

# Single Family For Sale

4,550 Sqft - 89 Eagle Shore Road,  
Moultonborough, New Hampshire 03254



## Basic Info

Property Type:	Single Family
Listing Type:	For Sale
Price:	\$3,995,000
Bedrooms:	3
Baths Total:	6
Full Bathrooms:	3
Half Bathrooms:	1
Lot Area:	0.42 Acre
Square Footage:	4,550 Sqft
Year Built:	2002
MLS #:	4964847
Days On Market:	203

## Location

Address:	89 Eagle Shore Road
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## Property Details

Listing Status:	Active
Garage:	Yes
Tax - Gross Amount:	\$11,671
Garage Type:	Attached
Tax Year:	2023
Garage Capacity:	3
Zoning:	RES/AG
Garage Description:	Auto Open,Storage Above
Roads:	Paved,Public
Lot - Sqft:	18,295 Sqft
Road Frontage:	Yes
Price Per SQFT:	\$1,466
Road Frontage Length:	100
Easements:	No
Style:	Adirondack

## Exterior

Waterfront:	Yes
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County:	NH-Carroll
Country:	US
State:	NH
City:	Moultonborough
Zipcode:	03254
School - Elementary:	Moultonborough Central School
School - District:	Moultonborough SAU #45
School - Middle/Jr:	Moultonborough Academy
School - High:	Moultonborough Academy
Flood Zone:	No
Directions:	Take Route 25, turn left on Redding Lane, left on Eagle Shore Road, destination is on the left.

### Interior

Flooring:	Carpet,Ceramic Tile,Hardwood
Basement Description:	Finished, Climate Controlled, Exterior Access, Walkout
Features - Interior:	Blinds,Cathedral Ceiling,Fireplace - Wood,Kitchen Island,Kitchen/Dining,Kitchen/Living,Living/Dining,Primary BR w/ BA,Natural Light,Natural

Parking:	Driveway, Paved, Garage, Attached, Auto Open, Storage Above
Construction:	Wood Frame
Foundation:	Concrete
Roof:	Shingle - Asphalt
Construction Status:	Existing
Water Body Restrictions:	No
Water Body Type:	Lake
Water Body Name:	Lake Winnepesaukee
Water Frontage Length:	100
Features - Exterior:	Boat Slip/Dock,Docks,Deck,Garden Space,Patio,Porch - Enclosed,Private Dock,Sauna
Lot Description:	Lake Frontage,Lake View,Landscaped,Level,Water View,Waterfront
Driveway:	Paved

### Room Details

Room 1 Type:	Kitchen
Room 2 Type:	Dining Room
Room 3 Type:	Primary BR Suite
Room 4 Type:	Foyer
Room 5 Type:	Laundry Room
Room 6 Type:	Porch
Room 7 Type:	Bedroom with Bath
Room 8 Type:	Bedroom

**Woodwork,Vaulted Ceiling,Walk-in Closet,Whirlpool Tub,Laundry - 1st Floor**

Appliances:

Cooktop - Gas,  
Dishwasher,  
Refrigerator, Dryer, Oven  
- Double, Oven - Wall,  
Washer, Water Heater -  
Electric

Utilities

Sewer: **Concrete,Leach Field,Septic**

Heating System: **Forced air**

Cooling System: **Central Ac**

Water: **Drilled Well,Private**

Electric: **200 Amp,Circuit Breaker(s)**

Heat Fuel: **Gas - LP/Bottle**

Utilities: **Cable - At Site,Gas - LP/Bottle**

Features - Accessibility: **Access Laundry No Steps,Hard Surface Flooring,Paved Parking**

Room 9 Type: **Den**

Room 10 Type: **Media Room**

Room 11 Type: **Family Room**

Room 12 Type: **Library**

Room 13 Type: **Family Room**

Rooms: Level B: **Level B: Family Room,Level B: Library,Level B: Med**

Baths - 1/4: **0**

Baths - 3/4: **2**

Rooms: Level 1: **Level 1: Dining Room,Level 1: Foyer,Level 1: Kitchen,Level 1: Laundry Room,Level 1: Primary Bdm Ste,Level 1: Porch**

Rooms: Level 2: **Level 2: Bedroom,Level 2: Den**

Listing [Info](#)

Listing Agent First Name: **Ellen**

Listing Agent Last Name: **Mulligan**

Listing Office: **Coldwell Banker Realty Center Harbor NH**



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