

Land
4800929
Closed

21 Lyndsay Lane
Tuftonboro
Unit/Lot #

NH 03850

Listed: 4/9/2020
Closed: 10/19/20...
DOM: 167

\$72,900
\$69,900



County NH-Carroll
VillDstLoc Melvin Village
Zoning Low Dens Resd'l
Lot Size Acres 5.500000
Lot - Sqft 239,580
Price Per Acre \$12,709.09
Taxes TBD No
Tax - Gross Amount \$572.00
Tax Year 2019
Waterfront Property Yes
Water View Yes
Water Body Access Yes

Water Body Name Melvin River

Water Body Type Stream
Water Frontage Length 400
Water Access Details Other
Waterfront Property Rights Exclusively Owned
Water Body Restrictions Yes
Road Frontage Yes
Road Frontage Length 150
Surveyed Yes
Surveyed By F G Hambrook
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots
Total Leases
Estimated Open Space % 10
Exposure South, West

Delayed Showing No
Date - Showings Begin

Directions NH Rte 109 to picturesque Melvin Village on eastern shore of Lake Winnepesaukee; at wooden sign post, go up High Street 1/2 mile; R on County Road and quick L onto New Road; <1 mile, L into Mountain Shadows; straight in (slowly!) to 2nd L (past pond) onto Lyndsay Lane; lot on R end of Cul-de-Sac.

Remarks - Public 5+ SW facing ACRES of mostly level sandy soils that drop off at the back of the lot to about 400' of "water frontage" on the Melvin "River". Sun, trees, birds & other wildlife abound, with excellent Privacy. Because of its relatively "thick" Tax Base, Tuftonboro is one of NH's lowest-taxed towns, with Public Beaches & Boat Launches on Lake Winnepesaukee, Well-Regarded Schools, relatively new Fire Station, recently-Expanded Library, and other quality municipal services. This is the largest lot available in Mountain Shadows, a peaceful premier Tuftonboro subdivision with both established and newly-built quality homes. NOTE: Underground Utilities have been recently extended on Lyndsay Lane, but are not yet all the way to the cul d' sac.

LOT/LOCATION

Development / Subdivision Mountain Shadows

Lot Description Alternative Lots Avail, Level, River, River Frontage, Secluded, Stream, Subdivision, Water View, Waterfront, Wetlands, Wooded

Pole Number
Permit Number
Roads Association, Cul-de-Sac, Dirt, Unpaved

Area Description Near Country Club, Near Skiing, Near Snowmobile Trails, Neighborhood, Rural, Village

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

Suitable Use Residential

UTILITIES

Utilities Cable - Available, High Speed Intrnt -Avail, Telephone Available
Water On-Site Well Needed
Sewer On-Site Septic Needed
Electric Other, Underground

DISCLOSURES

Fee \$300.00 Yearly **Fee Includes** Plowing
Fee 2

Foreclosed/Bank-Owned/REO No
Monthly Lease Amount

Possession At Closing

Flood Zone Unknown

Easements Yes

Covenants Yes

Resort No

Financing-Current

Financing-Possible Opt

Auction No

Date - Auction

Auction Time

Auctioneer - Responsible

Auctioneer License Number

Auction Price Determd By

Items Excluded

Land Restrictions Architecture, Building/Development, Further Subdivision, Mobile Homes, Temporary Structures, Wetland

Documents Available Covenants, Deed, Survey, Tax Map

PREPARED BY

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Listed by:

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