


Mfg/Mobile 4326401 Closed		25 Fir Tree Lane Tuftonboro, New Hampshire 03816		L \$14,900 C \$13,000 <input type="checkbox"/>						
		Zoning: Manf Home Co-op	Rooms: 4	Year Built: 1988	Bedrooms: 2					
		Color: white	Total Baths: 2	Gross Taxes: \$ 233.00	Full: 0					
		Taxes TBD: No	3/4 Baths: 2	Tax Year: 2014	1/2 Baths: 0					
		Monthly Assoc.\$: \$290	Garage Capacity: 0	Lot Acre: .00	Garage Type: None					
		Lot SqFt: 0.	Garage Type: None	Lot SqFt: 0.	Total Fin SqFt: 980					
		Common Land Acres: 88.00	Apx Fin Above Grd: 980	Common Land Acres: 88.00	Apx Fin Below Grd: 0					
		Road Frontage: Yes/ 0	Apx Ttl Below Grd: 0	Water Frontage:	Foot Print: 70' x 14'					
		Water Acc Type:	Flood Zone: No	# of Stories: 1	Style: Single Wide					
		Basement: No	Style: Single Wide	Water Body Type:	Seasonal: No					
		Water Body Restr.:	Surveyed: Unknown	Water Body Name:	Owned Land: Shared					
		Current/Land Use: No	Land Gains:	Parcel Access ROW:	ROW for other Parcel:					
		Water Body Name:	Land Gains:	ROW Width:	ROW Length:					
Public Rems: ONLY \$14,900 ...Priced to SELL! c1988 2 bedroom / 2 bath home with a few updates; NEEDS some finish work, mainly in kitchen. Huge Master Bath; tiled counter-tops; wood/coal stove installed in living room on masonry hearth. Electric FHA furnace may be undersized for NH winters. Children and other small pets welcomed. Must become the Buyer's Primary Residence. Credit & Police checks required, as well as an in-person interview. One-time \$500 Transfer Fee charged to Buyers at Closing; refunded upon re-sale to next owner. \$290/month Lot Rent includes: Water, Sewer, weekly Rubbish pick-up at end of driveway, & maintenance of Co-op roads. To be Sold "As Is", for ONLY \$14,900!										
Directions: Middle Road (a/k/a NH Rte 109A) to Ctr. Tuftonboro. Park entrance is between General Store/Post office & the National Award-winning K-6 School. Drive in (15 mph, please) to 2nd L; 2nd home on R at sign. 3 mi. to Town Beach & Public Boat Launch on Lake Winnepesaukee. ONLY \$14,900!										
ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	14 x 13	1	Master BR	13 x 12	1	1st	2	1	1	
Kitchen	15 x 13	1	2nd BR	13 x 12	1	2nd				
Dining Rm			3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										
Park Name:	N Country Vill	Co-Op:	Yes	Park Approval:	Yes	Must Move:	No			
Mfd/Mobile Make:	DeRose	Model #:	Chalet	Serial #:	D12-28352					
Monthly Fee:	\$290	Transfer Fee:	\$500	Anchor:	Yes					
Assoc Amenities:	Club House , Sewer , Trash , Water , Master Insurance	Possession:	At Closing							
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Cable Internet , Coal Stove , Draperies , Kitchen/Living , Living Room , Living/Dining , Master BR with BA , Wood Stove Hook-up , 1 Stove , Soaking Tub									
Exterior Feat.:	Shed , Underground Utilities									
Basement:	Slab									
Equip./Appl.:	Dishwasher , Dryer , Refrigerator , Washer	Electric:	Circuit Breaker(s)							
Driveway:	Paved	Exterior:	Clapboard , Vinyl							
Construction:	Manufactured Home	Foundation:	Float Slab , Post/Piers , Skirted							
Financing:		Heating/Cool:	Hot Air , Stove							
Floors:	Laminate	Lot Desc:	Common Acreage , Rural Setting , Leased Land							
Garage/Park:	2 Parking Spaces	Occ. Restrictions:	# of Occupants , Pets-Cats Allowed , Pets-Dogs Allowed							
Heat Fuel:	Coal , Electric , Wood	Roof:	Shingle-Asphalt							
Roads:	Association , Dead End , Private , Shared , Paved	Water:	Community , Drilled Well , Shared							
Sewer:	Community , Leach Field , Septic , Shared	Water Heater:	Electric							
Suitable Land Use:		Building Certs:								
Fee Includes:	Sewer , Trash , Water	Docs Available:	Covenant(s)							
Disability:	1st Floor 3/4 Bathrm , 1st Flr Hard Surface Flr. , Access. Laundry No Steps , Bathrm w/step-in Shower , Bathrm w/tub , One-Level Home , 1st Floor Bedroom									
Negotiable:										
Excl Sale:										
Tax Rate:	\$9.99	Assmt:	\$23,300.00	Assmt Yr:	2014					
Tax Class:		Source SqFt:	Municipal	County:	Carroll					
Covenant:	Yes	Book/Pg:	2742/ 29	Plan/Survey:						
Recorded Deed:	Warranty	Property ID:		Tax ID No. (SPAN# VT):	000055-000001-006-25					
Map/Blck/Lot:	//	Const. Status:	Existing	Home Energy Rated Index Score:						
Devel/Subdiv:	N Country Village Co-op	High Sch:	Kingswood Regional High School	Jr./Mid Sch:	Kingswood Regional Middle					
District:	Governor Wentworth Regional	Cable:	TimeWarner	Electric Co:	NH Elec Co-op					
Elem Sch:	Tuftonboro Central School	Phone Co:	FairPoint	Resort:	No					
Fuel Co:		# Weeks:		Timeshare %:						
Timeshare/Fract. Ownrshp:	No									

Closed Date: 08/28/2015

DOM/DUC: 625 / 57

Foreclosed Bank-Owned REO: No

PREPARED BY

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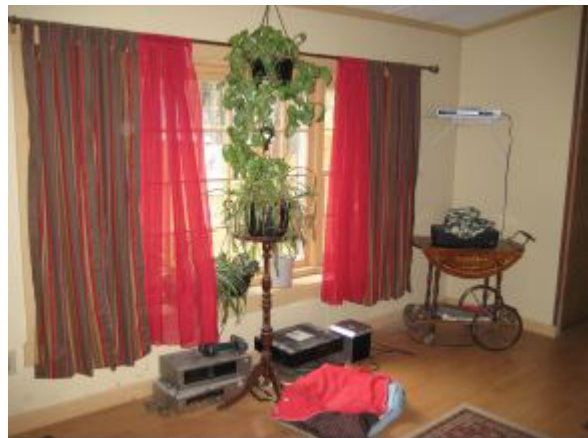
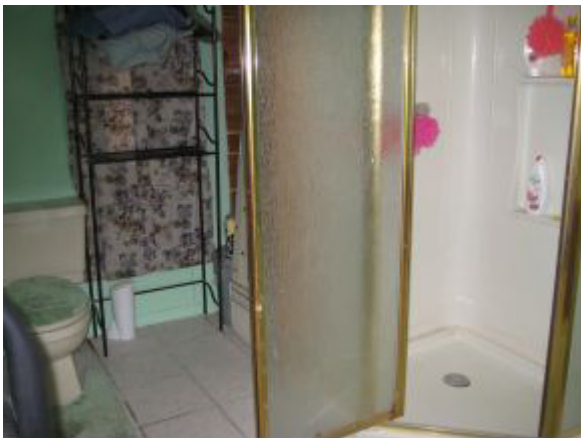
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