

Land
4185322
Closed

Lot 22 Lyndsay Lane
Tuftonboro NH 03850
Melvin Village

Unit/Lot #:

Price - List **\$38,950**
Price - Closed **\$26,000**
Date - Closed **2/9/2018**



Zoning 1
Lot Acres/SqFt 2.050000 / 89,298
Price Per Acre \$19,000
Taxes TBD N
Gross Taxes/Year \$452.00 / 2016
Flood Zone Unknown
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use N
DOM 1959

Road Frontage Yes
Road Frontage Length 374
Surveyed Yes
Surveyed By
Easements
Parcel Access ROW
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases /
Exposure South
Estimated Open Space % 10
Land Gains

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 right just before cul de sac.

Level 2+ 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. At this Bargain price, the Buyer will be responsible for the extension of underground utility lines to the lot. See MLS# 2794865 for price that INCLUDES said utility lines being extended to the lot by the Seller.

Virtual Tours

LOT/LOCATION

Lot Description	Level, Wooded	Area Description	Rural
County	Carroll	Devel/Subdiv	Mountain Shadows
Pole Number		Suitable Use	Residential
Permit Status		Permit Number	
Roads	Association, Cul-de-Sac, Gravel, Private	Driveway	
Equipment			
Parking			
School-District	GovernorWe	School-Elementary	Tuftonboro
School-Middle	Kingswood	School-High	KingswoodR

UTILITIES

Services		Management Co/Phone	
Water	On-Site Well Needed	Fuel Company	
Sewer	On-Site Septic Needed	Phone Company	
Electric	Other	Cable Company	
		Electric Company	

PUBLIC RECORDS

Recorded Type	Warranty	Deeds-Total		Book/Page	1076 / 186
Map	003	Block	001	Lot	022
SPAN #		Property ID		Plan Survey #	PB82/Pg80
Assmt Amt/Year	\$43,300 / 2016	Assmnts-Special		Tax Class	
Tax Rate	10.43				

DISCLOSURES

Fee/Frequency	\$300.00 / Seasonal	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

Monthly Lease Amt
Listing Service Full Service
Comp Only/Type No
Covenants Yes
Resort No
Auction N
Auctioneer - Responsible
Auctioneer License #
Auctn Price Determnd By
Delayed Showing/Begin Date N /

Sale Includes
Items Excluded
Land Restrictions Deed, Further Subdivision
Foreclsd/BankOwnd/REO No
Shore Rights
Documents Available
Possession
Auction Date/Time /
Auction Info
Financing

PREPARED BY

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Listed By: Ken Perry / K A Perry Real Estate, LLC

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