

# Single Family For Sale

5,111 Sqft - 85 Portage Pass, Moultonborough,  
New Hampshire 03254



## Basic Info

Property Type:	<b>Single Family</b>
Listing Type:	<b>For Sale</b>
Price:	<b>\$7,400,000</b>
Bedrooms:	<b>5</b>
Baths Total:	<b>4</b>
Full Bathrooms:	<b>1</b>
Lot Area:	<b>14.96 Acre</b>
Square Footage:	<b>5,111 Sqft</b>
Year Built:	<b>2005</b>
MLS #:	<b>5015395</b>

## Location

Address:	<b>85 Portage Pass</b>
County:	<b>NH-Carroll</b>
Country:	<b>US</b>
State:	<b>NH</b>
City:	<b>Moultonborough</b>
Zipcode:	<b>03254</b>

## Property Details

Listing Status:	<b>Active</b>
Garage:	<b>No</b>
Tax - Gross Amount:	<b>\$23,308</b>
Tax Year:	<b>2023</b>
Garage Capacity:	<b>0</b>
Zoning:	<b>RA</b>
Roads:	<b>Private</b>
Lot - Sqft:	<b>651,658 Sqft</b>
Road Frontage:	<b>TBD</b>
Price Per SQFT:	<b>\$1,733</b>
Easements:	<b>Yes</b>

## Exterior

Waterfront:	<b>Yes</b>
Foundation:	<b>Concrete</b>
Roof:	<b>Shingle - Asphalt</b>
Construction Status:	<b>Existing</b>
Water Body Restrictions:	<b>No</b>

School - Elementary:	<b>Moultonborough Central School</b>
School - District:	<b>Moultonborough SAU #45</b>
School - Middle/Jr:	<b>Moultonborough Academy</b>
School - High:	<b>Moultonborough Academy</b>
Flood Zone:	<b>Unknown</b>

Water Body Type:	<b>Lake</b>
Water Body Name:	<b>Squam Lake</b>
Water Frontage Length:	<b>860</b>
Features - Exterior:	<b>Docks, Guest House, Natural Shade, Outbuilding, Porch - Covered, Porch - Screened, Tennis Court</b>
Driveway:	<b>Gravel</b>

## Interior

Flooring:	<b>Hardwood, Softwood</b>
Basement Description:	<a href="#">Concrete</a>
Features - Interior:	<b>Kitchen/Dining, Natural Light, Natural Woodwork, Laundry - 1st Floor</b>
Appliances:	<a href="#">Dishwasher, Range - Gas, Dryer, Washer</a>

## Utilities

Sewer:	<b>1500+ Gallon, Concrete, Private</b>
Heating System:	<a href="#">Forced air, Electric</a>
Cooling System:	<a href="#">Central Ac</a>
Electric:	<b>200 Amp, Circuit Breaker(s)</b>
Heat Fuel:	<b>Gas - LP/Bottle, Wood</b>
Utilities:	<b>Gas - LP/Bottle</b>

## Room Details

Baths - 1/4:	<b>0</b>
Baths - 3/4:	<b>3</b>

## Listing Info

List Agent:	<b>778</b>
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## Agent Info



Cowan & Zellers  
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603-225-3333 - 30 South Main Street

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