# Single Family For Sale

4,374 Sqft - 140 Lake Shore Drive, Moultonborough, New Hampshire 03254







#### Basic Info

Property Type:	Single Family	
Listing Type:	For Sale	
Price:	\$2,495,000	
Bedrooms:	4	
Baths Total:	3	
Full Bathrooms:	2	
Half Bathrooms:	1	
Lot Area:	2.74 Acre	
Square Footage:	4,374 Sqft	
Year Built:	1853	
MLS #:	5001482	
Days On Market:	77	

## Property Details

Listing Status:	Active
Garage:	Yes
Tax - Gross Amount:	<b>\$10,274</b>
Tax Year:	2024
Garage Capacity:	2
Zoning:	RES
Roads:	Paved,Public
Lot - Sqft:	119,354 Sqft
Road Frontage:	Yes
Price Per SQFT:	\$856
Road Frontage Length:	227
Easements:	Yes

### Location

Address:	140 Lake Shore Drive	
County:	NH-Carroll	
Country:	US	
State:	NH	

## Exterior

Waterfront:	Yes
Foundation:	Concrete
Roof:	Shingle - Asphalt
Construction Status:	Existing

Moultonborough	City:
03254	Zipcode:
Moultonborough Central School	School - Elementary:
Moultonborough SAU #45	School - District:
Moultonborough Academy	School - Middle/Jr:
Moultonborough Academy	School - High:
Unknown	Flood Zone:
Route 25 to Lake Shore Drive, see sign	Directions:

Vater Body Restrictions:	Unknown
Vater Body Type:	Lake
Vater Body	Lake
Name:	Winnipesaukee
Vater Frontage Length:	74
Features -	Deck,Garden
Exterior:	Space, Porch -
	Screened, Private
	Dock,Shed
Oriveway:	Paved

#### Interior

Flooring:	Carpet,Tile,Wood
Basement Description:	Stairs - Interior, Unfinished, Storage Space, Concrete Floor, Walkout
Features - Interior:	Blinds,Dining Area,Fireplace - Wood,Fireplaces - 1,Kitchen/Dining,Pr imary BR w/

**BA,Walk-in** 

Floor

Closet,Whirlpool Tub,Laundry - 1st

Washer, Water Heater

Appliances:

Dishwasher, Microwave,
Range - Electric,
Refrigerator, Dryer,

#### Room Details

Room 1 Type:	Bath - 1/2	
Room 2 Type:	Bath - Full	
Room 3 Type:	<b>Primary BR Suite</b>	
Room 4 Type:	Laundry Room	
Room 5 Type:	Bedroom	
Room 6 Type:	Bedroom	
Room 7 Type:	Bedroom	
Room 8 Type:	Living Room	
Room 9 Type:	Family Room	
Room 10 Type:	Mudroom	
Room 11 Type:	Kitchen/Dining	
Room 12 Type:	Porch	
Baths - 1/4:	0	
Baths - 3/4:	0	

Rooms: Level 1: Level 1: Bath -

Full,Level 1: Bath -1/2,Level 1: Family Room,Level 1: Kitchen/Dining,Lev el 1: Laundry

Room,Level 1: Living Room,Level 1: Primary Bdm Ste,Level 1: Mudroom,Level 1: Porch

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Rooms: Level 2: **Level 2: Bedroom** 

Listing Info

List Agent:

Utilities

Sewer: **Private** 

Heating System:

Hot water

Cooling System:

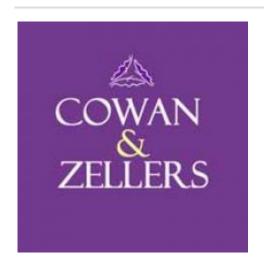
Mini Split

Electric: 200 Amp

Heat Fuel: Oil

Utilities: Cable - Available

## Agent Info



Cowan & Zellers

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603-225-3333 - 30 South Main Street

