

Residential **Single Family** **164 Ledge Hill Road**
4997164 **Tuftonboro** **NH 03816**
Closed **Unit/Lot #**

Listed: 5/24/2024 **\$699,000**
Closed: 7/26/2024 **\$699,000**
DOM: 9



County NH-Carroll
Village/Dist/Locale Center Tuftonboro
Year Built 1968
Architectural Style Cape, Multi-Family, Ranch
Color Gray
Taxes TBD No
Tax Annual Amount \$3,637.00
Tax Year 2023
Rooms - Total 10
Bedrooms - Total 3
Baths - Total 3
Baths - Full 1
Baths - 3/4 2
Baths - 1/2 0
SqFt-Apx Fin Above Grade 2,073
SqFt-Apx Fin Below Grade 702
SqFt-Apx Total Finished 2,775
Lot Size Acres 6.00
Lot - Sqft 261,360
Date - Initial Showings Begin



Directions From Wolfeboro follow 109A for approx. 6 mi. Turn R onto Ledge Hill Road at the Central School and follow for 2.8 mi. 164 Ledge Hill Rd. will be on the L. From Meredith follow NH-25E to Rte.109, stay straight on NH 171, approx. 10 mi. Turn R onto Ledge Hill Rd. follow approx..25 mi. Property on R.

Remarks - Public Have you been dreaming of finding a home with spectacular Mountain Views? One that affords One Floor Living, but also provides a spacious Finished Walk-Out Lower-Level Apartment, with Covered Patio, Mountain Views and Private Entrance; complete with a Kitchen, Living RM. BdRm & Bath for visiting family, or for Generational Living? This property is located in Low-Tax Tuftonboro, NH, which is situated in the heart of the Lakes Region of New Hampshire. It sits on 6 Acres of Land, and is only 5 MILES from the beautiful Lake WINNIPESAUKEE, and the Melvin Village Marina. This Recently RENOVATED home has 3 Bedrooms, 3 Baths, the Primary BdRm being en suite; as well as a large Bonus Rm. in the Finished Attic, which could be used for Office Space, as a Bunk Room, or Studio. Adjacent to the Finished Lower-Level is an Utility Rm. with a Workshop. Overlooking the Ossipee Mountains this property provides fantastic WNW views, as well as breathtaking sunsets. The grounds are beautifully landscaped, filled with Perennial Beds, flowering shrubs, fruit trees and blueberry bushes. Much of the 6 acres is open and is mowed twice a year, perfect for your own Par Three Golf Course perhaps. A large three season Sunroom, and two-tiered Decking System provide a private and peaceful setting, with lots of room for entertaining. Only 9 MILES to Downtown Wolfeboro, and an hour to the Coast. Hiking, Skiing, and Water Sports are all in close proximity. This property is a must see.

STRUCTURE

Construction Status Existing	Estimated Completi...	List \$/SqFt Fin ABV Grade	\$337.19
Construction Materials Fiber Cement Exterior		SqFt-Apx Unfn Above Grade	0
Foundation Concrete, Slab - Concrete		SqFt-Apx Unfn Below Grade	403
Basement Yes			
Basement Access Type Walkout			
Roof Shingle - Asphalt			
Garage Yes			
Garage Capacity 2			
Parking Parking Spaces 6+			

ROOMS

Attic - Finished	2	Bath - 3/4	1
Kitchen	1	Bedroom	1
Living Room	1	Bath - Full	1
Dining Room	1	Sunroom	1
Primary BR Suite	1	Family Room	B

WATER

Waterfront Property
Water View
Water Body Access

Water Body Name

Water Body Type
Water Frontage Length
WaterFrRit
Water Body Restrictions

SCHOOLS, LOT AND LOCATION

SchDistrict Governor Wentworth Regional	Deed - Recorded Type Warranty
SchElem Tuftonboro Central School	Deeds - Total
SchMiddle Kingswood Regional Middle Sch	Deed - Book 3026
SchHigh Kingswood Regional High School	Deed - Page 009-110

Owned Land Yes
Lot Features Country Setting, Field/Pasture, Landscaped, Mountain View, Open, Sloping, View
Area Description Mountain, Near Paths, Near Skiing, Rural

UTILITIES AND FEATURES

Heating Forced Air, Heat Pump, Mini Split
Heat Fuel Oil
Cooling Mini Split
Water Source Drilled Well, Dug Well, Private
Sewer 1500+ Gallon, Concrete, Leach Field, Private, Septic Design Available
Electric 200 Amp, Circuit Breaker(s)
Utilities Cable - At Site

Features - Exterior Deck, Garden Space, Outbuilding, Porch - Enclosed, Window Screens
Features - Interior Central Vacuum, Cedar Closet, Fireplace - Wood, Fireplaces - 2, In-Law Suite, Kitchen Island, Living/Dining, Primary BR w/ BA, Natural Light, Storage - Indoor, Laundry - Basement, Attic - Walkup
Flooring Ceramic Tile, Hardwood, Vinyl
Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater - Domestic, Water Heater - Electric, Exhaust Fan, Vented Exhaust Fan
Equipment Smoke Detectr-Hard Wired

CONDO/ASSOCIATION - MOBILE - AUCTION

Condo Name
Building Number
Units Per Building
Condo Fees

Mobile Park Name
Mobile Park Approval
Mobile Co-Op
Mobile Must Move

Auction No
Date - Auction
Auction Time
Auctioneer Name

DISCLOSURES

Fee
Fee 2
Fee 3
Items Excluded

Timeshare/Fract. Ownrshp No
Foreclosed/Bank-Owned/REO No
Flood Zone No
Seasonal No

PREPARED BY

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My Office Info:

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Listed By:

Faye Friedrich / K A Perry Real Estate, LLC

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Circular Driveway/View from the Road



