchen Island

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Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry





New Gas Range



Kitchen



Maple Flooring in Dn. Area



Initials of long past Owner



Lv. Rm.



Front Living Rm. & Fireplace



Great Fireplace



Fm. Rm. view toward Kitchen



Family Room



Finished Attic



Attic brick re-pointed

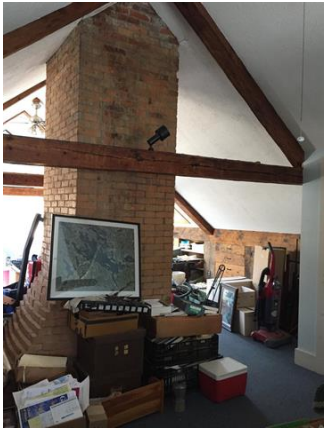


Ample Storage



Beam height about 5'8"





View from bedroom end



Built-ins along both walls



Level Lots and Endless Possibilities



Lot # 16 1.290 Acres



Rhubarb and Asparagus Beds



Lots of Daffodils



View to House and Barn



Lot #17 1.290 Acres





View from Butternut Lane



1.290 Acre Field



2 Large Greenhouses



2nd Greenhouse



Front Porch