

Residential
2783532 Closed

9 Worcester Island Road
Wolfeboro, New Hampshire 03894



L \$899,000
C \$800,000



Zoning:	SFR	Rooms:	9
Year Built:	1969	Bedrooms:	4
Color:	grey	Total Baths:	3
Taxes:	\$ 10,032.71	Full:	1
Taxes TBD:	No	3/4 Baths:	2
Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	2
Lot Acre:	.81	Garage Type:	Detached
Lot SqFt:	35,284	Total Fin SqFt:	2,374
Common Land Acres:		Apx Fin Above Grd:	2,374
Road Frontage:	Yes/ 180	Apx Fin Below Grd:	0
Water Frontage:	150	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	1	Style:	Ranch , Walkout Lower Level

Water Body Type:	Lake	Water Body Restr.:		Surveyed:	Yes	Seasonal:	No
Water Body Name:	Winnepesaukee	Current/Land Use:		Land Gains:		Owned Land:	

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
Public Rems: Springfield Point Association, Worcester Island Road, So.Wolfeboro,A fabulous neighborhood!!This waterfront property,has 150' of waterfront, sandy walk in beach, perm/dock and a 4 bedroom-year-round home,with lg rooms,2 fireplaces, living rm & kitchen together,lg deck, 3 season porch, lower level guest quarters, front lawn + property faces west/sun			

Directions:Rte. 28 south to Springfield Point Rd. to Worcester Island Rd., take first right #9 on left circular driveway.Do not go over the bridge, this is 1st driveway on right, see sign on property.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	18 x 24	1	Master BR	11 x 13	1	1st	2	1	1	0
Kitchen	11 x 18	1	2nd BR	10 x 11	1	2nd	0	0	0	0
Dining Rm	15 x 17	1	3rd BR	15 x 10	B	3rd	0	0	0	0
Family Rm	17 x 18	B	4th BR	13 x 10	B	4th				
Office/Study			5th BR			Bsmt	2	0	1	0
Utility Rm			Den							
Other Rm 1	13 x 15	1	Other Rm 3							
Other Rm 2										

Assoc Amenities:

Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Attic , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Dining Area , Eat-in Kitchen , Fireplace-Wood , Laundry Hook-ups , Master BR with BA , Sprinkler System , Sunroom

Exterior Feat.: Beach Rights , Boat/Slip Dock , Deck , Dog Fence , Invisible Pet Fence

Basement: Finished , Full , Partially Finished , Storage Space , Walk Out

Equip./Appl.: Air Conditioner , Cook Top-Electric , Dishwasher , Dryer , Kitchen Island , Microwave , Refrigerator , Security System , Trash Compactor , Wall Oven , Washer , Wood Stove

Driveway: Gravel

Electric: 200 Amp , Circuit Breaker(s) , Generator , Wired for Generator

Construction: Wood Frame

Exterior: Clapboard , Wood

Financing:

Foundation: Below Frostline , Concrete

Floors:

Heating/Cool: Baseboard , Hot Water , Radiant Electric

Garage/Park: 4 Parking Spaces , Auto Open , Deeded , Detached

Lot Desc: Landscaped , Level , View , Water View , Waterfront , Wooded

Heat Fuel: Electric , Oil

Occ. Restrictions:

Roads: Association , Dead End , Gravel , Shared

Roof: Metal

Sewer: Concrete , Leach Field , Septic

Water: Drilled Well

Suitable Land Use:

Water Heater: Electric , Off Boiler

Fee Includes:

Building Certs:

Disability: Kitchen w/5 ft Diameter , No Stairs , One-Level Home

Docs Available:

Negotiable:

Excl Sale:

Tax Rate: \$10.62

Assmt: \$944,700.00

Assmt Yr: 2007

Tax Class:

Unadjusted Taxes:

Tax Reduct: No

Elderly:

Veteran:

Other:

Covenant: Unknown

Source SqFt: Muni

County: Carroll

Recorded Deed: Warranty

Book/Pg: 2714/ 995

Plan/Survey:

Map/Bick/Lot: 259/ / 4

Property ID:

SPAN # (VT): --

Devel/Subdiv:Springfield Point

Const. Status: Existing

Home Energy Rating Index:

District: Governor Wentworth Regional

High Sch: Kingswood Regional High School

Jr./Mid Sch: Kingswood Regional Middle

Elem Sch: Carpenter Elementary

Cable:

Electric Co:

Fuel Co:

Phone Co:

Resort:

Timeshare/Fract. Ownrshp:

Weeks:

Timeshare %:

Auction:

Auction \$ Det. By:

Closed Date: 02/28/2011

DOM/DUC: 553

PREPARED BY

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Selected Criteria

State:New H
SubType:Resid
ActSt:Clo
SellDt:02/01/2011 - 02/28/2011
WtrBody:winnepesaukee
WaterAcc:Own