

Land 4800929 Active	21 Lyndsay Lane Tuftonboro Unit/Lot #	NH 03850	Listed: 4/9/2020 Closed: DOM: 136	\$72,900
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County NH-Carroll
VillDstLoc Melvin Village
Zoning Low Dens Resd'l
Lot Size Acres 5.500000
Lot - Sqft 239,580
Price Per Acre \$13,254.55
Taxes TBD No
Tax - Gross Amount \$572.00
Tax Year 2019
Waterfront Property Yes
Water View Yes
Water Body Access Yes

Water Body Name Melvin River

Water Body Type Stream
Water Frontage Length 400
Water Access Details Other
Waterfront Property Rights Exclusively Owned
Water Body Restrictions Yes

Road Frontage Yes
Road Frontage Length 150
Surveyed Yes
Surveyed By F G Hambrook

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots
Total Leases
OpenSpc % 10

Exposure South, West

Delayed Showing No
Date - Showings Begin

Directions NH Rte 109 to picturesque Melvin Village on eastern shore of Lake Winnepesaukee; at wooden sign post, go up High Street 1/2 mile; R on County Road and quick L onto New Road; <1 mile, L into Mountain Shadows; straight in (slowly!) to 2nd L (past pond) onto Lyndsay Lane; lot on R end of Cul-de-Sac.

Remarks - Public 5+ SW facing ACRES of mostly level sandy soils that drop off at the back of the lot to about 400' of "water frontage" on the Melvin "River". Sun, trees, birds & other wildlife abound, with excellent Privacy. Because of its relatively "thick" Tax Base, Tuftonboro is one of NH's lowest-taxed towns, with Public Beaches & Boat Launches on Lake Winnepesaukee, Well-Regarded Schools, relatively new Fire Station, recently-Expanded Library, and other quality municipal services. This is the largest lot available in Mountain Shadows, a peaceful premier Tuftonboro subdivision with both established and newly-built quality homes. NOTE: Underground Utilities have been recently extended on Lyndsay Lane, but are not yet all the way to the cul d' sac.

LOT/LOCATION

Development / Subdivision Mountain Shadows

Lot Description Alternative Lots Avail, Level, River, River Frontage, Secluded, Stream, Subdivision, Water View, Waterfront, Wetlands, Wooded

Pole Number

Permit Number

Roads Association, Cul-de-Sac, Dirt, Unpaved

Area Description Near Country Club, Near Skiing, Near Snowmobile Trails, Neighborhood, Rural, Village

School - District Governor Wentworth Regional

School - Elementary Tuftonboro Central School

School - Middle/Jr Kingswood Regional Middle

School - High Kingswood Regional High School

Suitable Use Residential

UTILITIES

Utilities Cable - Available, High Speed Intrnt -Avail, Telephone Available

Water On-Site Well Needed

Sewer On-Site Septic Needed

Electric Other, Underground

Fuel Company

Electric Company NH Co-op

Cable Company Spectrum

Phone Company Consolidated Communicat'n

PUBLIC RECORDS

Deed - Recorded Type Warranty

Deeds - Total

Deed - Book 2197

Deed - Page 543

Plan Survey Number 82-80

Property ID

Map 3

Block 1

Lot 21

SPAN#

Tax Class

Tax Rate 10.11

Current Use No

Land Gains

Assessment Amount \$56,600

Assessment Year 2019

Assessments - Special

DISCLOSURES**Fee** \$300.00 Yearly **Fee Includes** Plowing**Fee 2****Fee 3**

Foreclosed/Bank-Owned/REO No **Possession** At Closing
Monthly Lease Amount **Flood Zone** Unknown
Easements Yes
Covenants Yes
Resort No

Financing-Current
Financing-Possible Opt

Auction No
Date - Auction
Auction Time

Items Excluded

Land Restrictions Architecture, Building/Development, Further Subdivision, Mobile Homes, Temporary Structures, Wetland

Documents Available Covenants, Deed, Survey, Tax Map

Auctioneer - Responsible
Auctioneer License Number
Auction Price Determined By

PREPARED BY

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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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Tuftonboro NH 03850

