

Residential
4056430 Closed

31 Wallace Point Road
Moultonborough, New Hampshire 03254



L \$4,495,000
C \$4,325,000



Zoning: Residential
Year Built: 2005
Color: Brown
Taxes: \$ 29,547.87
Taxes TBD: No
Tax Year: 2010
Monthly Assoc.\$: \$
Lot Acre: 1.89
Lot SqFt: 82,328
Common Land Acres:
Road Frontage: TBD
Water Frontage: 235
Water Acc Type: Owned
of Stories: 2
Basement: Yes /
Rooms: 15
Bedrooms: 7
Total Baths: 9
Full: 6
3/4 Baths: 0
1/2 Baths: 3
Garage Capacity: 3
Garage Type: Attached
Total Fin SqFt: 10,000
Apx Fin Above Grd: 7,000
Apx Fin Below Grd: 3,000
Apx Ttl Below Grd:
Foot Print:
Flood Zone: No
Style: Contemporary

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

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

Public Rems: Moultonboro, NH. Exceptional Lodge style home w/a 58x13 permanent crib dock & large 2 slip boathouse, sand beach & view to the Belknaps. Professionally landscaped & immaculately maintained. Waterfront amenities can not be duplicated. Private area on the Kona shoreline. 51x36' boathouse w/two 36' bays. 2 exterior 40'slips. Listing Agent has ownership interest

Directions: Moultonboro Neck Road to right on Kona Farm Road to right on Wallace Point Road to #31.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	23 x 24	1	Master BR	21 x 16	1	1st	1	1	0	2
Kitchen	19 x 24	1	2nd BR	14 x 15	2	2nd	3	4	0	0
Dining Rm	24 x 22	1	3rd BR	16 x 16	2	3rd	0	0	0	0
Family Rm	22 x 24	B	4th BR	13 x 15	2	4th				
Office/Study			5th BR			Bsmt	0	1	0	1
Utility Rm			Den	14 x 15	1					
Other Rm 1	16 x 18	1	Other Rm 3	16 x 12	2					
Other Rm 2	22 x 18	B								

Assoc Amenities:

Interior Feat.: 1st Floor Laundry , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Dining Area , Eat-in Kitchen , Fireplace-Gas , Fireplace-Wood , Hearth , Laundry Hook-ups , Loft , Master BR with BA , Pantry , Playroom

Exterior Feat.: Boat/Slip Dock , Deck , Porch , Screened Porch

Basement: Finished , Full , Walk Out

Equip./Appl.: Dishwasher , Disposal , Dryer , Kitchen Island , Microwave , Mini Fridge , Range-Gas , Refrigerator , Security System , Smoke Detector , Trash Compactor , Wall Oven , Washer

Driveway: Gravel , Paved

Construction: Wood Frame

Financing:

Floors:

Possession:

Electric: 200 Amp , Circuit Breaker(s)

Exterior: Shingle

Foundation: Concrete

Heating/Cool: Central Air , Hot Water , In Floor , Multi Zone , Radiator

Garage/Park: Attached , Direct Entry , Finished , Heated

Lot Desc: Deed Restricted , Easement , Landscaped , Sloping , View , Waterfront

Heat Fuel: Oil

Roads: Gravel , Private , Shared

Sewer: 1000 Gallon , Leach Field , Private , Septic

Occ. Restrictions:

Roof: Shingle-Asphalt

Water: Drilled Well , Public

Suitable Land Use:

Fee Includes:

Disability:

Negotiable:

Excl Sale:

Water Heater: Off Boiler

Building Certs:

Docs Available:

Tax Rate: \$8.12

Tax Class:

Elderly:

Covenant: Yes

Recorded Deed: Warranty

Map/Blck/Lot: 216 / / 25

Devel/Subdiv:

District: Moultonborough

Elem Sch: Moultonborough Central School

Fuel Co:

Timeshare/Fract. Ownrshp:

Assmt:

Unadjusted Taxes:

Veteran:

Source SqFt:

Book/Pg: 2210/ 918

Property ID:

Const. Status: Existing

High Sch: Moultonborough Academy

Cable:

Phone Co:

Weeks:

Assmt Yr:

Tax Reduct: No

Other:

County: Carroll

Plan/Survey:

SPAN # (VT): --

Home Energy Rating Index:

Jr./Mid Sch: Moultonborough Academy

Electric Co:

Resort:

Timeshare %:

Closed Date: 06/30/2011

DOM/DUC: 37

PREPARED BY

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Front of House



Front Porch



Entrance Hall



Living Room



Dining Room



Kitchen

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Kitchen



Upstairs Master Bedroom



1st Floor Master Bedroom



Lower Level Pool Room & Bar



Lower Level Family Room



Lakeside of House

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Photo Gallery MLS# R4056430C



Roadside



Beach & Permanent Dock



View to Water



Living Room



Screened Porch



Living Room

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Living Room



Upstairs Master Bedroom



Lakeside



Play Room



Lakeside



2nd Bedroom Apartment

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Selected Criteria

SubType:Resid
ActSt:Clo
County:Carro
Town:Moultonborou
StNam:wallace