

Residential
4056430 Closed

31 Wallace Point Road
Moultonborough, New Hampshire 03254



L \$4,495,000
C \$4,325,000



Zoning:	Residential	Rooms:	15
Year Built:	2005	Bedrooms:	7
Color:	Brown	Total Baths:	9
Taxes:	\$ 29,547.87	Full:	6
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2010	1/2 Baths:	3
Monthly Assoc.\$:	\$	Garage Capacity	3
Lot Acre:	1.89	Garage Type:	Attached
Lot SqFt:	82,328	Total Fin SqFt:	10,000
Common Land Acres:		Apx Fin Above Grd:	7,000
Road Frontage:	TBD	Apx Fin Below Grd:	3,000
Water Frontage:	235	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	No
# 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:
Public Rems: Moultonboro, NH. Exceptional Lodge style home w/a 58x13 permanent crib dock & large 2 slip boathouse, sand beach & view to the Belknaps. Professionally landscaped & immaculately maintained. Waterfront amenities can not be duplicated. Private area on the Kona shorefront. 51x36'boathouse w/two 36' bays. 2 exterior 40'slips. Listing Agent has ownership interest			

Directions: Moultonboro Neck Road to right on Kona Farm Road to right on Wallace Point Road to #31.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	23 x 24	1	Master BR	21 x 16	1	1st	1	1	0	2
Kitchen	19 x 24	1	2nd BR	14 x 15	2	2nd	3	4	0	0
Dining Rm	24 x 22	1	3rd BR	16 x 16	2	3rd	0	0	0	0
Family Rm	22 x 24	B	4th BR	13 x 15	2	4th				
Office/Study			5th BR			Bsmt	0	1	0	1
Utility Rm			Den	14 x 15	1					
Other Rm 1	16 x 18	1	Other Rm 3	16 x 12	2					
Other Rm 2	22 x 18	B								

Assoc Amenities:	Possession:
Interior Feat.: 1st Floor Laundry , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Dining Area , Eat-in Kitchen , Fireplace-Gas , Fireplace-Wood , Hearth , Laundry Hook-ups , Loft , Master BR with BA , Pantry , Playroom	
Exterior Feat.: Boat/Slip Dock , Deck , Porch , Screened Porch	
Basement: Finished , Full , Walk Out	
Equip./Appl.: Dishwasher , Disposal , Dryer , Kitchen Island , Microwave , Mini Fridge , Range-Gas , Refrigerator , Security System , Smoke Detector , Trash Compactor , Wall Oven , Washer	
Driveway: Gravel , Paved	Electric: 200 Amp , Circuit Breaker(s)
Construction: Wood Frame	Exterior: Shingle
Financing:	Foundation: Concrete
Floors:	Heating/Cool: Central Air , Hot Water , In Floor , Multi Zone , Radiator
Garage/Park: Attached , Direct Entry , Finished , Heated	Lot Desc: Deed Restricted , Easement , Landscaped , Sloping , View , Waterfront
Heat Fuel: Oil	Occ. Restrictions:
Roads: Gravel , Private , Shared	Roof: Shingle-Asphalt
Sewer: 1000 Gallon , Leach Field , Private , Septic	Water: Drilled Well , Public
Suitable Land Use:	Water Heater: Off Boiler
Fee Includes:	Building Certs:
Disability:	Docs Available:
Negotiable:	
Excl Sale:	

Tax Rate: \$8.12	Assmt:	Assmt Yr:
Tax Class:	Unadjusted Taxes:	Tax Reduct: No
Elderly:	Veteran:	Other:
Covenant: Yes	Source SqFt:	County: Carroll
Recorded Deed: Warranty	Book/Pg: 2210/ 918	Plan/Survey:
Map/Blck/Lot: 216/ / 25	Property ID:	SPAN # (VT): --
Devel/Subdiv:	Const. Status: Existing	Home Energy Rating Index:
District: Moultonborough	High Sch: Moultonborough Academy	Jr./Mid Sch: Moultonborough Academy
Elem Sch: Moultonborough Central School	Cable:	Electric Co:
Fuel Co:	Phone Co:	Resort:
Timeshare/Fract. Ownrshp:	# Weeks:	Timeshare %:

Auction:
Closed Date: 06/30/2011 **DOM/DUC:** 37

PREPARED BY

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Front of House



Front Porch



Entrance Hall



Living Room



Dining Room



Kitchen

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Kitchen



Upstairs Master Bedroom



1st Floor Master Bedroom



Lower Level Pool Room & Bar



Lower Level Family Room



Lakeside of House

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Photo Gallery MLS# R4056430C



Roadside



Beach & Permanent Dock



View to Water



Living Room



Screened Porch



Living Room

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Living Room



Upstairs Master Bedroom



Lakeside



Play Room



Lakeside



2nd Bedroom Apartment

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Selected Criteria

State:New H

SubType:Resid

SellDt:06/01/2011 - 06/30/2011

WtrBody:winnipesaukee

WaterAcc:Own