

Residential / Condo
4622877
Closed

7 Greenwood Road Road
Tuftonboro NH 03853
Mirror Lake

Unit/Lot #: 4

Price - List \$239,000
Price - Closed \$205,000
Date - Closed 5/26/2017



Year Built 1968
Style Cabin

Color Brown
Total Stories 1
Zoning Res/Waterfront
Taxes TBD N
Gross Taxes/Year \$1,973.00 / 2016
Lot Acres/SqFt 5.50 / 239,580

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 720
DOM 37

Directions From Wolfeboro travel N approx. 6 miles on Rt 109/GWH to Pier 19 Marina/Store & Union Wharf Road. Cont. on Rt. 109/GWH approx 1/3 mile further and at the top of the hill Winona Manor/Greenwood Road will be on the left. Drive to the bottom of the hill, Unit #4 will be on the Left. Dead End at Lake.

Charming, Seasonal, Waterfront cottage located in a quiet, well established Condominium Association at Winona Manor, on Lake Winnepesaukee, in LOW TAX Tuftonboro, NH. This cottage has 2 Bedrooms, Loft, Lg.Living and Dining Area, spacious Kitchen, recently updated Full Bathroom, and a lovely screened in Porch. The property has 2 assigned Parking Spaces at the Cottage, as well as the possibility of significantly expanding the Deck area with approved plan. The property is steps away from a beautiful, Sandy Private/Shared beach. Winona Manor is a 9 Unit, well maintained Association whose amenities include: Club House/Recreation Room, Play Area, Day Dock, assigned Mooring, 4 assigned Dock spaces (please note that currently there is a Waiting List for an assigned Boat Slip, and the Mooring), with maximum Boat length being 22'. Each Unit may beach a boat not exceeding 14' in length. Perfect for your Jet Ski! Additional room for Guest Parking and Boat Trailers at the top of the hill. Low Monthly Association Fees. Well behaved Pets Dogs/Cats allowed with some restrictions; partial water view. Start building a lifetime of memories on Lake Winnepesaukee, located in the heart of the Lakes Region of New Hampshire.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Post/Piers
Exterior Wood
Roof Shingle - Asphalt
Basement/Access Type No /
Basement Description None

Garage/Capacity No / 0
Garage Type
Garage Description

Footprint
SqFt-Apx Fin AG/Source 720 / Municipal
SqFt-Apx Fin BG/Source 0 /
SqFt-Apx Unfn AG/Source 720 / Municipal
SqFt-Apx Unfn BG/Source 0 /
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 720
SqFt-Apx Total 1,440
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building 1

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	9x16	1			
Master Bedroom	10x10	1			
Living Room	11x20	1			
Bedroom	8x10	1			
Bath - Full	8x10	1			
Porch	10x11	1			
Loft	10x18	2			

UTILITIES

Heating Gas Heater, Space Heater, Stove - Gas
Heat Fuel Gas - LP/Bottle
Cooling Whole House Fan
Water Community, Drilled Well, Shared
Sewer 1000 Gallon, Leach Field, Plastic, Pump Up, Shared, Septic
Electric 100 Amp

Services Internet - Cable
Management Co/Phone /
Fuel Company
Phone Company
Cable Company
Electric Company

LOT / LOCATION

Page 2 of 2

County	NH-Carroll	Devel/Subdiv	Winona Manor Condo	ROW-Parcel Access	
Water Body Access	Shared Private	School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type	Lake	School - Elementary	Tuftonboro Central School	ROW to other Parcel	
Water Body Name	Winnepesaukee	School - Middle/Jr	Kingswood Regional Middle	Roads	Association, Dead
Water Frontage Lngth	102	School - High	Kingswood Regional High	Road Front/Length	Yes / 150
Water Restrictions	No	Mobile Park Name		Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name	Winona Manor Condo Associ	Owned Land	
Common Land Acres	5.00	Building #	7	Units Per Building	1
Suitable Use		Lot Desc	Condo Development, Lake View, Waterfront	Area Desc	

FEATURES

Features - Interior	Cathedral Ceiling, Ceiling Fan, Living/Dining, Natural Woodwork	Features - Exterior	Deck, Playground, Porch - Screened, Window Screens
Flooring	Laminate, Softwood, Tile	Driveway	Gravel
Appliances	Microwave, Range - Gas, Refrigerator, Stove - Gas	Parking	Assigned, Parking Spaces 2
Equipment	Antenna	Amenities	Beach Rights, Club House, Common Acreage, Playground, Sewer, Snow Removal, Trash, Water
Water Heater	Domestic, Electric, Owned		

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	3170 / 0401
Map	000041	Block	000002	Lot	0002-4
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	/	Assments - Special		Current Use	N
Tax Class		Tax Rate	10.39	Land Gains	No

DISCLOSURES

Fee/Fee Frequency	\$1,050.0 / Yearly	Fee Includes	Plowing, Sewer, Water
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Entry Only	Sale Includes	
PUD	No	Negotiable	
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No
Short Sale	No	Restrictions	Pets - Cats Allowed, Pets - Dogs Allowed
Seasonal	Yes	Mobile Co-Op	
Mobile Park Approval		Rented	
Flood Zone	No	Easements	
Covenants	Yes	Documents Available	Association Docs, Covenants, Deed, Other, Plot Plan, Property
Possession	At Closing	T/F Ownrshp Amt/Type	/
Timeshre/Fract Ownrshp?	No	Auction Date/Time	/
Auctioneer - Responsible		Auction Info	
Auctioneer License #		Financing	3rd Party Approval Reqred, Conventional
Auctn Price Determnd By		Items Excluded	
Delayed Showing/Begin Date N /			

PREPARED BY

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7 Greenwood Road Road

4

Tuftonboro NH 03853



Summer Fun at the Lake



Welcome to the Lake



Lots of Living Space



Private/Shared Beach



Screened in Porch



Lg. Porch/Dining



View from Porch



Living Rm.

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Ken Perry

Listed by:

Faye Friedrich / K A Perry Real Estate, LLC



Living Rm



View from the Kitchen



Dining Area



Updated Kitchen



Great Kitchen Space



Kitchen



View to Kitchen



Dining Area

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Updated Full Bath



Tub/Shower



Full Bath



Bd.Rm



1st BdRm



Master BdRm





Loft



Loft



Extra Space



Club House



Lg. Screened in Porch



Rec. RM



Club House/Rec. Rm



Dock



Beautiful, Sandy Swimming Area



Summer Fun!



Private Beach



Steps away from the Beach