

Residential **Single Family** **3 Greenleaf Drive** **Listed: 9/6/2023** **\$650,000**
4968912 **Wolfeboro** **NH 03894** **Closed: 5/30/2024** **\$677,500**
Closed **Unit/Lot #** **DOM: 215**



County NH-Carroll
Village/Dist/Locale
Year Built 1995
Architectural Style Cape
Color Gray
Taxes TBD No
Tax - Gross Amount \$4,645.00
Tax Year 2023
Rooms - Total 7
Bedrooms - Total 3
Baths - Total 2
Baths - Full 0
Baths - 3/4 2
Baths - 1/2 0
SqFt-Apx Fin Above Grade 1,868
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 1,868
Lot Size Acres 0.57
Lot - Sqft 24,829
Date - Initial Showings Begin



Directions On S Main St (opposite Huggins Hospital) take Clark Road (on either side of the Historic Clark House) towards the Lake. Go down 1/2 mile, past Brewster Academy's Tennis Courts & Beach to Greenleaf Road on L, to 2nd home on the R. NOTHING else like this is currently AVAILABLE this Close to DOWNTOWN!

Remarks - Public This move-in ready 3-Bdrm/2-Bath Cape, allows for One-Floor Living in a small neighborhood on a quiet dead-end street off another "almost-as-quiet" dead-end street that is Only 1 MILE from Wolfeboro's Historic Waterfront DOWNTOWN on the eastern shore of Lake WINNIPESAUKEE! Inside you'll find a large Living Room with hardwood floors, that opens onto the Dining Room, 4-season Sun Room & the updated Kitchen. The 1st floor Primary Bedroom is adjacent to the 3/4 Bath w/step-in shower & Laundry. Upstairs are 2 more Bedrooms & another 3/4 Bath. The walkout-daylight high-ceilinged full basement offers much dry storage space and options for future additional living space. The attached 1-car garage provides direct interior access to the home; however, given the topography of that part of the lot and the "reserved" perimeter Easement around each lot, it's doubtful that a 2nd garage bay can be added. 2023 UPDATES include the new Roof & FHW Boiler. The fairly narrow backyard slopes down to the HOA's low-lying wooded 5-Acre Common Land parcel. The level, larger, quiet & sunny front yard provides opportunities for Gardening, etc. Within a pleasant 1/2 mile walk you will find the Public Library, Huggins Hospital, the new Public Safety Building & the historic Clark House. Only 1/4 mile away is the sun-filled Brewster BEACH on Wolfeboro Bay, open to Town Residents & their Guests. 1/4 mile in the other direction, is a "pocket" Park with a picnic table and gorgeous frontage on The Big Lake!

STRUCTURE

Construction Status Existing	Estimated Completi...	List \$/SqFt Fin ABV Grade	\$347.97
Construction Materials Wood Frame, Vinyl Siding		SqFt-Apx Unfn Above Grade	432
Foundation Poured Concrete		SqFt-Apx Unfn Below Grade	1,168
Basement Yes			
Basement Access Type Walkout			
Roof Shingle - Asphalt			
Garage Yes			
Garage Capacity 1			
Parking Auto Open, Direct Entry, Storage Above, Parking Spaces 4, Attached			

ROOMS

Living Room	1	Bath - 3/4	1
Dining Room	1	Bath - 3/4	2
Kitchen	1	Bedroom	2
Sunroom	1	Bedroom	2
Primary Bedroom	1		

WATER

Waterfront Property No
Water View No
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 Quit Claim
SchElem Carpenter Elementary	Deeds - Total
SchMiddle Kingswood Regional Middle Sch	Deed - Book 3534
SchHigh Kingswood Regional High School	Deed - Page 181

Owned Land Yes
Lot Features Beach Access, Conserved Land, Deed Restricted, Landscaped, Slight, Sloping
Area Description Abuts Conservation, Village

