

**Residential**     **Single Family**  
**4966186**  
**Active**

**65 Federal Corner Road**  
**Tuftonboro**  
**Unit/Lot #**

**NH 03816**

**Listed: 8/17/2023**  
**Closed:**  
**DOM: 3**

**\$950,000**



**County** NH-Carroll  
**Village/Dist/Locale** Center Tuftonboro  
**Year Built** 1797  
**Style** Cape  
**Color** Red/Brown  
**Taxes TBD** No  
**Tax - Gross Amount** \$4,432.00  
**Tax Year** 2022  
**Rooms - Total** 8  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 2,121  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,121  
**Lot Size Acres** 22.80  
**Lot - Sqft** 993,168  
**Date - Initial Showings Begin**



**Directions** Take NH Rte 109A (Middle Rd) to Tuftonboro General Store & Post Office. Across from Store, go up Federal Corner Rd 1 mi. to #65 on R, a restored c1797 3 -Bdrm/2.5-Bath Cape w/att'd Barn on 22.8 ACRES w/1/4 Mile of Road Frontage. Half of Acreage is mowed pasture w/trees & 3 additional Out-Buildings.

**Remarks - Public** This restored c1797 3-Bdrm/2.5-Bath Cape with its 17'x15' 4-season Sunroom, 20'x16' Kitchen Ell & att'd 38'x32 c1820 post & beam Barn sits on 22.8 level, surveyed & stonewalled ACRES, the front half of which is tree-studded pasture. The yard/lawn & garden areas near the house & barn lie within original stonewalls with the wellhouse & the 26'x24' (heated) former antique shop. Back near the forested back half of the lot, is a 34'x30' pole Barn & a 20'x10' Shed. Inside you'll find wide board floors, original & period woodwork, an older working fireplace, and a fireplaced woodstove in the spacious sun-filled Kitchen overlooking the yard, gardens & pasture. Much of the flooring, etc. was repurposed from a late 18th century rural Wolfeboro wheelwright shop. The two upstairs "guest" bedrooms and bath "feature" the sloped ceilings of a New England Cape, while the main floor provides spacious one-floor living. The small 1/2 Bath/Laundry and private Office are near the "back" door from the yard, between the Kitchen and attached Mud Room & Barn. In the Barn there is a 32' x 11' heated Workshop & many other clean storage & work spaces on both levels. With its long road frontage and level acreage, this property has considerable extended family and/or long-term investment potential ...in the heart of New Hampshire's Lakes Region in the low-tax town of Tuftonboro, w/its own Boat Launch (w/nearby parking) & Town Beach on Lake WINNIPESAUKEE. (Tools & Equipment are Negotiable.)

**STRUCTURE**

<b>Construction Status</b> Existing	<b>Estimated Completion Date</b>	<b>List \$/SqFt Fin ABV Grade</b>	\$447.90
<b>Construction</b> Post and Beam		<b>SqFt-Apx Unfn Above Grade</b>	0
<b>Foundation</b> Granite, Stone		<b>SqFt-Apx Unfn Below Grade</b>	832
<b>Basement</b> Yes		<b>ROOMS</b>	
<b>Basement Access Type</b> Interior		Sunroom	1 Bath - Full 1
<b>Exterior</b> Clapboard, Wood		Family Room	1 Bedroom 2
<b>Roof</b> Shingle - Wood		Living Room	1 Bedroom 2
<b>Garage</b> No		Kitchen/Dining	1 Bath - Full 2
<b>Garage Capacity</b>		Primary Bedroom	1 Office/Study 1
<b>Garage Type</b>		<b>WATER</b>	
<b>Parking</b> Off Street, On-Site, Parking Spaces 6+, Unpaved		<b>Waterfront Property</b>	

**SCHOOLS, LOT AND LOCATION**

<b>SchDistrict</b> Governor Wentworth Regional	<b>Deed - Recorded Type</b> Warranty
<b>SchElem</b> Tuftonboro Central School	<b>Deeds - Total</b>
<b>SchMiddle</b> Kingswood Regional Middle Sch	<b>Deed - Book</b> 1397
<b>SchHigh</b> Kingswood Regional High School	<b>Deed - Page</b> 131

**Owned Land** Yes  
**Lot Description** Agricultural, Country Setting, Field/Pasture, Landscaped, Level, Open, Rolling, Slight, Stream, Wetlands, Wooded  
**Area Description** Near Snowmobile Trails, Rural

**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**UTILITIES AND FEATURES**

**Heating** Forced Air, Stove - Wood  
**Heat Fuel** Oil  
**Water Heater** Electric  
**Cooling** Other  
**Water** Drilled Well, Dug Well, Private  
**Sewer** 1000 Gallon, Concrete, Leach Field, Private  
**Electric** 200 Amp, Circuit Breaker(s)  
**Utilities** Cable - At Site, High Speed Intrnt -AtSite, Telephone At Site

**Features - Exterior** Barn, Garden Space, Natural Shade, Outbuilding, Patio, Porch - Covered, Porch - Enclosed, Porch - Screened, Shed, Window Screens, Windows - Storm, Porch - Heated , Stable(s)  
**Features - Interior** Attic - Hatch/Skuttle, Dining Area, Fireplace - Wood, Kitchen/Dining, Primary BR w/ BA, Natural Woodwork, Storage - Indoor, Window Treatment, Laundry - 1st Floor  
**Flooring** Softwood  
**Appliances** Dishwasher, Dryer, Range Hood, Freezer, Microwave, Range - Electric, Refrigerator, Washer  
**Equipment** Window AC, Smoke Detectr-Batt Powrd, Stove-Wood, Generator - Portable

**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** Kitchen: large corner cupboard, small red spice wall cabinet & "fireplace" crane. Primary Bedroom Bathroom: "tramp art" wall cabinet.

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** Unknown  
**Seasonal** No  
**Possession** At Closing

**Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**

**Buyer Agency** 2.50% **SubAgency** 0.00\$ **NonAgency Facilitator** 2.50% **Transactional Broker**

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

**PREPARED BY**

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Listed By: Ken Perry / K A Perry Real Estate, LLC

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