

**Residential / Single Family**  
**4415498**  
**Closed**

**806 North Line Road**  
**Tuftonboro NH 03816**  
**Center Tuftonboro NH**

**Unit/Lot #:**  
**Price - List \$209,900**  
**Price - Closed \$200,000**  
**Date - Closed 12/16/2016**



**Year Built** 1977  
**Style** Contemporary, Multi-Level, Ranch, w/Addition  
**Color** Taupe  
**Total Stories** 3  
**Zoning** Med Dens Res'l  
**Taxes TBD** N  
**Gross Taxes/Year** \$2,249.00 / 2015  
**Lot Acres/SqFt** 1.40 / 60,984

**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,884  
**DOM** 550

**Directions** NH Rte 109A to Ledge Hill Rd, at Tuftonboro Central School in Center Tuftonboro. Up Ledge Hill Road <1/2 mile to Right onto North Line Road. Home is <1/2 mile down at RE sign on Right, at corner of Tupeck Lane.



Well-located & sited, this home has been completely & beautifully Up-Dated (including hardwood & ceramic tile floors throughout) within the last 6 yrs, now offers ONE-FLOOR Living, if needed. The newer fully-applianced Kitchen w/granite counters, opens onto a Dining area & large Living Room, as well as onto the spacious, private & South West facing DECK (w/hot tub). A 13'x11' Bedroom w/an adjacent all-new 3/4 Bath (& mud room at entrance from attached 2-car garage) complete the main level living area. Up a few stairs is another Master Bedroom (21'x12'), a Guest Bedroom, and a new full-bath. Down the stairs from the Main Living area is an 18' x 13' "Rumpus Room", a 15'x7' "extra" room, utility room, & separate workshop w/bulkhead access to backyard. If you are looking for an immediately Move-In Ready family-home in a Low-Tax town (with a near-by National Award-Winning K-6 School & completely up-dated Regional gr 7-12 schools <10 mi. away), this TUFTONBORO Home should not be missed.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	62 x 24
<b>Construction</b>	Modular Prefab, Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	1,545 / Municipal
<b>Foundation</b>	Concrete	<b>SqFt-Apx Fin BG/Source</b>	339 / Municipal
<b>Exterior</b>	Vinyl	<b>SqFt-Apx Unfn AG/Source</b>	0 /
<b>Roof</b>	Shingle - Architectural	<b>SqFt-Apx Unfn BG/Source</b>	216 / Municipal
<b>Basement/Access Type</b>	Yes / Interior	<b>SqFt-Apx Tot Below Grade</b>	339
<b>Basement Description</b>	Bulkhead, Concrete, Finished, Full, Partially Finished, Stairs - Interior, Storage Space, Sump Pump	<b>SqFt-Apx Total Finished</b>	1,884
<b>Garage/Capacity</b>	Yes / 2	<b>SqFt-Apx Total</b>	2,100
<b>Garage Type</b>	Under	<b>Mobile Make/Model</b>	/
<b>Garage Description</b>	Auto Open, Direct Entry, Heated	<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	11 x 11	1			
Dining Room	11 x 9	1	OTHER	11 x 9	1
Living Room	18 x 11	1			
Family Room	18 x 13	B			
Office/Study	7 x 15	B	BTHF		2
Mudroom		1	BTHT		1
Master Bedroom	21 x 11	2			
Bedroom	13 x 11	1			
Bedroom	11 x 10	2			

#### UTILITIES

<b>Heating</b>	Baseboard, Electric, Multi Zone, Radiant, Space Heater	<b>Services</b>	Cable, Internet - Cable
<b>Heat Fuel</b>	Electric, Kerosene	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Air Conditioner, Multi Zone, Window AC	<b>Fuel Company</b>	
<b>Water</b>	Drilled Well, Private	<b>Phone Company</b>	FairPoint
<b>Sewer</b>	1000 Gallon, Concrete, Leach Field, Private, Septic	<b>Cable Company</b>	TimeWarner
<b>Electric</b>	200 Amp, Circuit Breaker(s), Generator, Generator Ready	<b>Electric Company</b>	NH Co-Op

# LOT / LOCATION

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<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Tuftonboro Central School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b>	Paved, Public
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	Yes / 470
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Corner, Country Setting, Level, Subdivision, Wooded	<b>Area Desc</b>	Rural

