

**Residential / Single Family**  
**4937445**  
**Closed**

**88 North Wolfeboro Road**  
**Wolfeboro NH 03894**

**Unit/Lot #:**

**Price - List \$447,500**  
**Price - Closed \$449,500**  
**Date - Closed 12/12/2022**



**Year Built** 1988  
**Style** Cape  
**Color** brown-red  
**Total Stories** 1.75  
**Zoning** Residential Agricultural  
**Taxes TBD** N  
**Gross Taxes/Year** \$4,000.00 / 2021  
**Lot Acres/SqFt** 17.200000 / 749,232

**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 0  
**Baths - 3/4** 2  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,785  
**DOM** 4

**Directions** From Downtown Wolfeboro, take Rte 28N 7 mi to North Wolfeboro Rd on R; go up 1/3 mi to reddish-brown c1988 Cape on L at RE sign. From Rte 16 at Ossipee's Hannaford, Walgreens ,Tractor Supply, etc. take Rte 28S towards Wolfeboro for 4 mi to N Wolfeboro Rd at sharp left, opposite Pork Hill Rd.

This well-maintained 3-Bedroom/2-Bath c1988 SW-facing Cape sits on 17.2 ACRES in the rural hamlet of North Wolfeborough, 7 mi NE of Wolfeboro's Historic DOWNTOWN on Lake WINNIPESAUKEE. With 570' of paved town road frontage, this wooded rectangular lot of 17 acres extends back 1350' to a 560' rear boundary abutting 97 Acres of town-owned CONSERVATION land. The convenient Mudroom/Laundry entrance opens into the versatile open-plan Kitchen/Dining/Family Room area , adjacent to the large sunny Living Room and the nearby 3/4 Bath. Upstairs: generous-sized Primary Bedroom w/11x7' Walk-In Closet, the 2nd & 3rd Bedrooms and a large 3/4 Bath. Stairs from kitchen down to the full basement provide easy access to 1020 sq ft of utility/work/storage space. Outside, the private 16'x12' deck & small backyard overlook YOUR own forested ACRES abutting the 12'x10' Shed and the more recently built 30'x20' 1-car+ Garage. There is also a 2nd (permitted, but unpaved) driveway entrance that connects to the paved driveway. K-3 students attend Carpenter School downtown while gr 4-12 Students attend Crescent Lake Elementary, Kingswood Regional Middle, Kingswood Regional High schools & the Lakes Region Tech Center on the Kingswood campus about 1 mile south of Downtown ...all part of the well-regarded Governor Wentworth Regional School District. If looking for a quiet but easily accessible Home in New Hampshire's Lakes Region, this may be the one! (Canoe, Kayak & Snowblower are included, if wanted.)

#### STRUCTURE

		<b>Footprint</b>	34 x 30
<b>Construction Status</b>	Existing	<b>SqFt-Apx Fin AG/Source</b>	1,785 / Assessor
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin BG/Source</b>	0 / Other
<b>Foundation</b>	Poured Concrete	<b>SqFt-Apx Unfn AG/Source</b>	0 / Other
<b>Exterior</b>	Clapboard, Wood	<b>SqFt-Apx Unfn BG/Source</b>	1,020 / Assessor
<b>Roof</b>	Shingle - Architectural	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Total Finished</b>	1,785
<b>Basement Description</b>	Bulkhead, Concrete, Concrete Floor, Full, Stairs - Interior, Unfinished	<b>SqFt-Apx Total</b>	2,805
		<b>Mobile Make/Model</b>	/
<b>Garage/Capacity</b>	Yes / 1	<b>Mobile Serial Number</b>	
<b>Garage Type</b>	Detached	<b>Mobile Anchor</b>	
<b>Garage Description</b>	Storage Above	<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
<b>Mudroom</b>	12 x 7	1			
<b>Kitchen</b>	12 x 16	1			
<b>Dining Room</b>	11 x 11	1			
<b>Family Room</b>	14 x 9	1			
<b>Living Room</b>	16 x 12	1			
<b>Primary Bedroom</b>	15 x 14	2			
<b>Bedroom</b>	12 x 11	2			
<b>Bedroom</b>	14 x 10	2			
<b>Bath - 3/4</b>	9 x 7	1			
<b>Bath - 3/4</b>	13 x 9	2			

#### UTILITIES

<b>Heating</b>	Baseboard, Hot Water, Multi Zone	<b>Services</b>	Phone, Cable - Available, High Speed Intrnt -Avail, Satellite
<b>Heat Fuel</b>	Oil		
<b>Cooling</b>	None	<b>Management Co/Phone</b>	/
<b>Water</b>	Drilled Well	<b>Fuel Company</b>	several choices
<b>Sewer</b>	1000 Gallon, Concrete, Leach Field, Leach Field - At Grade, L...	<b>Phone Company</b>	Consolidated Communicat'n
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Cable Company</b>	Breezeline
		<b>Electric Company</b>	Wolfeboro Municipal

