




Residential 4260806 Closed	74 Tuftonboro Neck <u>Tuftonboro, New Hampshire 03853</u>	 (5)  (36)	L \$299,500 C \$275,000 <input type="checkbox"/>																																																																																																			
	Zoning: res Year Built: 1910 Color: Green Gross Taxes: \$ 4,000.00 Taxes TBD: No Tax Year: 2012 Monthly Assoc.\$: \$ Lot Acre: 2.60 Lot SqFt: 113,256. Common Land Acres: Road Frontage: Yes/ 206																																																																																																					
	Rooms: 8 Bedrooms: 3 Total Baths: 2 Full: 1 3/4 Baths: 1 1/2 Baths: 0 Garage Capacity: 2 Garage Type: Attached Total Fin SqFt: 2,505 Apx Fin Above Grd: 2,505 Apx Fin Below Grd: 0 Apx Ttl Below Grd: 0 Foot Print: Flood Zone: No Style: Cape																																																																																																					
Water Body Type: Water Body Name:		Water Body Restr.: Unknown Current/Land Use: Yes Surveyed: Unknown Land Gains: Seasonal: No Owned Land:																																																																																																				
Parcel Access ROW:		ROW for other Parcel:																																																																																																				
ROW Width:		ROW Length:																																																																																																				
Public Rems: Completely renovated antique cape. Seven rooms, three bedrooms, two bathrooms, wood floors, wood stove, Large living room, open kitchen dining room leads into nice family room with French doors leading out to the patio surrounding a gorgeous fenced in, in ground heated pool, First floor master suite with beautiful master bath, first floor mud room/utility room with washer and dryer, 3 season sunroom that is heated and also overlooks the pool, barn/garage, 2.6 acres, lovely stonewalls, attached garage/workshop. This home is in perfect move in condition and is a pleasure to see.																																																																																																						
Directions: Governor Wentworth Highway to Tuftonboro Neck Rd																																																																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ROOM</th> <th>DIMS</th> <th>LEVEL</th> <th>ROOM</th> <th>DIMS</th> <th>LEVEL</th> <th>FLOOR</th> <th>BR</th> <th>FB</th> <th>3/4</th> <th>1/2</th> </tr> </thead> <tbody> <tr> <td>Living Rm</td> <td></td> <td>1</td> <td>Master BR</td> <td></td> <td>1</td> <td>1st</td> <td></td> <td>1</td> <td>1</td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td>1</td> <td>2nd BR</td> <td></td> <td>2</td> <td>2nd</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dining Rm</td> <td></td> <td>1</td> <td>3rd BR</td> <td></td> <td>2</td> <td>3rd</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Family Rm</td> <td></td> <td>1</td> <td>4th BR</td> <td></td> <td></td> <td>4th</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Office/Study</td> <td></td> <td></td> <td>5th BR</td> <td></td> <td></td> <td>Bsmt</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Utility Rm</td> <td></td> <td></td> <td>Den</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Rm 1</td> <td></td> <td>1</td> <td>Other Rm 3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Rm 2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	Living Rm		1	Master BR		1	1st		1	1		Kitchen		1	2nd BR		2	2nd					Dining Rm		1	3rd BR		2	3rd					Family Rm		1	4th BR			4th					Office/Study			5th BR			Bsmt					Utility Rm			Den	1							Other Rm 1		1	Other Rm 3								Other Rm 2										
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Assoc Amenities:																																																																																																						
Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Attic , Cable , Cable Internet , Dining Area , Eat-in Kitchen , Family Room		Possession: At Closing																																																																																																				
Exterior Feat.: Invisible Pet Fence , Partial Fence , Patio , Pool-In Ground , Window Screens																																																																																																						
Basement: Partial																																																																																																						
Equip./Appl.: Cook Top-Gas , Dishwasher , Dryer , Double Oven , Kitchen Island , Microwave , Range-Gas , Refrigerator , Security System , Smoke Detector , Washer , Wood Stove																																																																																																						
Driveway: Paved		Electric: 200 Amp																																																																																																				
Construction: Post and Beam		Exterior: Cedar , Clapboard																																																																																																				
Financing:		Foundation: Block , Concrete																																																																																																				
Floors: Carpet , Ceramic Tile , Hardwood , Laminate , Slate/Stone , Softwood		Heating/Cool: Baseboard , Hot Water																																																																																																				
Garage/Park: 2 Parking Spaces , Barn		Lot Desc: Rural Setting																																																																																																				
Heat Fuel: Gas-LP/Bottle		Occ. Restrictions:																																																																																																				
Roads: Public		Roof: Shingle-Architectural																																																																																																				
Sewer: Private , Septic		Water: Private																																																																																																				
Suitable Land Use:																																																																																																						
Fee Includes:		Water Heater: Off Boiler																																																																																																				
Disability:		Building Certs:																																																																																																				
Negotiable:		Docs Available: Deed , Plot Plan , Property Disclosure																																																																																																				
Excl Sale:																																																																																																						
Tax Rate:		Assmt: \$287,300.00																																																																																																				
Tax Class:		Assmt Yr: 2011																																																																																																				
Covenant: No		Source SqFt:																																																																																																				
Recorded Deed: Warranty		Book/Pg: 2970/ 972																																																																																																				
Map/Blck/Lot: //		Property ID:																																																																																																				
Devel/Subdiv:		Const. Status: Existing																																																																																																				
District: Governor Wentworth Regional		High Sch:																																																																																																				
Elem Sch:		Cable:																																																																																																				
Fuel Co:		Phone Co:																																																																																																				
Timeshare/Fract. Ownrshp: No		# Weeks:																																																																																																				
Closed Date: 11/05/2013		DOM/DUC: 33 / 57																																																																																																				
PREPARED BY																																																																																																						
Ken Perry K A Perry Real Estate, LLC 188 North Wolfeboro Road Wolfeboro, NH 03894		Email : ken@OlderHomesNH.com Off. Ph# : (603) 569-1563 Agt. Ph# : (603) 569-1563 ext. Cell Ph# : (603) 387-2667																																																																																																				



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