

Residential
2804757 Closed

3 Wyanoke Gate Lane
Wolfeboro, New Hampshire 03894



L \$1,295,000
C \$1,188,000



Zoning:	Residential	Rooms:	10
Year Built:	1980	Bedrooms:	4
Color:		Total Baths:	4
Taxes:	\$ 16,382.00	Full:	3
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2008	1/2 Baths:	1
Monthly Assoc.\$:	\$41	Garage Capacity	2
Lot Acre:	1.38	Garage Type:	Attached
Lot SqFt:	60,113	Total Fin SqFt:	3,600
Common Land Acres:		Apx Fin Above Grd:	3,600
Road Frontage:	Yes/ 50	Apx Fin Below Grd:	0
Apx Ttl Below Grd:		Foot Print:	
Water Frontage:	200	Flood Zone:	No
Water Acc Type:	Owned	Style:	Contemporary
# of Stories:	2		
Basement:	Yes /		

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

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: Wolfeboro - Enjoy spectacular views from the Grand patio overlooking Winter Harbor on Lake Winnepesaukee. This property has an abundance of outdoor living space that beckons waterside entertaining and includes areas for food preparation and lounging, all surrounded by a beautiful lawn and landscaping. The boat house offers deep-water docking and a fantastic cabana room above. This home capitalizes on the water views from almost every room, and features an open concept layout with a custom "chef's" kitchen, dining area and large field stone fireplace. Walk along an enchanting nature path to the private beach & tennis courts. Shopping & dining are just a stone's throw away in downtown Wolfeboro.

Directions: Forest Road to right on Wyanoke Gate Lane.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	21x15	1	Master BR	13x16	2	1st	1	0	0	0
Kitchen	16x15	1	2nd BR	13x14	2	2nd	3	0	0	0
Dining Rm	16x13	1	3rd BR	10x14	2	3rd	0	0	0	0
Family Rm			4th BR	10x14	1	4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	14x11	2					
Other Rm 1	4x10	1	Other Rm 3	7x8	1					
Other Rm 2	11x12	1								

Assoc Amenities:

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 , Master BR with BA , Mudroom , Pantry , Sprinkler System , Whirlpool Tub

Exterior Feat.: Boat Mooring , Boat/Slip Dock , Out Building , Patio , Tennis Court , Underground Utilities

Basement: None

Equip./Appl.: Cook Top-Gas , Dishwasher , Disposal , Microwave , Refrigerator , Trash Compactor , Wall Oven

Driveway: Paved

Construction: Wood Frame

Financing:

Floors:

Garage/Park: 2 Parking Spaces , Auto Open , Direct Entry

Heat Fuel: Oil

Roads: Public

Sewer: Concrete , Leach Field , Septic

Suitable Land Use:

Fee Includes: Recreational

Disability:

Negotiable:

Excl Sale:

Possession:

Electric: Circuit Breaker(s)

Exterior: Clapboard , Wood

Foundation: Concrete

Heating/Cool: Baseboard

Lot Desc: Landscaped , View , Water View , Waterfront

Occ. Restrictions:

Roof: Shingle-Asphalt

Water: Public

Water Heater: Off Boiler

Building Certs:

Docs Available:

Tax Rate: \$10.61

Tax Class:

Elderly: No

Covenant: Yes

Recorded Deed: Warranty

Map/Blck/Lot: 228/ / 2

Devel/Subdiv:Wyanoke

District: SAU #13

Elem Sch: Carpenter Elementary

Fuel Co:

Timeshare/Fract. Ownrshp:

Assmt: \$1,542,600.00

Unadjusted Taxes:

Veteran: No

Source SqFt:

Book/Pg: 1802/ 829

Property ID:

Const. Status: Existing

High Sch: Kingswood Regional High School

Cable:

Phone Co:

Weeks:

Assmt Yr: 2009

Tax Reduct: No

Other: No

County: Carroll

Plan/Survey:

SPAN # (VT): --

Home Energy Rating Index:

Jr./Mid Sch: Kingswood Regional Middle

Electric Co:

Resort:

Timeshare %:

Closed Date:

09/01/2011 **DOM/DUC:**

648

PREPARED BY

Roy Sanborn

Roche Realty Group

97 Daniel Webster Highway

Email : rsanborn@rocherealty.com

Off. Ph# : (603) 279-7046

Agt. Ph# : (603) 677-8420 ext.

Meredith, NH 03253

Lister: Robert Wichland of RE/MAX Bayside Laconia

Cell Ph# : (603) 455-0335

Fax Ph# : (603) 279-7604



www.lakesregionhome.com

www.rocherealty.com

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Relax on the Grand Patio



Fantastic Stonework



Winter Harbor



Deep water docking



Cabana room above boat house



Boat house interior

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Open concept layout



Custom chefs kitchen



Enjoy evenings by the fire



Wet bar in main living area



Enjoy evenings by the fire



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Photo Gallery MLS# R2804757C



Home office with fireplace



Master suite



Master bath



Master bath



Lakeside entertaining

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Expansive view



Sandy bottom



Private setting



View of Winter Harbor



Detached garage

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Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

SellDt:09/01/2011 - 09/30/2011

WtrBody:winnipesaukee

WaterAcc:Own