

Residential / Mobile Home
4747127
Closed

883 Center Highway
Wolfeboro NH 03894

Unit/Lot #: S-5

Price - List \$28,000
Price - Closed \$29,000
Date - Closed 5/15/2019



Year Built 2013
Style Manuf/Mobile

Color White
Total Stories 1
Zoning Campground

Taxes TBD Y
Gross Taxes/Year \$287.56 / 2018
Lot Acres/SqFt 0.000000 /

Rooms - Total 3
Bedrooms - Total 1
Baths - Total 1
Baths - Full 0
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 327
DOM 1

Directions From Wolfeboro Center take Center Street/Route 28N and follow for approx. 4 miles. Willey Brook Campground will be on the right just before Haines Hill Rd. This is a Seasonal Campground which Opens on 15 May and Closes on 15 October. NO DRIVE BYS PLEASE.

Pristine 2013 Heartland Destination Trailer ~ Heartland Prowler For Sale. Set in the Well Managed, Family Owned Willey Brook Campground in the Heart of the Lakes Region ~ Wolfeboro, NH. This beautiful 8' x 40' home, with two slide-outs affording even greater Living Space, offers all the Modern Amenities: Open Concept, Cathedral Ceilings, Solid Surface Countertops, Gas Range, High-End Raised Panel Cabinetry, 30" TV, Electric Fireplace in the Living Rm. Central AC, FHA Heat, Lots of Interior Storage Space, Lg. Bedroom with Queen Size Bed, Convertable Sofa Bed in Living Room, Comfortable Dining Space with Expandable Table; Upper and Lower Decking; Electric Retractable Awnings, 10' x 10' Screened Porch, 2 Lg. Storage Sheds (one provided by the Campground and one sold with the property), and Carport. Set on a large lot, in this well established community of 44 Mobile Units on 64 wooded acres. This Seasonal Campground Opens on 15 May and Closes on 15 October. 5MPH Speed Limit strictly enforced within the Park. Dogs are allowed with some restrictions - No Guard Dogs, Pit Bulls or Bull Terrier Mixes, and all pets must be on a leash and well behaved. Park Rent for this Unit is \$2450 Annually. \$1850 in March and \$600 in October for Winter Storage. Fee includes: Water, Sewer, Park Rent. 50 Amp/220Volt service is available. Renters read the meter upon arrival and again at the end of the Season and pay the Park for usage. ~ NO DRIVE-BYS PLEASE. 24 Hour Notice required for Showings.

STRUCTURE

Construction Status Existing
Construction Manufactured Home
Foundation Block, Post/Piers, Skirted
Exterior Aluminum, Wood
Roof Membrane, Other
Basement/Access Type No /
Basement Description Crawl Space
Garage/Capacity Yes / 1
Garage Type Other
Garage Description

Footprint 8 x 40 Plus Slideouts
SqFt-Apx Fin AG/Source 327 / Measured
SqFt-Apx Fin BG/Source 0 /
SqFt-Apx Unfn AG/Source 0 /
SqFt-Apx Unfn BG/Source 0 /
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 327
SqFt-Apx Total 327
Mobile Make/Model Heartland / Prowler Resort 40FL
Mobile Serial Number 5sfpb220ee271
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Bedroom		1			
Kitchen/Dining		1			
Kitchen/Living		1			
Bath - 3/4		1			

UTILITIES

Heating Hot Air
Heat Fuel Gas - LP/Bottle
Cooling Central AC, Other
Water Community
Sewer Community
Electric 220 Volt, Circuit Breaker(s)

Services Cable - Available
Management Co/Phone /
Fuel Company Rymes
Phone Company
Cable Company Atlantic Broadband
Electric Company



LOT / LOCATION				Page 2 of 2
County	NH-Carroll	Devel/Subdiv	Willey Brook Campground	ROW-Parcel Access
Water Body Access		School - District		ROW-Length/Width /
Water Body Type		School - Elementary		ROW to other Parcel
Water Body Name		School - Middle/Jr		Roads Gravel, Seasonal
Water Frontage Lngth		School - High		Road Front/Length No /
Water Restrictions		Mobile Park Name	Willey Brook Campground	Surveyed/By Unknown
Condo Ltd Comm Area		Condo Name		Owned Land No
Common Land Acres 64.00		Building #		Units Per Building
Suitable Recreation Use		Lot Desc Country Setting, Wooded		Area Rural Desc

