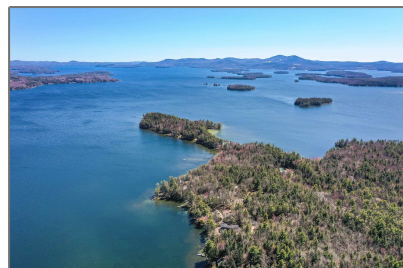
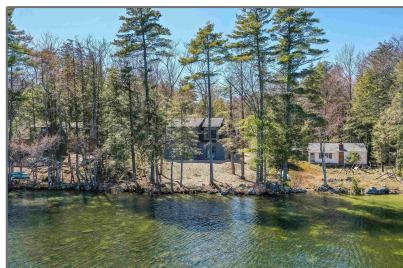


Single Family For Sale

4,105 Sqft - 32 BRAUN BAY Road,
Moultonborough, New Hampshire 03254



Basic [Info](#)

Property Type:	Single Family
Listing Type:	For Sale
Price:	\$4,650,000
Bedrooms:	4
Baths Total:	4
Full Bathrooms:	1
Half Bathrooms:	1
Lot Area:	2.53 Acre
Square Footage:	4,105 Sqft
Year Built:	2023
MLS #:	4975401
Days On Market:	197

Property [Details](#)

Listing Status:	Active
Garage:	Yes
Tax - Gross Amount:	\$0
Garage Type:	Attached
Tax Year:	2022
Garage Capacity:	3
Zoning:	RES
Garage Description:	Direct Entry,Finished,Heated
Roads:	Privately Maintained
Lot - Sqft:	110,207 Sqft
Road Frontage:	Yes
Price Per SQFT:	\$1,133
Road Frontage Length:	418
Easements:	Yes
Style:	Modern Architecture

Location

Address: **32 BRAUN BAY Road**

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: **Unknown**

Directions: **From Moultonboro Neck Rd, turn Right onto Kona Farm Rd, Left onto Jacobs Rd, Right onto Colby Rd, Left onto Long Point Rd, Left onto Hamelin Rd, Left onto Braun Bay Road. The house is the second on the right - under construction.**

Interior

Flooring: **Hardwood,Tile**

Basement Description: **Crawl Space, Concrete Floor**

Features - Interior: **Cathedral Ceiling,Dining Area,Fireplace - Gas,Fireplaces - 1,Kitchen Island,Lighting -**

Exterior

Waterfront: **Yes**

Parking: **Direct Entry, Heated Garage, Attached, Finished**

Construction: **Stick Built Off-Site,Wood Frame**

Foundation: **Poured Concrete**

Roof: **Shingle - Architectural**

Construction Status: **New Construction**

Water Body Restrictions: **No**

Water Body Type: **Lake**

Water Body Name: **Lake Winnepesaukee**

Water Frontage Length: **103**

Features - Exterior: **Boat Slip/Dock**

Lot Description: **Lake Frontage,Lakes,Level,Mountain View,View,Waterfront**

Driveway: **Paved**

Room Details

Room 1 Type: **Kitchen**

Room 2 Type: **Dining Room**

Room 3 Type: **Great Room**

Room 4 Type: **Primary BR Suite**

Room 5 Type: **Foyer**

Room 6 Type: **Primary BR Suite**

**LED,Primary BR w/
BA,Natural
Light,Laundry - 2nd
Floor**

Appliances:

[Water Heater - Tankless](#)

Room 7 Type: **Bedroom**

Room 8 Type: **Bedroom**

Room 9 Type: **Bath - Full**

Room 10 Type: **Office/Study**

Room 11 Type: **Bath - 1/2**

Room 12 Type: **Other**

Baths - 1/4: **0**

Baths - 3/4: **2**

Rooms: Level 1: **Level 1: Bath -
1/2,Level 1: Dining
Room,Level 1:
Foyer,Level 1: Great
Room,Level 1:
Kitchen,Level 1:
Primary Bdm
Ste,Level 1: Other**

Rooms: Level 2: **Level 2:
Bedroom,Level 2:
Bath - Full,Level 2:
Primary Bdm
Ste,Level 2:
Office/Study**

Utilities

Sewer: **Septic**

Heating System: [Forced air](#)

Cooling System: [Central Ac](#)

Water: **Drilled Well**

Electric: **200 Amp**

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

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

Listing [Info](#)

Listing Agent **Jamieson**
First Name:

Listing Agent **Duston**
Last Name:

Listing Office: **Duston Leddy Real
Estate**

Agent [Info](#)



Cowan & Zellers

✉ info@cowanandzellers.com

603-225-3333 - 30 South Main Street

