

Residential / Mobile Home
4635445
Closed

48 Willow Avenue
Tuftonboro NH 03816

Unit/Lot #:

Price - List \$29,900
Price - Closed \$24,000
Date - Closed 10/20/2017



Year Built 1990
Style Single Wide
Color grey
Total Stories 1
Zoning MH PARK RES
Taxes TBD N
Gross Taxes/Year \$209.00 / 2016
Lot Acres/SqFt 0.000000/

Rooms - Total 4
Bedrooms - Total 2
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 728
DOM 135

Directions NH Rte 109A (Middle Road). North Country Village Co-op Manufactured Home Park entrance is on the South side of the road, midway between the General Store/Post Office and the award-winning K-6 Tuftonboro Central School. Drive in, at 15 mph please. #48 is on R at RE sign, opposite Juniper Drive.

Well-cared for c1990 Manufactured Home with a relatively private backyard within this Most-AFFORDABLE & well-maintained Manufactured Home Cooperative PARK. Comparatively Low RE Taxes, in the delightful Lakeside town of Tuftonboro ...on the eastern shore of Lake Winnepesaukee. 57 homes share 88 NH Acres. Home offers a relatively open floor plan with Kitchen-Dining opening onto the Living Room with wood-burning Fireplace. Covered front entry steps; small deck off rear sliders. Children and other small pets are Welcomed. From Park Entrance: new Fire Station is <1/4 mi. away; General Store/Post Office & highly-rated K-6 School are within 1/2 mile. 7 -12 students will benefit from the well-regarded Kingswood Regional Middle, High & Tech Schools located 8 miles away in Wolfeboro. <1 mi. to Tuftonboro Free Library and the Public Beach & Boat Landing on the Big Lake are <4 miles away. \$310/mo. Lot Rent includes Water, Sewer, Road Maintenance, and weekly Rubbish Collection. The One-time \$500 Transfer Fee, is refunded upon re-sale. Satisfactory POLICE & CREDIT checks and an in-person INTERVIEW are REQUIRED for Membership. While this home MUST become the Buyer's PRIMARY RESIDENCE, spending <1/2 the year someplace warmer is allowed.

STRUCTURE

Construction Status	Existing	Footprint	52 x 14
Construction	Manufactured Home	SqFt-Apx Fin AG/Source	728 / Municipal
Foundation	Post/Piers, Slab - Floating	SqFt-Apx Fin BG/Source	0 / Measured
Exterior	Vinyl	SqFt-Apx Unfn AG/Source	0 / Measured
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	0 / Measured
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description	None	SqFt-Apx Total Finished	728
		SqFt-Apx Total	728
		Mobile Make/Model	/
Garage/Capacity	No / 0	Mobile Serial Number	
Garage Type		Mobile Anchor	Unknown
Garage Description		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen/Dining	13 X 11	1			
Living Room	16 x 13	1			
Bedroom	11 x 10	1			
Bedroom	9 x 8	1			

UTILITIES

Heating	Hot Air	Services	Cable, Underground Utilities
Heat Fuel	Oil		
Cooling	None	Management Co/Phone	/
Water	Community, Drilled Well	Fuel Company	
Sewer	Community, Concrete, Septic Shared	Phone Company	
Electric	200 Amp, Circuit Breaker(s)	Cable Company	
		Electric Company	

LOT / LOCATION

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County	NH-Carroll	Devel/Subdiv	No Ctry Village MH Co-op Park	ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Tuftonboro Central School	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Association, Paved,
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length	Yes / 0
Water Restrictions		Mobile Park Name	No Ctry Village MH Co-op	Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name		Owned Land	Shared
Common Land Acres	88.00	Building #		Units Per Building	
Suitable Use		Lot Desc	Leased, Level	Area Desc	

FEATURES

Features - Interior	Cathedral Ceiling, Ceiling Fan, Fireplace - Wood, Laundry Hook-ups, Laundry - 1st Floor	Features - Exterior	Deck, Shed
Flooring	Carpet, Vinyl	Driveway	Paved
Appliances	Dishwasher, Dryer, Range - Electric, Refrigerator, Washer	Parking	Parking Spaces 2
Equipment	Smoke Detector		
Water Heater	Electric		

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

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds - Total		Deed Book/Page	2995 / 623
Map	55	Block	1	Lot	6-48
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	/ 2017	Assments - Special		Current Use	N
Tax Class		Tax Rate	10.43	Land Gains	

DISCLOSURES

Fee/Fee Frequency	\$500.00 / One-Time	Fee Includes	Mobile Home Transfer
Fee 2/Fee 2 Frequency	\$310.00 / Monthly	Fee 2 Includes	Sewer, Trash, Water, Park Rent
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Negotiable	
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No
Short Sale	No	Restrictions	# of Occupants, Other - See Remarks, Pets - Cats Allowed,
Seasonal	No	Mobile Co-Op	Yes
Mobile Park Approval	Yes	Rented	
Flood Zone	No	Easements	
Covenants	Yes	Documents Available	
Possession		T/F Ownrshp Amt/Type	/
Timeshre/Fract Ownrshp?	No	Auction Date/Time	/
Auctioneer - Responsible		Auction Info	
Auctioneer License #		Financing	
Auctn Price Determnd By			
Delayed Showing/Begin Date	N /		

Items Excluded

PREPARED BY

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Tuftsboro NH 03816



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Prep By: K A Perry Real Estate, LLC

Ken Perry

Listed by:

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