

Residential
2835931 Closed

177 Kingswood Road
Wolfeboro, New Hampshire 03894



L \$1,595,000
C \$1,470,000



Zoning:	SFRES	Rooms:	8
Year Built:	1980	Bedrooms:	3
Color:	Tan	Total Baths:	5
Taxes:	\$ 14,926.00	Full:	2
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2011	1/2 Baths:	2
Monthly Assoc.\$:	\$50	Garage Capacity	0
Lot Acre:	1.00	Garage Type:	None
Lot SqFt:	43,560	Total Fin SqFt:	3,400
Common Land Acres:		Apx Fin Above Grd:	2,300
Road Frontage:	Yes/ 125	Apx Fin Below Grd:	1,100
Water Frontage:	119	Foot Print:	30 x 40
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	2	Style:	Contemporary

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:
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Public Rems: This beautiful lake house has just had a complete makeover! Placed on a new foundation and taken right down to the studs, everything is brand new inside and out. The only remaining clue to its former life are the lovely fir floors salvaged in the process. Designed by an architect, the interior has 3 levels of luxurious living space including a top of the line kitchen, 3 spacious bedrooms each with a private bath, a lakeside living room with a gas fireplace and a huge family room. Located on highly sought after South Wolfeboro Bay, the property offers preferred southern exposure, gorgeous views, a level landscaped lot with sweeping lawn, a sandy beach and 40 foot dock for 2 boats ... a picture perfect setting for this quality built home!

Directions: Take Route 28 South (South Main Street) from downtown, turn right on Kingswood Road by the golf course, house is on the right just past #171 (also for sale, see MLS #2802088).

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	17x19	1	Master BR	14x19	2	1st	0	0	0	1
Kitchen	17x17	1	2nd BR	9x16	2	2nd	2	1	1	0
Dining Rm	12x19	1	3rd BR	11x14	B	3rd	0	0	0	0
Family Rm	22x28	B	4th BR			4th				
Office/Study			5th BR			Bsmt	1	1	0	1
Utility Rm			Den	9x12	1					
Other Rm 1			Other Rm 3							
Other Rm 2										

Assoc Amenities:		Possession:	
Interior Feat.:	Cable Internet , Ceiling Fan , Eat-in Kitchen , Fireplace-Gas , Master BR with BA , Mudroom , Pantry		
Exterior Feat.:	Boat/Slip Dock , Out Building , Patio , Porch		
Basement:	Finished , Full , Walk Out		
Equip./Appl.:	Dishwasher , Dryer , Kitchen Island , Microwave , Range-Electric , Range-Gas , Trash Compactor , Washer	Electric:	200 Amp , Circuit Breaker(s)
Driveway:	Paved	Exterior:	Clapboard
Construction:	Wood Frame	Foundation:	Concrete
Financing:		Heating/Cool:	Central Air , Hot Air , Radiant
Floors:		Lot Desc:	Landscaped , Level , Water View , Waterfront
Garage/Park:	Permitted , None	Occ. Restrictions:	
Heat Fuel:	Gas-LP/Bottle	Roof:	Shingle-Asphalt
Roads:	Association , Dead End	Water:	Drilled Well
Sewer:	1500+ Gallon , Concrete , Leach Field , Private , Septic		
Suitable Land Use:		Water Heater:	Gas-Natural
Fee Includes:	Plowing	Building Certs:	
Disability:		Docs Available:	
Negotiable:	Pool Table		
Excl Sale:			

Tax Rate:	\$11.04	Assmt:	\$1,352,000.00	Assmt Yr:	
Tax Class:		Unadjusted Taxes:		Tax Reduct:	No
Elderly:		Veteran:		Other:	
Covenant:	No	Source SqFt:		County:	Carroll
Recorded Deed:	Warranty	Book/Pg:	2715/ 370	Plan/Survey:	
Map/Blck/Lot:	250/ / 15	Property ID:		SPAN # (VT):	--
Devel/Subdiv:		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:	05/02/2011	DOM/DUC:	306

PREPARED BY

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Lister: Carol Bush of Maxfield Real Estate/Wolfeboro

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New Winnepesaukee lake house



Gorgeous level lot with beach



Lakeside living room



New top of the line kitchen



Lovely formal dining room



Beautiful view from the porch

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Spacious lakeside porch



Open concept kitchen



Granite counter tops



New stainless steel appliances



Master bedroom suite



Very large sandy beach

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Level frontage and clear water



Lakeside storage shed



40 foot dock for 2 boats



Master bathroom



Extra large family room



Pool table negotiable

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Guest bedroom suite



Guest bathroom



Great attention to detail



Guest bedroom suite



Road side of house



Lakeside patio

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Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

County:Belkn,Carro

SellDt:05/01/2011 - 05/30/2011

WtrBody:winnipesaukee

WaterAcc:Own