


| Residential<br>4420020 Closed  |             | 78 Tuftonboro Neck Road Rd<br>Tuftonboro, New Hampshire 03853 |             | L \$189,900<br>C \$189,900 <input type="checkbox"/> |              |   |           |           |            |            |
|--|-------------|---|-------------|---|--------------|---|-----------|-----------|------------|------------|
|    |             | <b>Mirror Lake NH</b>   |             |   |              |   |           |           |            |            |
| <b>Zoning:</b> Residential   |             | <b>Rooms:</b> 7   |             |   |              |   |           |           |            |            |
| <b>Year Built:</b> 1850  |             | <b>Bedrooms:</b> 3  |             |   |              |   |           |           |            |            |
| <b>Color:</b> Gray   |             | <b>Total Baths:</b> 1   |             |   |              |   |           |           |            |            |
| <b>Gross Taxes:</b> \$ 1,380.00  |             | <b>Full:</b> 1  |             |   |              |   |           |           |            |            |
| <b>Taxes TBD:</b> No   |             | <b>3/4 Baths:</b> 0   |             |   |              |   |           |           |            |            |
| <b>Tax Year:</b> 2015  |             | <b>1/2 Baths:</b> 0   |             |   |              |   |           |           |            |            |
| <b>Monthly Assoc.\$:</b> \$  |             | <b>Garage Capacity:</b> 1                                     |             |   |              |   |           |           |            |            |
| <b>Lot Acre:</b> .50   |             | <b>Garage Type:</b> Detached                                  |             |   |              |   |           |           |            |            |
| <b>Lot SqFt:</b> 21,780.   |             | <b>Total Fin SqFt:</b> 1,280                                  |             |   |              |   |           |           |            |            |
| <b>Common Land Acres:</b>  |             | <b>Apx Fin Above Grd:</b> 1,280                               |             |   |              |   |           |           |            |            |
| <b>Road Frontage:</b> Yes/ 132   |             | <b>Apx Fin Below Grd:</b> 0                                   |             |   |              |   |           |           |            |            |
| <b>Water Frontage:</b>   |             | <b>Apx Ttl Below Grd:</b> 390                                 |             |   |              |   |           |           |            |            |
| <b>Water Acc Type:</b>   |             | <b>Foot Print:</b> 34x26+19x12                                |             |   |              |   |           |           |            |            |
| <b># of Stories:</b> 1 1/2   |             | <b>Flood Zone:</b> No   |             |   |              |   |           |           |            |            |
| <b>Basement:</b> Yes / Walkup  |             | <b>Style:</b> Cape  |             |   |              |   |           |           |            |            |
| <b>Water Body Type:</b>  |             | <b>Water Body Restr.:</b> Unknown                             |             | <b>Seasonal:</b> No                                 |              |   |           |           |            |            |
| <b>Water Body Name:</b>  |             | <b>Current/Land Use:</b>                                      |             | <b>Land Gains:</b>                                  |              |   |           |           |            |            |
| <b>Parcel Access ROW:</b> No   |             | <b>ROW for other Parcel:</b>                                  |             | <b>ROW Width:</b>                                   |              |   |           |           |            |            |
|  |             |   |             | <b>ROW Length:</b>                                  |              |   |           |           |            |            |
| <b>Public Rems:</b> A charming country home located on desirable Tuftonboro Neck. Surrounded by Stonewalls and Lilacs, this home has been completely renovated and is move-in ready. It has 3 bedrooms, a bright kitchen, with a breakfast bar that opens onto an inviting dining and living area. The first floor Master Bedroom overlooks a peaceful backyard and forested landscape ...and features a large walk-in cedar closet. The 2 second floor bedrooms are good size, have sloped ceilings, and 5'8" door clearances. This home has good closet space and great light. The surprise is the renovated "porch," which has been fully insulated, has new flooring, walls and windows, providing a spacious retreat. Only 3 miles to the beautiful Town Beach on Lake Winnepesaukee, with an adjacent Public Boat Launch & trailer parking. Low-Tax Tuftonboro is a welcoming community located in the heart of the Lakes Region of New Hampshire. Listing REALTOR is also the Seller. |             |   |             |   |              |   |           |           |            |            |
| <b>Directions:</b> Route 109 to Tuftonboro Neck Road across from the Mirror Lake Community Church. Follow approx. 1 mile to #78 on the left just past Eaglemere Road.  |             |   |             |   |              |   |           |           |            |            |
| <b>ROOM</b>  | <b>DIMS</b> | <b>LEVEL</b>  | <b>ROOM</b> | <b>DIMS</b>   | <b>LEVEL</b> | <b>FLOOR</b>  | <b>BR</b> | <b>FB</b> | <b>3/4</b> | <b>1/2</b> |
| Living Rm  | 12 x 14     | 1   | Master BR   | 11 x 13   | 1            | 1st   | 1         | 1         |            |            |
| Kitchen  | 11 x 14     | 1   | 2nd BR      | 11 x 11   | 2            | 2nd   | 2         |           |            |            |
| Dining Rm  | 11 x 14     | 1   | 3rd BR      | 11 x 16   | 2            | 3rd   |           |           |            |            |
| Family Rm  |             |   | 4th BR      |   |              | 4th   |           |           |            |            |
| Office/Study   |             |   | 5th BR      |   |              | Bsmt  |           |           |            |            |
| Utility Rm   |             |   | Den         |   |              |   |           |           |            |            |
| Other Rm 1   | 7 x 21      | 1   | Other Rm 3  |   |              |   |           |           |            |            |