# FEATURES

<b>Features - Interior</b>	Attic, Dining Area, Hearth, Hot Tub, Kitchen/Dining, Laundry Hook-ups, Living/Dining, Skylight, Walk-in Closet, Window Treatment	<b>Features - Exterior</b>	Deck, Hot Tub, Shed
<b>Flooring</b>	Carpet, Ceramic Tile, Hardwood	<b>Driveway</b>	Paved
<b>Appliances</b>	Dishwasher, Dryer, Freezer, Microwave, Range - Gas, Refrigerator, Washer	<b>Parking</b>	Parking Spaces 4
<b>Equipment</b>	Smoke Detector, Smoke Detectr-Batt Powrd, Smoke Detectr-Hard Wired	<b>Features - Accessibility</b>	1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Hrd Surface Flr, Bathroom w/Step-in Shower
<b>Water Heater</b>	Gas - LP/Bottle		

<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

# PUBLIC RECORDS

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	672 / 1252
<b>Map</b>		<b>Block</b>		<b>Lot</b>	
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	\$216,500 / 2015	<b>Assments - Special</b>		<b>Current Use</b>	No
<b>Tax Class</b>		<b>Tax Rate</b>	10.39	<b>Land Gains</b>	

# DISCLOSURES

<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>Listing Service</b>	Full Service	<b>Sale Includes</b>	
<b>PUD</b>		<b>Items Excluded</b>	
<b>Comp Only/Type</b>	No /	<b>Negotiable</b>	Other
<b>Short Sale</b>	No	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	No	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	
<b>Flood Zone</b>	No	<b>Rented</b>	
<b>Covenants</b>	No	<b>Easements</b>	
<b>Possession</b>	At Closing	<b>Documents Available</b>	Deed, Plot Plan, Property Disclosure
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Financing</b>	

# PREPARED BY

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K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road  
Wolfeboro NH 03894-4522



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806 North Line Road

Tuftonboro NH 0381



Spacious Level Yard



Newer Roof Shingles & Siding.



Dining Area Opens onto Deck



Kitchen w/Soft-Close Drawers



...and Newer Appliances



Large Sunny Living Room



New Hardwood Floors.



Relaxing Living Room

Prepared by: Ken Perry

K A Perry Real Estate, LLC

Listed by: Ken Perry

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806 North Line Road

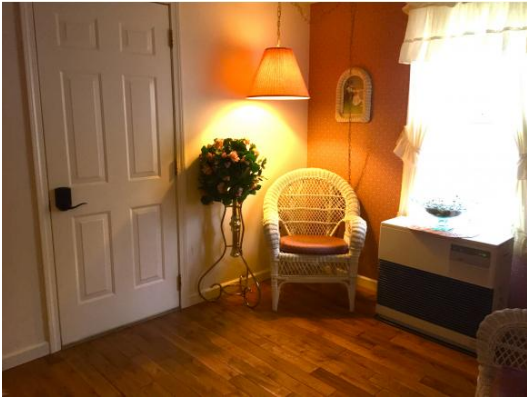
Tuftonboro NH 0381



Up-dated 1st Floor Bath



13' x 11' 1st Floor Bedroom



"Mud-Room" entry from Garage



Attached 2-car Garage



21' x 11' Master Bedroom



w/4 Windows & newer A/C unit



Master Bedroom w/"office"



3rd Bedroom

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Lots of Closets throughout



Up-dated 2nd Floor Bath



Monitor Heat cheaper than Elec



Large lower-level Family Room



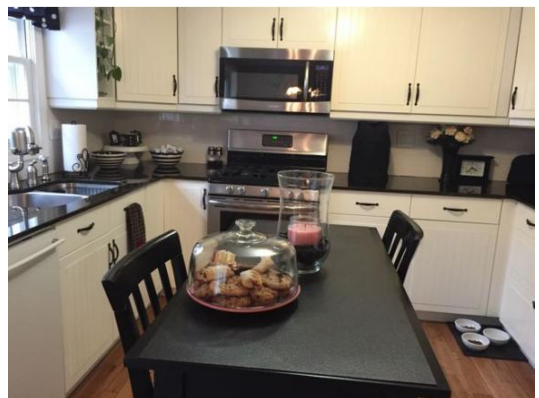
Laundry w/propane Dryer



Workshop w/stairs to backyard



Large Bench in Workshop



...back through family Kitchen

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...to the large Private Deck



Working Hot Tub included



1st of 2 detached Sheds



2nd detached Shed



Auto-Open Doors to Garage



Stonewalled & Well-Treed Lot