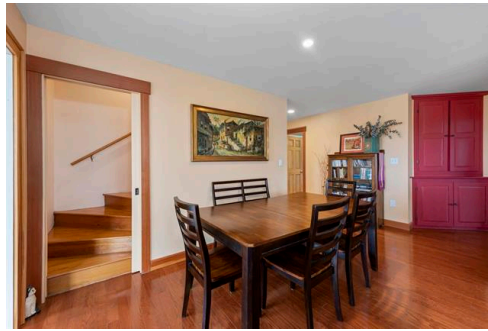
Many Perennial Beds



Serenity Spot



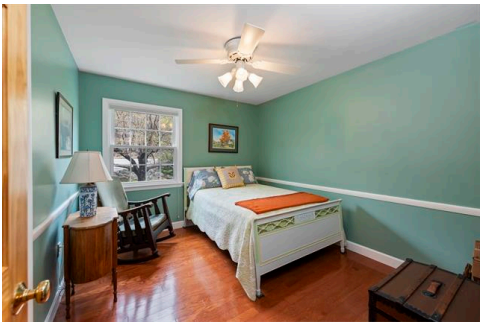
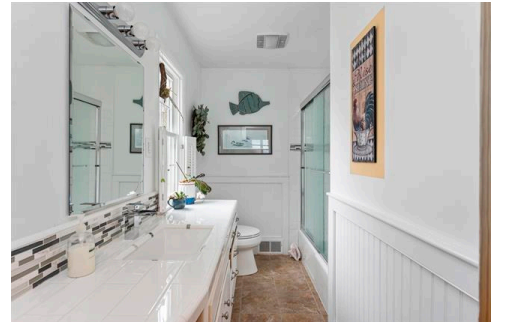
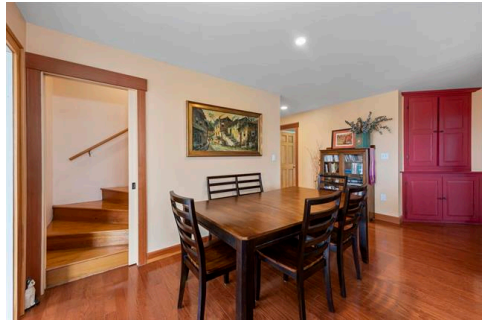
Updated Kitchen

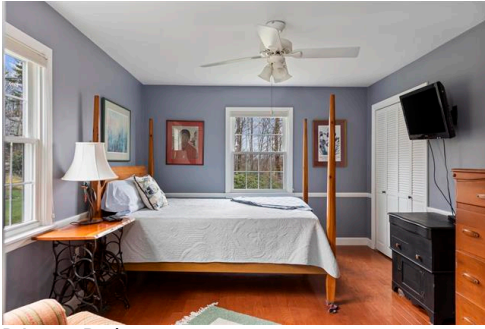


Dining area

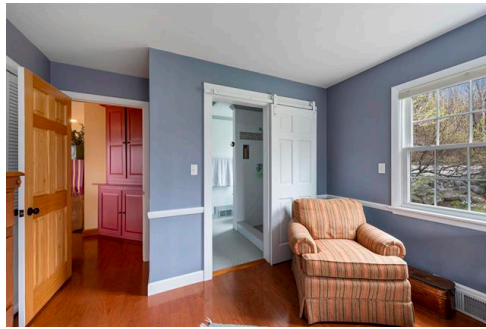


Dining/Open concept

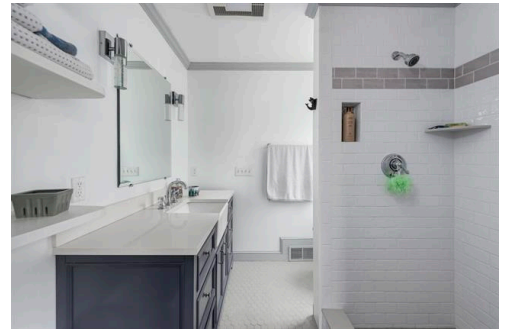




Primary Bedroom



Primary-ensuite



En Suite



Primary En Suite



3 Season Room



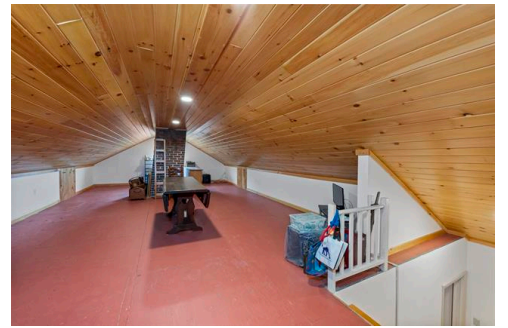
Lots of possibilities



Views of Ossipee Mts.



Great space to entertain



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Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by:

Faye Friedrich / K A Perry Real Estate, LLC



Finished Bonus Space



Finished Basement/Pvt. Entrance



Lg. Living Rm.



Mtn. Views & Covered Patio



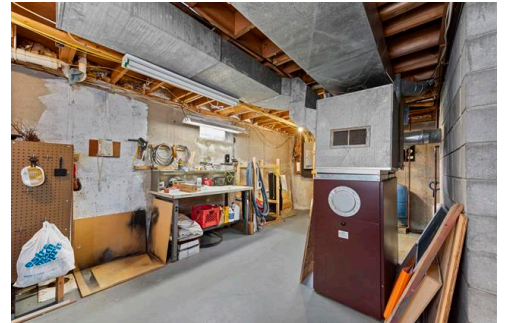
Lg. Bedroom



Kitchenette



Bath/Laundry Area



164 Ledge Hill Road

Tuftonboro NH 03816



5 miles to Melvin Village Marina



Beautiful Views