| Other Rm 2   |             |   |             |   |              |   |           |           |            |            |
| <b>Assoc Amenities:</b>  |             |   |             |   |              | <b>Possession:</b> At Closing   |           |           |            |            |
| <b>Interior Feat.:</b> 1st Floor Laundry , 1st Floor Master BR , Cedar Closet , Draperies , Island , Kitchen/Dining , Kitchen/Living , Laundry Hook-ups , Smoke Det-Hardwired , Walk-in Closet , Soaking Tub   |             |   |             |   |              |   |           |           |            |            |
| <b>Exterior Feat.:</b> Deck , Patio , Porch-Enclosed , Storm Windows , Window Screens  |             |   |             |   |              |   |           |           |            |            |
| <b>Basement:</b> Bulkhead , Crawl Space , Partial , Sump Pump , Walk Up , Concrete   |             |   |             |   |              |   |           |           |            |            |
| <b>Equip./Appl.:</b> CO Detector , Dishwasher , Kitchen Island , Microwave , Range-Electric , Refrigerator , Smoke Detector , Window Treatment   |             |   |             |   |              |   |           |           |            |            |
| <b>Driveway:</b> Gravel  |             |   |             |   |              | <b>Electric:</b> 100 Amp , Circuit Breaker(s)                         |           |           |            |            |
| <b>Construction:</b> Existing , Post and Beam  |             |   |             |   |              | <b>Exterior:</b> Clapboard , Wood                                     |           |           |            |            |
| <b>Financing:</b>  |             |   |             |   |              | <b>Foundation:</b> Stone  |           |           |            |            |
| <b>Floors:</b> Carpet , Laminate   |             |   |             |   |              | <b>Heating/Cool:</b> Hot Air  |           |           |            |            |
| <b>Garage/Park:</b> 4 Parking Spaces , Detached  |             |   |             |   |              | <b>Lot Desc:</b> Country Setting , Landscaped , Level                 |           |           |            |            |
| <b>Heat Fuel:</b> Oil  |             |   |             |   |              | <b>Occ. Restrictions:</b>   |           |           |            |            |
| <b>Roads:</b> Public , Paved   |             |   |             |   |              | <b>Roof:</b> Shingle-Architectural                                    |           |           |            |            |
| <b>Sewer:</b> 750 Gallon , Leach Field , Metal , Private , Septic  |             |   |             |   |              | <b>Water:</b> Drilled Well , Private                                  |           |           |            |            |
| <b>Suitable Land Use:</b>  |             |   |             |   |              | <b>Water Heater:</b> Electric   |           |           |            |            |
| <b>Fee Includes:</b>   |             |   |             |   |              | <b>Building Certs:</b>  |           |           |            |            |
| <b>Disability:</b> 1st Floor Full Bathrm , 1st Floor Bedroom   |             |   |             |   |              | <b>Docs Available:</b> Deed , Plot Plan , Property Disclosure , Other |           |           |            |            |
| <b>Negotiable:</b>   |             |   |             |   |              |   |           |           |            |            |
| <b>Excl Sale:</b> None. However, some furnishing are negotiable.   |             |   |             |   |              |   |           |           |            |            |
| <b>Tax Rate:</b> \$10.39   |             | <b>Assmt:</b>   |             | <b>Assmt Yr:</b>                                    |              |   |           |           |            |            |
| <b>Tax Class:</b>  |             | <b>Source SqFt:</b> Municipal                                 |             | <b>County:</b> Carroll                              |              |   |           |           |            |            |
| <b>Covenant:</b> No  |             | <b>Book/Pg:</b> 2136/ 790                                     |             | <b>Plan/Survey:</b>                                 |              |   |           |           |            |            |
| <b>Recorded Deed:</b> Warranty   |             | <b>Property ID:</b>   |             | <b>Tax ID No. (SPAN# VT):</b> 000050 000003 000002  |              |   |           |           |            |            |
| <b>Map/Blck/Lot:</b> 50/ 3/ 2  |             | <b>Const. Status:</b> Existing                                |             | <b>Home Energy Rated Index Score:</b>               |              |   |           |           |            |            |
| <b>Devel/Subdiv:</b>   |             | <b>High Sch:</b> Kingswood Regional High School               |             | <b>Jr./Mid Sch:</b> Kingswood Regional Middle       |              |   |           |           |            |            |
| <b>District:</b> Governor Wentworth Regional   |             | <b>Cable:</b> Time Warner                                     |             | <b>Electric Co:</b> NH Electric Coop                |              |   |           |           |            |            |
| <b>Elem Sch:</b> Tuftonboro Central School   |             | <b>Phone Co:</b> Fairpoint                                    |             | <b>Resort:</b>                                      |              |   |           |           |            |            |
| <b>Fuel Co:</b>  |             | <b># Weeks:</b>   |             | <b>Timeshare %:</b>                                 |              |   |           |           |            |            |
| <b>Timeshare/Fract. Ownrshp:</b> No  |             |   |             |   |              |   |           |           |            |            |
| <b>Closed Date:</b> 02/19/2016   |             | <b>DOM/DUC:</b> 244 / 43                                      |             | <b>Foreclosed Bank-Owned REO:</b> No                |              |   |           |           |            |            |
| <b>PREPARED BY</b>   |             |   |             |   |              |   |           |           |            |            |
| Ken Perry  |             |   |             | Email : ken@OlderHomesNH.com                        |              |   |           |           |            |            |



