

**Residential**  
**4070853 Closed**

**44 Driftwood Drive**  
**Moultonborough, New Hampshire 03254**



**L \$859,900**  
**C \$825,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	8
<b>Year Built:</b>	2000	<b>Bedrooms:</b>	4
<b>Color:</b>		<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 7,657.00	<b>Full:</b>	3
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	2
<b>Lot Acre:</b>	.63	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	27,443	<b>Total Fin SqFt:</b>	2,924
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,916
<b>Road Frontage:</b>	Yes/ 100	<b>Apx Fin Below Grd:</b>	1,008
<b>Water Frontage:</b>	100	<b>Foot Print:</b>	
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Contemporary

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Unknown	<b>Seasonal:</b>	No
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

**Parcel Access ROW:**                      **ROW for other Parcel:**                      **ROW Width:**                      **ROW Length:**

**Public Rems:** Moultonboro, NH - Fabulous Krainwood location! Great beach and southern exposure on Salmon Meadow cove. Great home!

**Directions:** Redding Lane to Krainwood Drive to left onto Driftwood, # 44.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	12 x 15	1	Master BR	20 x 22	2	1st				
Kitchen	12 x 10	1	2nd BR	11 x 13	1	2nd				
Dining Rm	11 x 12	1	3rd BR	11 x 10	1	3rd				
Family Rm	24 x 30	L	4th BR	13 x 9	2	4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							

<b>Assoc Amenities:</b>		<b>Possession:</b>	
<b>Interior Feat.:</b>	2nd Floor Laundry , Cable , Cable Internet , Cathedral Ceilings , Dining Area , Family Room , Fireplace-Gas , Hearth , Master BR with BA , 2 Fireplaces		
<b>Exterior Feat.:</b>	Boat/Slip Dock , Deck , Gazebo		
<b>Basement:</b>	Finished , Full		
<b>Equip./Appl.:</b>	Air Conditioner , Dishwasher , Dryer , Range-Electric , Refrigerator , Smoke Detector , Washer		
<b>Driveway:</b>	Gravel	<b>Electric:</b>	Circuit Breaker(s)
<b>Construction:</b>	Wood Frame	<b>Exterior:</b>	Clapboard
<b>Financing:</b>		<b>Foundation:</b>	Concrete
<b>Floors:</b>	Carpet , Hardwood , Tile	<b>Heating/Cool:</b>	Baseboard
<b>Garage/Park:</b>	Detached	<b>Lot Desc:</b>	Country Setting , Waterfront , Wooded Setting
<b>Heat Fuel:</b>	Oil	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Public , Paved	<b>Roof:</b>	Shingle-Architectural
<b>Sewer:</b>	Private , Septic	<b>Water:</b>	Drilled Well
<b>Suitable Land Use:</b>		<b>Water Heater:</b>	Electric
<b>Fee Includes:</b>		<b>Building Certs:</b>	
<b>Disability:</b>		<b>Docs Available:</b>	
<b>Negotiable:</b>			
<b>Excl Sale:</b>			

<b>Tax Rate:</b>		<b>Assmt:</b>	\$943,000.00	<b>Assmt Yr:</b>	2010
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Elderly:</b>		<b>Veteran:</b>		<b>Other:</b>	
<b>Covenant:</b>	No	<b>Source SqFt:</b>		<b>County:</b>	Carroll
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	2188/ 643	<b>Plan/Survey:</b>	
<b>Map/Bick/Lot:</b>	166/ / 029	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Devel/Subdiv:</b>	Krainwood	<b>Const. Status:</b>	Existing	<b>Home Energy Rating Index:</b>	
<b>District:</b>	Moultonborough	<b>High Sch:</b>	Moultonborough Academy	<b>Jr./Mid Sch:</b>	Moultonborough Academy
<b>Elem Sch:</b>	Moultonborough Central School	<b>Cable:</b>		<b>Electric Co:</b>	
<b>Fuel Co:</b>		<b>Phone Co:</b>		<b>Resort:</b>	No
<b>Timeshare/Fract. Ownrshp:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	

**Closed Date:** 08/19/2011                      **DOM/DUC:** 2

**PREPARED BY**

**Roy Sanborn**  
**Roche Realty Group**  
**97 Daniel Webster Highway**  
**Meredith, NH 03253**



Lister: Pamela Cariello of Century 21 Lakes Region Realty

**Email :** rsanborn@rocherealty.com  
**Off. Ph# :** (603) 279-7046  
**Agt. Ph# :** (603) 677-8420 ext.  
**Cell Ph# :** (603) 455-0335  
**Fax Ph# :** (603) 279-7604



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**Selected Criteria**

State:New H  
SubType:Resid  
StNum:44  
StNam:drift  
County:Carro  
Town:Moultonborou