

Residential / Mobile Home
4640787
Closed

34 Juniper Drive Street
Tuftonboro NH 03816
Center Tuftonboro

Unit/Lot #:
Price - List \$37,900
Price - Closed \$37,900
Date - Closed 11/17/2017



Year Built 1978
Style Single Wide
Color green
Total Stories 1
Zoning Resd'l Manuf Home Park
Taxes TBD N
Gross Taxes/Year \$202.00 / 2016
Lot Acres/SqFt /

Rooms - Total 5
Bedrooms - Total 2
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 924
DOM 158

Directions Middle Rd (a/k/a Rte 109A) to Ctr Tuftonboro; Park Entrance is half-way between General Store/Post Office & the National Award-winning K-6 School. Drive in at 15 mph (please); take 3rd L onto Juniper. Home is 2/3 way down on R, at RE sign. Nice yard, and even nicer updated interior.

An updated home with 2 generous Bedrooms and Handicap Accessible bathroom with a new Walk-in Tub-Shower. Comparatively Low RE Taxes, in the delightful Lakeside town of Tuftonboro ...on the eastern shore of Lake WINNIPESAUKEE. 57 homes share 88 NH Acres. Home offers a relatively open floor plan Kitchen-Dining-Living rooms. Master Bedroom has generous Closet space. Attached Car-port connects to the home through the fairly private screened Porch. NEWER over-sized electric Hot Water Heater, vinyl Flooring & most WINDOWS! Children and other small pets are Welcomed to this AFFORDABLE & well-maintained Manufactured Home Cooperative Park. New Fire Station is <1/4 mi. away; General Store/Post Office & highly-rated K-6 School are within 1/2 mile. 7-12 students will benefit from the well-regarded Kingswood Regional Middle, High & Tech Schools located 8 miles away in Wolfeboro. <1 mi. to Tuftonboro Free Library and <4 miles to the Public Beach & Boat Landing on the Big Lake. Your \$310/month Lot Rent includes Water, Sewer, Road Maintenance, and weekly Rubbish Collection. Your one-time \$500 Transfer Fee, is Refunded upon re-sale. Satisfactory POLICE & CREDIT checks and an in-person INTERVIEW are REQUIRED for Membership. While this home MUST become the Buyer's PRIMARY RESIDENCE, spending <1/2 the year someplace warmer is allowed. Many of the Furnishings MAY be available for separate purchase.

STRUCTURE

Construction Status	Existing	Footprint	66' x 14'
Construction	Manufactured Home	SqFt-Apx Fin AG/Source	924 / Municipal
Foundation	Gravel/Pad	SqFt-Apx Fin BG/Source	0 /
Exterior	Aluminum	SqFt-Apx Unfn AG/Source	144 / Municipal
Roof	Metal	SqFt-Apx Unfn BG/Source	0 /
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description	None	SqFt-Apx Total Finished	924
		SqFt-Apx Total	1,068
		Mobile Make/Model	/
Garage/Capacity	Yes / 1	Mobile Serial Number	
Garage Type	Carport	Mobile Anchor	
Garage Description		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Living Room	16 x 13	1			
Dining Room	13 x 9	1			
Kitchen	10 x 8	1			
Bedroom	10 x 9	1			
Master Bedroom	12 x 11	1			

UTILITIES

Heating	Forced Air	Services	
Heat Fuel	Kerosene	Management Co/Phone	volunteer Board /
Cooling	None	Fuel Company	
Water	Community, Drilled Well	Phone Company	FairPoint
Sewer	Community, Leach Field - Existing, On-Site Septic Exists, Septic	Cable Company	TimeWarner
Electric	100 Amp, Circuit Breaker(s)	Electric Company	NH Electric Co-op

LOT / LOCATION

Page 2 of 2

County	NH-Carroll	Devel/Subdiv	North Country Village Co-op	ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Tuftonboro Central School	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Association, Paved
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length	No /
Water Restrictions		Mobile Park Name	North Country Village	Surveyed/By	No
Condo Ltd Comm Area		Condo Name		Owned Land	No
Common Land Acres	88.00	Building #		Units Per Building	
Suitable Use		Lot Level Desc		Area Desc	

FEATURES

Features - Interior	Dining Area, Draperies, Living/Dining, Natural Light, Security, Window Treatment, Laundry - 1st Floor	Driveway	Paved
Flooring	Laminate, Vinyl		
Appliances	Cooktop - Electric, Dryer, Microwave, Oven - Wall, Washer		
Water Heater	Electric		