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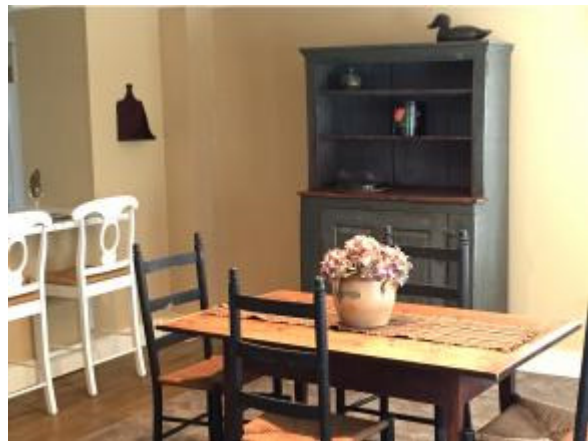
Charming Country Retreat



New Storm Doors



Architectural Shingles



Dining Room



Sunny Living Room

Gallery: Images 7 to 12 of 36



Open Concept



East Facing Breakfast Bar



Large Kitchen



East Facing Kitchen



Spacious and Functional



Large Closet



Gallery: Images 13 to 18 of 36



Warm & Inviting



Great Light



Hall to 1st Fl. Bedroom



Master Bedroom



1st Fl. Master Bedroom

Gallery: Images 19 to 24 of 36



1st Floor Bath & Laundry



Lg. Walk-in Cedar Closet



Cedar Closet 4'10"x11'6"



New Stairs - At Code!

Gallery: Images 25 to 30 of 36



Bead Board Paneling



Upstairs bedrooms



The "Porch"



Has a Lg. Storage Closet too!



Back Patio & New Bulkhead



New HWH & Oil Tank



Gallery: Images 31 to 36 of 36



South Facing Deck



Overlooking peaceful backyard



Peace and Privacy



Beautiful side lawn



French Drains in Front



Great Neighborhood...

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
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