

**Residential**  
**4040583 Closed**

**72 Parker Island Road**  
**Wolfeboro, New Hampshire 03894**



**L \$4,195,000**  
**C \$3,800,000**



<b>Zoning:</b>	Residential	<b>Rooms:</b>	18
<b>Year Built:</b>	1986	<b>Bedrooms:</b>	6
<b>Color:</b>	Brown	<b>Total Baths:</b>	8
<b>Taxes:</b>	\$ 45,440.00	<b>Full:</b>	2
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	6
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity</b>	3
<b>Lot Acre:</b>	3.37	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	146,797	<b>Total Fin SqFt:</b>	8,300
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	6,800
<b>Road Frontage:</b>	TBD	<b>Apx Fin Below Grd:</b>	1,500
<b>Apx Ttl Below Grd:</b>		<b>Foot Print:</b>	99x38
<b>Water Frontage:</b>	242	<b>Flood Zone:</b>	Unknown
<b>Water Acc Type:</b>	Owned	<b>Style:</b>	Other
<b># of Stories:</b>	2		
<b>Basement:</b>	Yes /		

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

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

**Public Rems:** Magnificent location on Wolfeboro Neck in one of the most desirable areas of Wolfeboro. 242' of privacy with panoramic 180 degree views of the "the broads" on Lake Winnepesaukee and ringed by several mountain ranges. Breathtaking. Sandy beach & large breakwater with SW exposure. Easy care professional landscaping with many stone patio seating areas. Craftsman style home blends seamlessly into the natural landscaping. Inside is traditional elegance of days gone by. Beautifully rebuilt & redone with the help of a Boston designer in 2002 with subtle beauty and no expense spared. Excellent floor plan for entertaining. Most rooms overlook water. 1st and 2nd floor master bedroom suites. Attached apartment over garage for long term guests. 3 car garage. Sauna and exercise room. Home is in perfect condition.

**Directions:** Route 109 to Forest Road to left on Parker Island Rd to #72 on left.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	23x20	1	Master BR	23x17	2	1st		1	2	
Kitchen	16x16	1	2nd BR	11x17	1	2nd		2	2	
Dining Rm	19x15	1	3rd BR	16x19	2	3rd				
Family Rm	20x16	1	4th BR	15x11	2	4th				
Office/Study	12x14	1	5th BR	16x19	2	Bsmt			1	
Utility Rm			Den	11x13	1					
Other Rm 1	12x14	1	Other Rm 3	21x11	1					
Other Rm 2	10x11	1								

<b>Assoc Amenities:</b>		<b>Possession:</b>	
<b>Interior Feat.:</b>	1st Floor Laundry , 1st Floor Master BR , Cable , Cable Internet , Fireplace-Gas , In Law Apartment , Library , Master BR with BA , Mudroom , Multi Phonelines , Pantry , Sprinkler System , Sunroom , Whirlpool Tub	<b>Electric:</b>	200 Amp , Circuit Breaker(s)
<b>Exterior Feat.:</b>	Boat/Slip Dock , Deck , Satellite	<b>Exterior:</b>	Clapboard
<b>Basement:</b>	Climate Controlled , Full , Partially Finished	<b>Foundation:</b>	Concrete
<b>Equip./Appl.:</b>	Central Vacuum , Dishwasher , Disposal , Dryer , Kitchen Island , Microwave , Radon Mitigation , Refrigerator , Satellite Dish , Security System , Smoke Detector , Trash Compactor , Wall Oven , Washer , Window Treatment	<b>Heating/Cool:</b>	Hot Air , Radiant
<b>Driveway:</b>	Paved	<b>Lot Desc:</b>	Country Setting , Landscaped , Level , View , Water View , Waterfront , Wooded
<b>Construction:</b>	Wood Frame	<b>Occ. Restrictions:</b>	
<b>Financing:</b>		<b>Roof:</b>	Shingle-Asphalt
<b>Floors:</b>		<b>Water:</b>	Drilled Well , Private
<b>Garage/Park:</b>	3 Parking Spaces , Attached , Auto Open , Direct Entry	<b>Water Heater:</b>	Off Boiler
<b>Heat Fuel:</b>	Gas-LP/Bottle	<b>Building Certs:</b>	
<b>Roads:</b>	Private	<b>Docs Available:</b>	
<b>Sewer:</b>	1500+ Gallon , Concrete , Private , Septic		
<b>Suitable Land Use:</b>			
<b>Fee Includes:</b>			
<b>Disability:</b>	1st Floor Full Bathrm , 1st Flr Hard Surface Flr. , Bathrm w/step-in Shower , Kitchen w/5 ft Diameter		

<b>Tax Rate:</b>	\$11.04	<b>Assmt:</b>	\$4,116,300.00	<b>Assmt Yr:</b>	2010
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Elderly:</b>	No	<b>Veteran:</b>	No	<b>Other:</b>	No
<b>Covenant:</b>	No	<b>Source SqFt:</b>		<b>County:</b>	Carroll
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	2735/ 205	<b>Plan/Survey:</b>	
<b>Map/Blck/Lot:</b>	0226/ / 4	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Devel/Subdiv:</b>		<b>Const. Status:</b>	Existing	<b>Home Energy Rating Index:</b>	
<b>District:</b>		<b>High Sch:</b>		<b>Jr./Mid Sch:</b>	
<b>Elem Sch:</b>		<b>Cable:</b>		<b>Electric Co:</b>	
<b>Fuel Co:</b>		<b>Phone Co:</b>		<b>Resort:</b>	
<b>Timeshare/Fract. Ownrshp:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	

**Closed Date:** 10/05/2011      **DOM/DUC:** 206

**PREPARED BY**

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**View from the lake**



**Docking system**



**Very private**



**Patio seating**



**180 degree views of the lake**



**Foyer**

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Dining room



Living room A



Living room B



Den



Den fireplace



Family room open to kitchen

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Photo Gallery MLS# R4040583C



Custom kitchen



1st floor master bedroom



1st floor "his" master bath



1st floor "hers" master bath



2nd floor master bedroom A



2nd floor master bdrm B w/view

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2nd floor master bathroom



Sunroom



Breakfast room



Family room cabinetry



Guest bdrm w/private deck



Garage w/apartment above

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**Selected Criteria**

State:New H

SubType:Resid

ActSt:Clo

SellDt:10/01/2011 - 10/31/2011

WtrBody:winnipesaukee

WaterAcc:Own