

Land 4806644 Closed	13 Ethan Allen Road Tuftonboro Unit/Lot #	NH 03816	Listed: 5/21/2020 Closed: 3/24/2021 DOM: 305	\$39,900 \$25,000
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County NH-Carroll
Vill/Dst/Loc
Zoning Residential
Lot Size Acres 0.294000
Lot - Sqft 12,807
Price Per Acre \$86,206.90
Taxes TBD No
Tax - Gross Amount \$285.00
Tax Year 2019
Waterfront Property
Water View
Water Body Access Yes

Water Body Name Lower Beech Pond

Water Body Type Pond

Water Frontage Length

Water Access Details Beach Access, Dock Access
, Shared-Private

Waterfront Property Rights

Water Body Restrictions Yes

Road Frontage Yes
Road Frontage Length 95
Surveyed Yes
Surveyed By

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots
Total Leases
OpenSpc %

Exposure West

Delayed Showing No
Date - Showings Begin

Directions NH Rte 109A to Ctr Tuftonboro; at General Store & Post Office turn up Federal Corner Rd; go <1 mile to Stop sign; go R onto Brown Rd for 1 mile to Lower Beech Pond on L & L into Hidden Valley; take 1st R (opposite 1 of 2 Beaches) onto Heritage; and 1st L onto Ethan Allen Rd; lot on R, 3rd from end.

Remarks - Public WATER ACCESS Lot in Hidden Valley on delightfully quiet Lower Beech POND in low-RE-tax TUFTONBORO. Only minutes to Lake WINNIPESAUKEE & Historic WOLFEBORO, Rte 16 Shopping and Easy Commute South towards NH's Seacoast. From this lot it is only a Short WALK to either of Hidden Valley's 2 Beaches & Boat Launch ...and a bit further to the updated small (<11 hp motors) Boat Docks. Of the 4 lots now on the market, this lot is by far the CLOSEST to the Waterfront BEACHES, Kayak-Canoe Racks, Boat Docks, etc. as well as the updated Tennis Courts. Hidden Valley homes are accessible year-round, for winter enjoyment of nearby Ski Areas ...and excellent Ice Fishing right here on Beech Pond! POA-HOA fees \$375/year; doubles when a home is built thereon.

LOT/LOCATION

Development / Subdivision Hidden Valley POA-HOA;
www.LowerBeechPond.com

Pole Number

Permit Number

Roads Association, Paved, Shared

Lot Description Country Setting, Lake Access, Level, Wooded, Beach Access

Area Description Near Golf Course, Near Skiing, Rural

School - District Governor Wentworth Regional
School - Elementary Tuftonboro Central School
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School

Association Amenities Beach Access, Beach Rights, Boat Launch, Boat Slip/Dock, Tennis Court

UTILITIES

Utilities Cable - Available, High Speed Intrnt -Avail, Internet - Cable, Telephone Available

Water Community

Sewer On-Site Septic Needed

Electric At Street

Fuel Company

Electric Company NH Co-op

Cable Company Spectrum

Phone Company Consolidated Communicat'n

PUBLIC RECORDS

Deed - Recorded Type Auctioneer's Deed

Deeds - Total

Deed - Book 2682

Deed - Page 264

Plan Survey Number

Property ID

Map 69

Block 2

Lot 66

SPAN#

Tax Class

Tax Rate 10.11

Current Use No

Land Gains

Assessment Amount \$28,200

Assessment Year 2020

Assessments - Special

DISCLOSURES

Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Monthly Lease Amount

Possession At Closing
Flood Zone No
Easements
Covenants Yes
Shore Rights Deeded, Lake Access, Nearby
Resort No

Financing-Current
Financing-Possible Opt

Auction No
Date - Auction
Auction Time

Items Excluded Land only
Land Restrictions Further Subdivision, Mobile Homes, Temporary Structures

Auctioneer - Responsible
Auctioneer License Number
Auction Price Determined By

PREPARED BY

Ken Perry
Cell: 603-387-2667
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My Office Info:

K A Perry Real Estate, LLC
188 North Wolfeboro Road

Wolfeboro NH 03894
Off: 603-569-1563



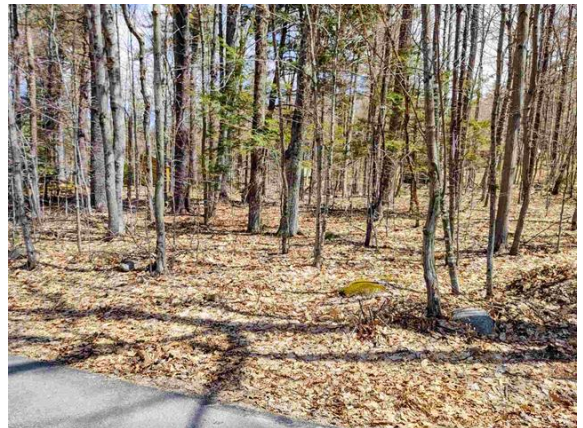
Listed by:

Ken Perry / K A Perry Real Estate, LLC

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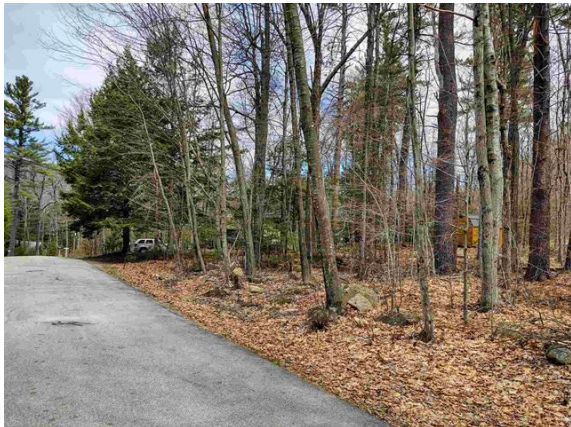
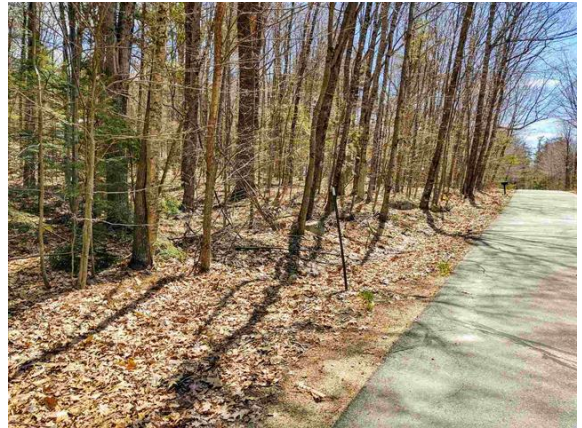
Prep By: K A Perry Real Estate, LLC
Ken Perry

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