

Residential **Single Family** **211 Middleton Road** **Listed: 7/11/2024** **\$595,000**
5004837 **Wolfeboro** **NH 03894-4426** **Closed:**
Active **Unit/Lot #** **DOM: 54**



County NH-Carroll
Village/Dist/Locale South Wolfeboro
Year Built 1790
Architectural Style Cape
Color white
Taxes TBD No
Tax Annual Amount \$4,361.00
Tax Year 2023
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 2,056
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 2,056
Lot Size Acres 2.46
Lot - Sqft 107,158
Date - Initial Showings Begin



Directions Rte 28 N to Wolfeboro: 1 mile N of Alton Town Line, turn R onto Middleton Rd & go 1.5 miles to #211 on R, behind the privacy hedge & just before the RE Sign. This Mini FARM on 2.46 Open Acres is less than 4 miles from Wolfeboro's Historic Downtown, on the Eastern Shore of Lake WINNIPESAUKEE.

Remarks - Public A Mini FARM on 2.46 Acres of Open yard, lawn, pasture & gardens with a c1800 30'X30' post & beam 3-stall BARN (w /year-round water), a 2-horse run-in shed, riding rink AND the c1790 3-BdRm/2.5-Bath CAPE w/some Original Floors & Exposed Beams and Attached 2-car GARAGE ...all within 4 miles of Wolfeboro's Historic Downtown on the Eastern Shore of Lake WINNIPESAUKEE! The eat-in Kitchen opens to both the fireplaced Family Room & the spacious Dining Room. There's a 14x14 Bedroom on the 1st floor w/ensuite Bath. Upstairs, there's another Full Bath, 2 Bedrooms and a spacious Study/Office. Enjoy Wolfeboro's 3 resident/guest BEACHES, Cotton Valley Rail Trail, Abenaki SKI Area, Pop Whalen Ice & Arts Center, The Nick Recreation Area, etc. while benefitting from our recently enlarged Library, the updated Huggins Hospital and our updated/under-construction Public Safety complex. K-3 Students attend Carpenter School downtown while 4-6 students attend (the slightly closer) Crescent Lake School located behind the Middle, High & Tech Schools on the Kingswood Campus of the well-regarded Governor Wentworth School District. Two Golf Courses are close-by while the Gunstock Ski Area is only 1/2 hour away. Hike the trails on much of the area's thousands of permanently Conserved Acres ...or those in the Mt Washington Valley and White Mountains National Forest, an hour+ to the North. Or, go an hour South to the Seacoast Beaches of NH and Maine. (Note: Ask about the Possibility of 2 Additional Acres.)

STRUCTURE

Construction Status Existing	Estimated Completi...	List \$/SqFt Fin ABV Grade	\$289.40
Construction Materials Vinyl Siding		SqFt-Apx Unfn Above Grade	0
Foundation Granite, Stone		SqFt-Apx Unfn Below Grade	936
Basement Yes			
Basement Access Type Interior			
Roof Metal			
Garage Yes			
Garage Capacity 2			
Parking Driveway, Parking Spaces 3 - 5, Paved			

ROOMS

Kitchen - Eat-in	1	Bedroom	2
Family Room	1	Office/Study	2
Dining Room	1	Laundry Room	1
Bedroom with Bath	1	Bath - Full	1
Bedroom	2	Bath - 1/2	1

WATER

Waterfront Property No
Water View No
Water Body Access No

SCHOOLS, LOT AND LOCATION

SchDistrict Governor Wentworth Regional	Deed - Recorded Type Warranty
SchElem Carpenter Elementary	Deeds - Total
SchMiddle Kingswood Regional Middle	Deed - Book 2359
SchHigh Kingswood Regional High School	Deed - Page 367 & 369

Water Body Name

Water Body Type
Water Frontage Length
WaterFrRit
Water Body Restrictions

Owned Land Yes
Lot Features Agricultural, Country Setting, Farm - Horse/Animal, Field/Pasture, Landscaped, Rolling, Sloping
Area Description Near Country Club, Near Golf Course, Near Shopping, Near Skiing, Rural, Near Hospital

UTILITIES AND FEATURES

Heating Baseboard, Hot Water, Multi Zone, Radiator, Wood Boiler
Heat Fuel Oil, Wood
Cooling None
Water Source Dug Well, Public
Sewer Drywell, Leach Field - At Grade, Leach Field - Existing, On-Site Septic Exists, Private, Septic
Electric Circuit Breaker(s)
Utilities Cable - At Site, Gas - LP/Bottle, Telephone Available

Features - Exterior Fence - Partial, Garden Space, Porch - Covered, Shed, Storage, Window Screens, Windows - Double Pane, Windows - Storm, Stable(s)
Features - Interior Dining Area, Fireplace - Wood, Fireplaces - 1, Kitchen/Dining, Primary BR w/ BA, Natural Light, Laundry - 1st Floor
Flooring Carpet, Hardwood, Laminate, Softwood, Vinyl, Wood
Appliances Dishwasher, Dryer, Freezer, Range - Gas, Refrigerator, Washer
Equipment Window AC, CO Detector, Smoke Detectr-Hard Wired, 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

Sale Includes Additional Buildings, Barn, Other, Outbuilding
Items Excluded

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

PREPARED BY

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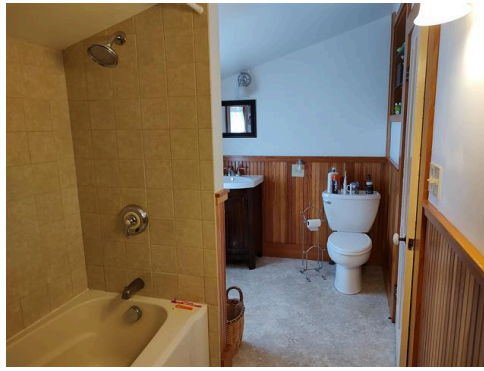
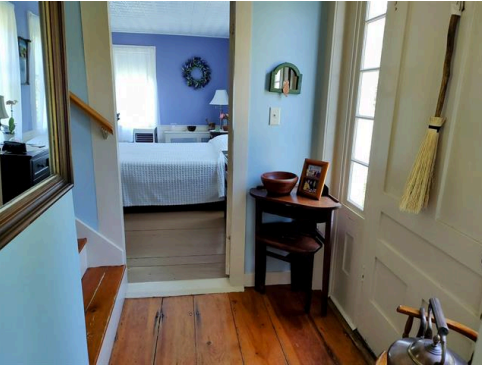
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