FEATURES	
Features - Interior Blinds, Ceiling Fan, Dining Area, Fireplaces - 1, Furnished, Kitchen/Dining, Kitchen/Living, Storage - Indoor	Association Amenities Common Acreage
Flooring Carpet, Vinyl	Features - Exterior Deck, Natural Shade, Outbuilding, Porch - Screened, Shed, Storage
Appliances Exhaust Hood, Microwave, Range - Gas, Refrigerator	Driveway Gravel
Equipment Air Conditioner	Parking Parking Spaces 2, Covered
Water Heater Electric, Gas - LP/Bottle	

Green Verification Progrm	Green Verification Rating/Metric /
Green Verification Body	Green Verification New Construction
Green Verification Status/Year /	Green Verification URL

PUBLIC RECORDS			
Deed - Recorded Type Bill of Sale	Deeds - Total	Deed Book/Page /	
Map 000102	Block 000008	Lot 0000S5	
SPAN #	Property ID	Plan Survey Number	
Assment Amount/Year /	Assments - Special	Current Use	
Tax Class	Tax Rate 15.80	Land Gains	

DISCLOSURES			
Fee/Fee Frequency /	Fee Includes		
Fee 2/Fee 2 Frequency \$2,450.0 / Yearly	Fee 2 Includes Sewer, Water, Park Rent		
Fee 3/Fee 3 Frequency /	Fee 3 Includes		
\$/SqFt Fin. Above Grade \$85.63	Sale Includes		
PUD	Negotiable		
Comp Only/Type No /	Foreclsd/BankOwnd/REO No	Auction	
Seasonal No	Restrictions		
Mobile Park Approval No	Mobile Co-Op	Mobile Must Move	
Flood Zone No	Rented	Rental Amount	
Covenants Yes	Easements	Resort	
Possession	Documents Available		
Timeshre/Fract Ownrshp? No	T/F Ownrshp Amt/Type /		
Auctioneer - Responsible	Auction Date/Time /		
Auctioneer License #	Auction Info		
Auctn Price Determnd By	Items Excluded		
Delayed Showing/Begin Date N /	Price - Original \$28,000		

PREPARED BY	
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K A Perry Real Estate, LLC - Off: 603-569-1563 188 North Wolfeboro Road Wolfeboro NH 03894	

883 Center Highway

S-5

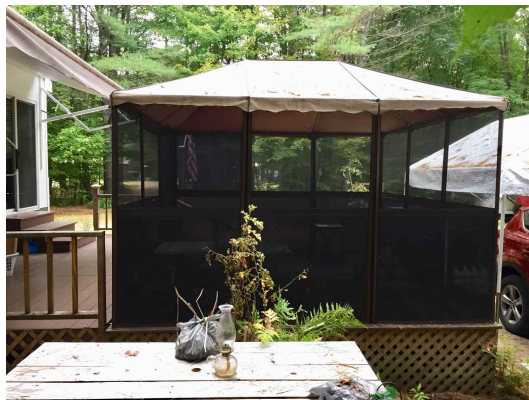
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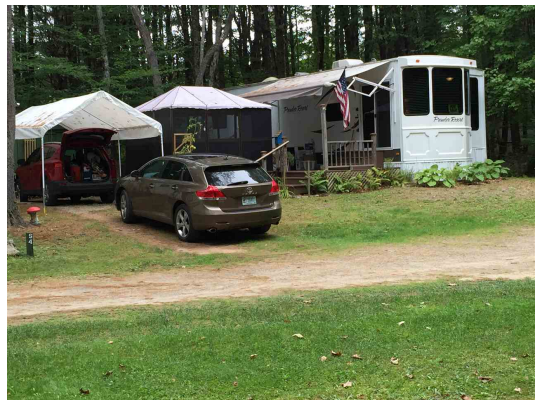
Welcome Home



Generous Decking



10 X 10 Screened Porch



Large Lot



Shed Sold With Property



Park Owned Shed



Beautiful Interior



Electric Fireplace

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Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry

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Solid Surface Countertops



Gas Range & Full Size Refrigerator



Lots of Living Space



Inviting Living and Dining Space



Convertible Sofa Bed



Dining Rm Table Expands to Seat 6



Comfortable Bathroom

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Walk-In Shower



Queen Size Bed



Overhead Storage



A place for your Computer



Lots of Closet Space



The Quiet End of the Home



Relax in Screened Porch



Rear Portion of Prowler Resort

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Two Slide-Outs for Extra Space



Wooded Lot



Car Port



Friends gather in the evening on "The Porch"



The Office



Family Owner Willey Brook Campground