UTILITIES AND FEATURES

Heating Hot Water
Heat Fuel Oil
Cooling None
Water Source Metered, Public Water - On-Site
Sewer Public Sewer On-Site
Electric 200 Amp, Circuit Breaker(s), Underground
Utilities Cable - At Site

Features - Exterior Window Screens, Windows - Double Pane, Beach Access
Features - Interior Blinds, Dining Area, Living/Dining, Primary BR w/ BA, Natural Light, Natural Woodwork, Storage - Indoor, Window Treatment, Laundry - 1st Floor
Flooring Carpet, Hardwood, Vinyl
Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater - Off Boiler
Equipment CO Detector, Smoke Detectr-HrdWrdw/Bat

CONDO/ASSOCIATION - MOBILE - AUCTION

Condo Name	Mobile Park Name	Auction No
Building Number	Mobile Park Approval	Date - Auction
Units Per Building	Mobile Co-Op	Auction Time
Condo Fees	Mobile Must Move	Auctioneer Name
Association Amenities Master Insurance, Common Acreage		

DISCLOSURES

Fee
Fee 2
Fee 3
Items Excluded

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

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

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

Compensation Based On Net Sales Price

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

Compensation Comments

PREPARED BY

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My Office Info:

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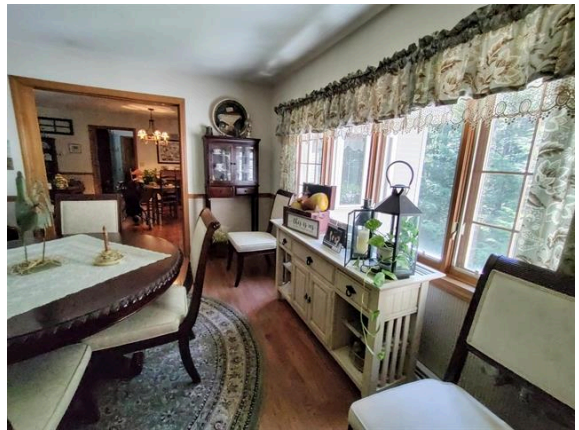
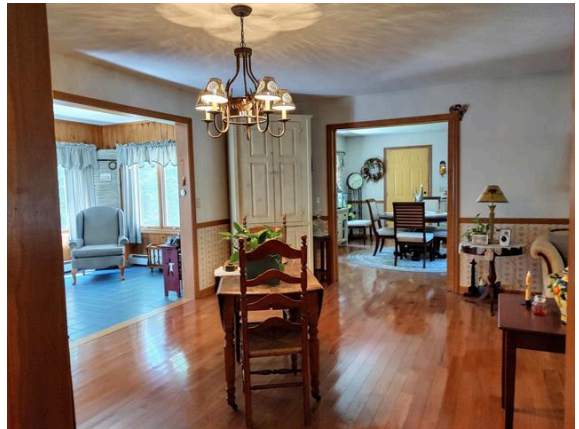
Listed By:

Ken Perry / K A Perry Real Estate, LLC

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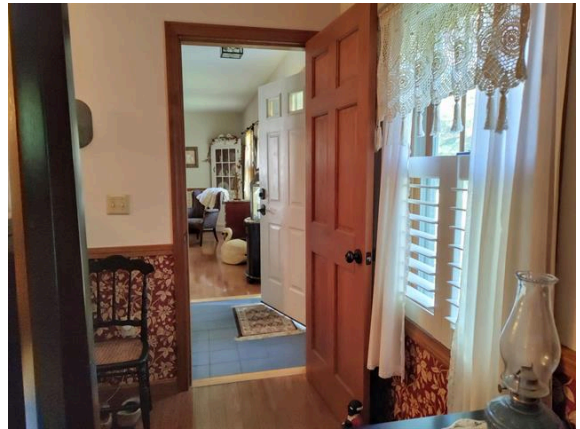
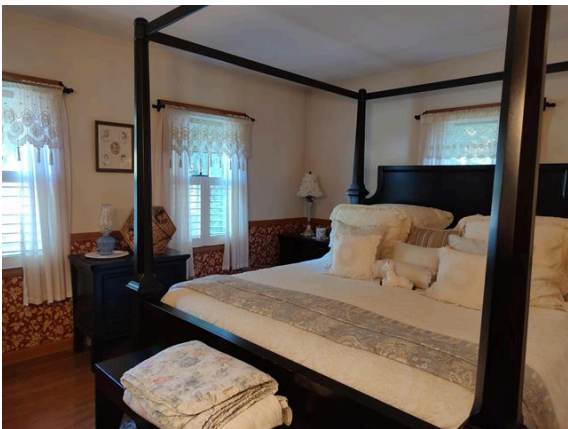
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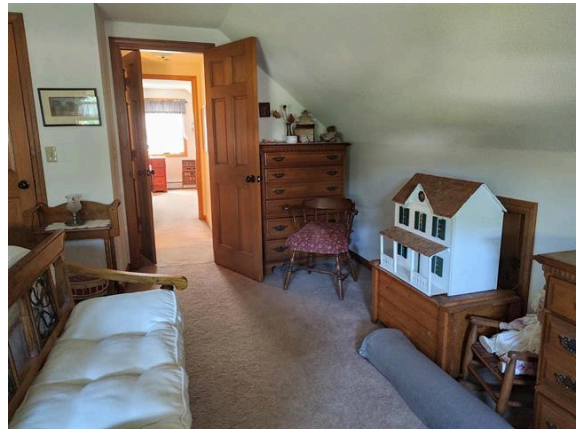
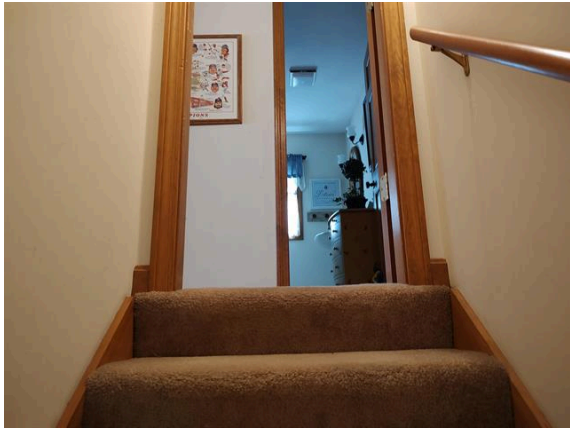


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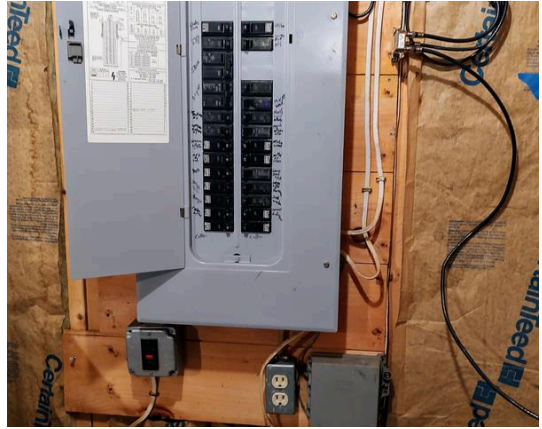
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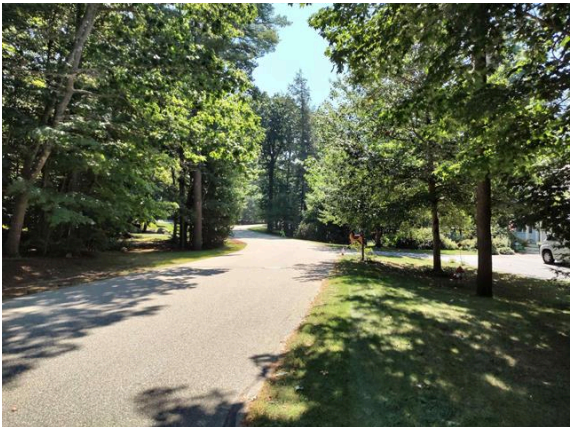
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