

Residential / Single Family
4637444
Closed

82 Glen Forest Drive
Moultonborough NH 03254

Unit/Lot #:

Price - List \$149,000
Price - Closed \$140,050
Date - Closed 8/18/2017



Property Panorama VT URL

Year Built 1968
Style Bungalow
Color Grey
Total Stories 1
Zoning Res
Taxes TBD N
Gross Taxes/Year \$990.24 / 2016
Lot Acres/SqFt 0.200000/ 8,712

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 835
DOM 40

Directions Take Route 109 in Moultonborough to Paradise Drive, the entrance to Balmoral. Follow down and take a right onto Robin Lane. Turn right onto Glen Forest Drive. House is the 4 on the left.

Located in the Lake Winnepesaukee Community of Balmoral, this adorable bungalow is in a great location. Closer to the sugar sand beach and easily accessible by foot or golf cart, this home features some wonderful amenities. Nestled on a .20 acre lot, this home has 2 BRs, 1 full bath, a propane heating unit as well as a wood stove to break the chill on those NH nights! The exterior has newer windows and vinyl siding. Combine this with all the recreational amenities of Balmoral including a gorgeous beach, day dock, club house, tennis & basketball courts, a playground, and great access for the Big Lake, hiking trails, and even snowmobiling! This is a great way to enjoy all 4 season of NH in an easy to maintain home. It doesn't get any better than this one!

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Concrete
Exterior Vinyl
Roof Shingle - Asphalt
Basement/Access Type No /
Basement Description Crawl Space
Garage/Capacity No / 0
Garage Type
Garage Description

Footprint
SqFt-Apx Fin AG/Source 835 / Municipal
SqFt-Apx Fin BG/Source 0 / Municipal
SqFt-Apx Unfn AG/Source 0 / Municipal
SqFt-Apx Unfn BG/Source 0 / Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 835
SqFt-Apx Total 835
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	12 x 12	1			
Living Room	11.5 x 11.6	1			
Master Bedroom	8.75 x 9.75	1			
Office/Study	7.75 x 8.5	1			
Bedroom	8.75 x 9.6	1			

UTILITIES

Heating Floor Furnace, Stove - Wood
Heat Fuel Gas - LP/Bottle
Cooling None
Water Drilled Well
Sewer 500 Gallon, Septic
Electric Circuit Breaker(s)

Services
Management Co/Phone /
Fuel Company
Phone Company
Cable Company
Electric Company NHEC



LOT / LOCATION				Page 2 of 2
County	NH-Carroll	Devel/Subdiv	Balmoral	ROW-Parcel Access
Water Body Access	Shared Private	School - District	Moultonborough SAU #45	ROW-Length/Width /
Water Body Type	Lake	School - Elementary	Moultonborough Central School	ROW to other Parcel
Water Body Name	Winnepesaukee	School - Middle/Jr	Moultonborough Academy	Roads Association, Public
Water Frontage Lngth	1,325	School - High	Moultonborough Academy	Road Front/Length Yes / 70
Water Restrictions		Mobile Park Name		Surveyed/By Unknown
Condo Ltd Comm Area		Condo Name		Owned Land
Common Land Acres		Building #		Units Per Building
Suitable Use		Lot Desc Level, Trail/Near Trail		Area Desc Near Snowmobile Trails

FEATURES	
Water Heater Gas - LP/Bottle	Features - Exterior Shed Driveway Gravel Parking Driveway Amenities Basketball Court, Beach Rights, Club House, Day Dock, Playground, Tennis Court Features - Accessibility 1st Floor Bedroom, 1st Floor Full Bathroom, Access Parking, No Stairs, One-Level Home

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 Quit Claim	Deeds - Total	Deed Book/Page 2877 / 849	
Map 99	Block 0	Lot 167	
SPAN #	Property ID	Plan Survey Number	
Assmt Amount/Year /	Assments - Special	Current Use N	
Tax Class	Tax Rate 8.74	Land Gains No	

DISCLOSURES			
Fee/Fee Frequency \$650.00 / One-Time	Fee Includes Other		
Fee 2/Fee 2 Frequency \$250.00 / Yearly	Fee 2 Includes Recreation, HOA Fee		
Fee 3/Fee 3 Frequency /	Fee 3 Includes		
Listing Service Full Service	Sale Includes		
PUD	Negotiable Dryer, Washer		
Comp Only/Type No /	Foreclsd/BankOwnd/REO No	Auction	
Short Sale No	Restrictions		
Seasonal No	Mobile Co-Op	Mobile Must Move	
Mobile Park Approval	Rented	Rental Amount	
Flood Zone Unknown	Easements	Resort	
Covenants Yes	Documents Available Deed, Plot Plan, Property Disclosure		
Possession At Closing	T/F Ownrshp Amt/Type /		
Timeshre/Fract Ownrshp? No	Auction Date/Time /		
Auctioneer - Responsible	Auction Info		
Auctioneer License #	Financing		
Auctn Price Determnd By			
Delayed Showing/Begin Date N /			

Items Excluded	
PREPARED BY	
Ken Perry - Cell: 603-387-2667 ken@OlderHomesNH.com	
K A Perry Real Estate, LLC - Off: 603-569-1563 188 North Wolfeboro Road Wolfeboro NH 03894-4522	 

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Listed By: James Wiedman/ Lamprey & Lamprey Realtors

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Ken Perry

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