





Land 2794495 Active		19 Lyndsay Lane Tuftonboro, New Hampshire 03850 Melvin Village NH		 (0)  (4)	L \$45,950 <input type="checkbox"/>
		Type: Residential Gross Taxes: \$ 844.00 Taxes TBD: No Tax Year: 2013 Zoning: Res'l Flood Zone: Unknown Road Frontage: Yes/ 346 Water Frontage: Water Acc Type: Water Body Type: Water Body Name:		Lot Acre: 3.38 Lot SqFt: 147,232.8 Est Open Spc: 10 % Price/Acre: \$ 13,594.67 Permit Num: Pole Num: Easements: Exposure: South Surveyed: Yes	
Multiple Deeds: No Water Body Restri.: Total # Leases:		Mo. Lease Amt: \$ Current/Land Use: No Total # Lots:		Monthly Assoc.\$: \$25 Surveyed By: Land Gains:	
Parcel Access ROW:		ROW for other Parcel:		ROW Width:	
ROW Length:		Public Rems: Level 3+ ACRE building site in peaceful premier Tuftonboro development of both established and newly-built quality homes. Only one+ mile to public beach & public boat launch on Lake Winnepesaukee in delightful Melvin Village. Tax-friendly Tuftonboro, home of national award winning K-6 school. 15 minutes north of Wolfeboro. Now offered at only HALF of Tuftonboro's 2013 Tax-Assessed "current market value". AND Seller will still extend the underground electric line, when a firm P&S is in place.			
Directions: Rte 109 to center of Melvin Village; at sign post, go up High St. 1/2 mile, R on County Rd. and quick L onto New Rd; <1 mile, L into Mountain Shadows. Straight in (slowly) to 2nd L (past pond) onto Lindsay Ln. Lot on left just before cul de sac.					
Amenities: Wooded Lot Topography: Level Current Use:		Location: Cul-de-Sac , Rural			
Utilities: Electric: Other Gas: None Roads: Association , Cul-de-Sac , Gravel , Private Water: On Site Well Needed Permit Status: Docs Avail: Excl Sale:		Structure: Shore Rights: Restrictions: Deed , Further Subdivision Financing: Sewer: On Site Septic Needed Possession:			
Tax Rate: \$9.18 Tax Class: Covenant: Yes Recorded Deed: Warranty Map/Blck/Lot: 003/ 001/ 019 Devel/Subdiv: Mountain Shadows District: Governor Wentworth Regional		Assmt: \$91,900.00 Source SqFt: Municipal Book/Pg: 1076/ 186 Property ID: High Sch: Kingswood Regional High School Cable: Phone Co:		Assmt Yr: 2013 County: Carroll Plan/Survey: 082080 Tax ID No. (SPAN# VT): TUFT-M3-B1-L19 Jr./Mid Sch: Kingswood Regional Middle Power Co: Resort: No	
Elem Sch: Tuftonboro Central School Fuel Co:		DOM: 1999 Foreclosed Bank-Owned REO: No			
PREPARED BY					
 Ken Perry K A Perry Real Estate, LLC 188 North Wolfeboro Road Wolfeboro, NH 03894 Lister: Ken Perry of K A Perry Real Estate, LLC		Email : ken@OlderHomesNH.com Off. Ph# : (603) 569-1563 Agt. Ph# : (603) 569-1563 ext. Cell Ph# : (603) 387-2667 Fax Ph# : (603) 569-9495			
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LP: \$45,950

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