

Residential
4986677
Active

Single Family

564 Pleasant Valley Road
Wolfeboro
Unit/Lot #

NH 03894

Listed: 2/16/2024
Closed:
DOM: 62

\$449,000



County NH-Carroll
VillDstLoc
Year Built 1760
Architectural Style Cape
Color blue
Total Stories 1.75
Taxes TBD No
TaxGrosAmt \$2,755.00
Tax Year 2023
Tax Year Notes

Rooms - Total 7
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 1,704
SqFt-Apx Total 2,796
Lot Size Acres 1.40
Lot - Sqft Footprint 60,984

Date Initial Showings Begin 3/9/2024

Directions



[Property Panorama VTour](#)

Remarks - Public Well-preserved, bringing perspective of years gone by... This home stands strong with modern updates and natural light pouring in. In the summer loons on Lake Wentworth can be heard in the distance from the landscaped backyard. Inside the home, the kitchen has been upgraded with slab countertops and a copper backsplash. It features an antique cook stove venting into a rebuilt and lined chimney in addition to the other modern appliances. Some of the flooring consists of Ash wood taken from the property and milled locally. In the living room there are exposed beams and a bar area for entertaining. The woodstove has provided efficient heating through the coldest months for the entire house. The luxurious primary suite has a tiled bathroom floor with radiant floor heating, a walk in closet and bonus area for an office or hobbies. The basement has been waterproofed with a dry system, vapor barrier and interior perimeter drain. The exterior of both the shed and the house were recently painted and a metal roof was installed in 2020/21.

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Materials Timber Frame, Wood Frame, Clapboard Exterior
Foundation Granite
Roof Metal
Basement Yes
Basement Access Type Interior
Basement Description Stairs - Interior, Storage Space, Sump Pump
Garage Yes
Garage Capacity 1

Estimated Completion

SqFt-Apx Fin Above Grade 1,704
List \$/SqFt Fin ABV Grade \$263.50
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 64
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
List \$/SqFt Fin Below Grade
SqFt-Apx Fin BG Source Public Records
List \$/SqFt Fin Total \$263.50
SqFt-Apx Unfn Below Grade 1,028
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen	15.5x11.5	1	
Dining Room	16x6	1	
Den	15.7x15.4	1	
Bonus Room	7.9x10.9	1	
Bedroom	15.2x10.8	1	
Workshop	18.2x18.4	1	
Bedroom with Bath	17.8x11.1	2	
Office/Study	10.6x14	2	
Bedroom	14.11x18.4	2	

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 3546
Deed - Page 1062
Deed 2 - Book
Deed 2 - Page
Plan Survey Number
Property ID
Zoning South Central Impr
Map 236
Block 0
Lot 6
SPAN#
Tax Class
Tax Rate 14.69
Current Use No
Land Gains
Assessment Year
Assessment Amount

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres
Roads Paved, Public
Road Frontage Yes
Road Frontage Length 408
ROW - Length
ROW - Width
ROW - Parcel Access Unknown
ROW to other Parcel No
Surveyed Yes
School - District Governor Wentworth Regional
School - Elementary Carpenter Elementary
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School
Lot Features Country Setting, Landscaped, Stream, Wooded

Waterfront Property No
Water View No
Water Body Access No
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Forced Air, Multi Zone, Radiant Floor, Stove - Wood
Heat Fuel Oil, Wood
Cooling None
Water Source On-Site Well Exists, Private
Sewer 1000 Gallon, Septic
Electric 100 Amp, Circuit Breaker(s)

Utilities Cable - At Site, Gas - LP/Bottle
Internet High Speed Intrnt -AtSite, Internet - Cable
Fuel Company
Electric Company
Cable Company
Phone Company

FEATURES

Features - Exterior Garden Space, Porch - Enclosed, Shed, Storage
Driveway Dirt, Gravel
Parking Storage Above, Attached, Carport
Flooring Tile, Wood
Features - Interior Bar, Fireplaces - 1, Hearth, Kitchen/Dining, Natural Woodwork, Walk-in Closet, Programmable Thermostat, Laundry - Basement, Smart Thermostat

Appliances Dryer, Refrigerator, Washer, Stove - Wood Cook, Stove - Electric, Water Heater - Gas
Equipment Stove-Wood

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3
Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented No
Rental Amount

Flood Zone No
Seasonal No
Easements Yes
Covenants Unknown
Resort

Items Excluded

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.00% **SubAgency** 0.00% **NonAgency Facilitator** 2.00% **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

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Listed by:

Sarah Williams-Blair/ Wolfeboro Bay Real Estate, LLC

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Freshly painted exterior



Lake Wentworth in the distance



Apple Picking at neighboring farm



Sunny Eat In kitchen



Kitchen



Access to back deck off kitchen



Mudroom Entry



Exposed Beams



Bar Area



1st Floor Bedroom





Primary Suite level 2



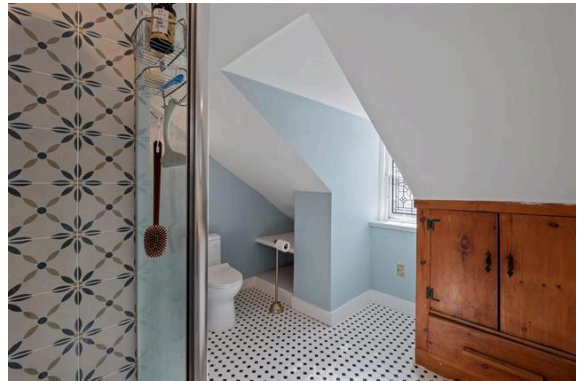
Primary Suite



Primary Suite



Bonus Area off Primary Suite



2nd Floor Primary Suite Bath

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2nd Level Bedroom



Backyard



TOTAL 1508 sq. ft.
Below Ground: 0 sq. ft., FLOOR 2: 204 sq. ft., FLOOR 3: 474 sq. ft.
EXCLUDED AREAS: UNFINISHED BASEMENT: 595 sq. ft., ROOM: 134 sq. ft., GARAGE: 252 sq. ft., LOW CEILING: 488 sq. ft., ATTIC: 198 sq. ft.
Floor Plan Measurements Are Approximate. Total Areas Are Generated By Our Process.

Level 1



TOTAL 1508 sq. ft.
Below Ground: 0 sq. ft., FLOOR 2: 204 sq. ft., FLOOR 3: 474 sq. ft.
EXCLUDED AREAS: UNFINISHED BASEMENT: 595 sq. ft., ROOM: 134 sq. ft., GARAGE: 252 sq. ft., LOW CEILING: 488 sq. ft., ATTIC: 198 sq. ft.
Floor Plan Measurements Are Approximate. Total Areas Are Generated By Our Process.

Level 2

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Prep by: K A Perry Real Estate, ...

Ken Perry

Listed by:

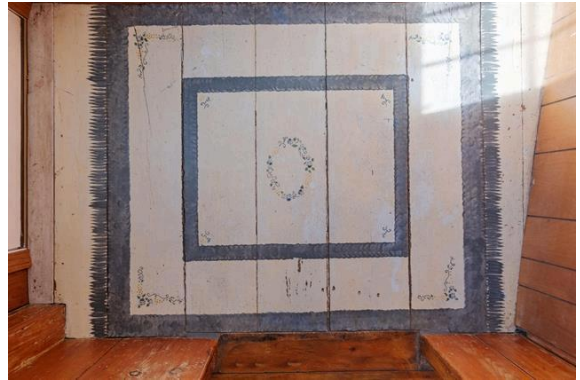
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Upper Area of Barn/workshop



Welcome



Wood Storage

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