Green Verification Progm		Green Verification Rating/Metric	/
Green Verification Body		Green Verification New Construction	
Green Verification Status/Year	/	Green Verification URL	

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	3169 / 448
Map	058	Block	001	Lot	6-34
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	/ 2016	Assments - Special		Current Use	
Tax Class		Tax Rate	10.43	Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes		
Fee 2/Fee 2 Frequency	/	Fee 2 Includes		
Fee 3/Fee 3 Frequency	/	Fee 3 Includes		
Listing Service	Entry Only	Sale Includes		
PUD		Negotiable		
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	No	Restrictions		
Mobile Park Approval	Yes	Mobile Co-Op		Mobile Must Move
Flood Zone	No	Rented		Rental Amount
Covenants	Yes	Easements		Resort
Possession		Documents Available		
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/	
Auctioneer - Responsible		Auction Date/Time	/	
Auctioneer License #		Auction Info		
Auctn Price Determnd By		Financing		
Delayed Showing/Begin Date	N /			

Items Excluded

PREPARED BY

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Wolfeboro NH 03894-4522



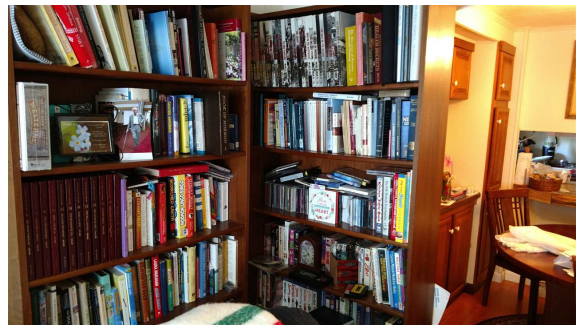
34 Juniper Drive Street

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Well maintained home

on quiet dead end street



large bookcases



34 Juniper Drive Street

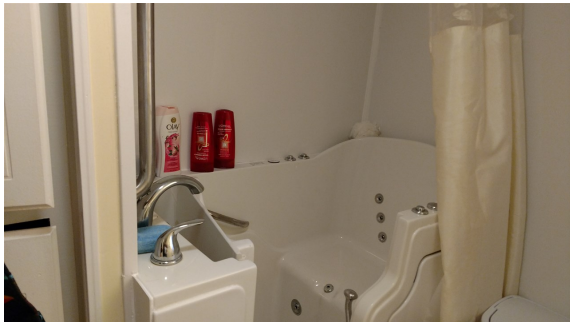
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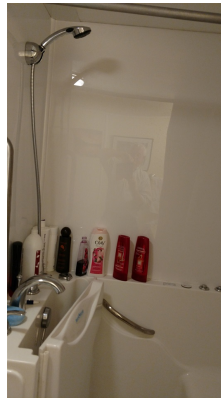
2nd bedroom



master bedroom



new walk-in shower/tub



with movable shower head



new high-end laundry



relatively long manufactured home w/metal roof

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Prep by: K A Perry Real Estate, LLC

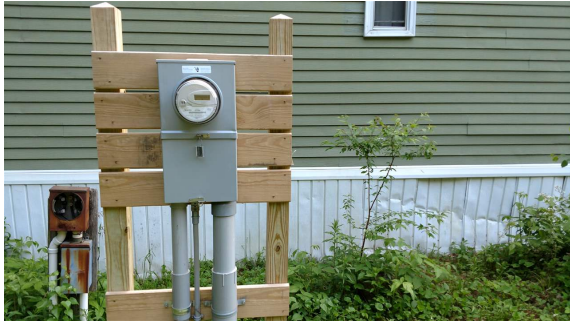
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

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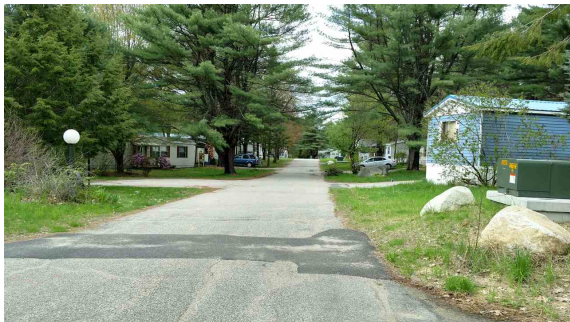
up-dated electrics throughout park



fairly private backyard w/shed



and accessibly level



with convenient carport