<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<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>	Carpenter Elementary	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle Sch	<b>Roads</b>	Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High Sch...	<b>Road Front/Length</b>	Yes / 566
<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>	Yes
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>	Recreation, Timber	<b>Lot Desc</b>	Country Setting, Rolling, Sloping, Wooded	<b>Area Desc</b>	Abuts Conservation, Near Golf Course, Near Skiing, Rural, Near Hospital

FEATURES

<b>Features - Interior</b>	Ceiling Fan, Dining Area, Draperies, Kitchen/Dining, Kitchen/Family, Skylight, Walk-in Closet, Window Treatment, Wood Stove Insert, Laundry - 1st Floor	<b>Features - Exterior</b>	Deck, Garden Space, Natural Shade, Shed, Window Screens, Windows - Double Pane
<b>Flooring</b>	Carpet, Manufactured, Tile, Wood	<b>Driveway</b>	Paved
<b>Appliances</b>	Dishwasher, Dryer, Microwave, Range - Gas, Refrigerator, Washer	<b>Parking</b>	Driveway, Garage, Off Street, Parking Spaces 6+, Paved, RV Accessible, Unpaved
<b>Equipment</b>	Window AC, Satellite Dish, Smoke Detector	<b>Features - Accessibility</b>	1st Floor 3/4 Bathroom, 1st Floor Hrd Surfce Flr, Kitchen w/5 Ft. Diameter, 1st Floor Laundry
<b>Water Heater</b>	Electric		

<b>Green Verification Progrm</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>	2793 / 0454
<b>Map</b>	24	<b>Block</b>	0	<b>Lot</b>	5
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	CCRD PB 80-79
<b>Assment Amount/Year</b>	\$292,600 / 2019	<b>Assments - Special</b>		<b>Current Use</b>	N
<b>Tax Class</b>		<b>Tax Rate</b>	13.67	<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>	\$250.70	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	Other, Furnishings
<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>	Unknown	<b>Rented</b>	
<b>Covenants</b>	No	<b>Easements</b>	Unknown
<b>Possession</b>	At Closing	<b>Documents Available</b>	Deed, Plot Plan, Septic Design, Survey, 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>	\$447,500

PREPARED BY

**Ken Perry - Cell: 603-387-2667**  
[ken@OlderHomesNH.com](mailto:ken@OlderHomesNH.com)  
**K A Perry Real Estate, LLC - Off: 603-569-1563**  
 188 North Wolfeboro Road  
 Wolfeboro NH 03894





88 North Wolfeboro Road

Wolfeboro NH 03894



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. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Listed by:

Ken Perry / K A Perry Real Estate, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry



88 North Wolfeboro Road

Wolfeboro NH 03894



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. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Listed by:

Ken Perry / K A Perry Real Estate, LLC

Prep by: K A Perry Real Estate, LLC  
Ken Perry



88 North Wolfeboro Road

Wolfeboro NH 03894



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. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Listed by: Ken Perry

/ K A Perry Real Estate, LLC

Prep by: K A Perry Real Estate, LLC  
Ken Perry



88 North Wolfeboro Road

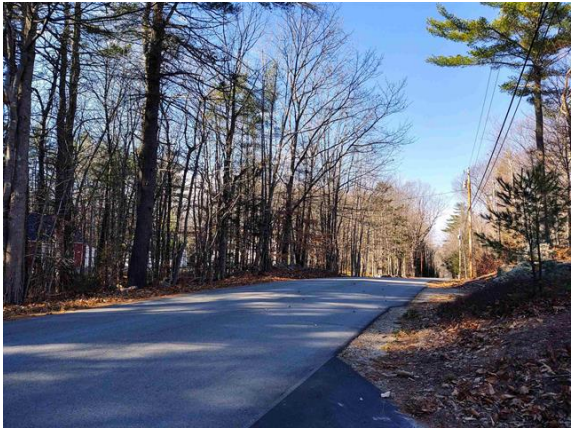
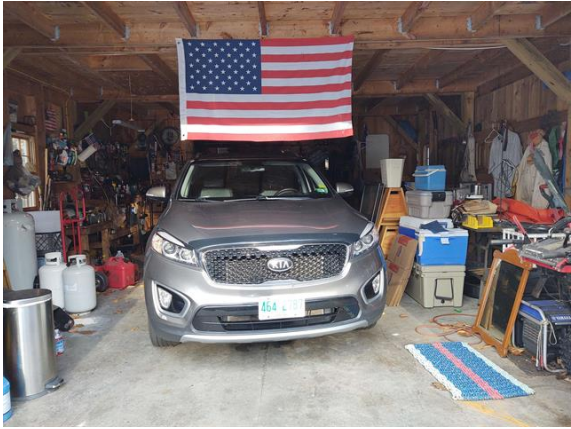
Wolfeboro NH 03894





88 North Wolfeboro Road

Wolfeboro NH 03894



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. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by:

Ken Perry/ K A Perry Real Estate, LLC