Mfg/Mobile 4090153 Closed

9 Barvel Whang Tuftonboro, New Hampshire 03850 Melvin Village NH







L \$149,900 C \$130,000



Zoning: Wtrft MH Corp. Rooms: 6 Year Built: Bedrooms: 1967 2 Color: **Total Baths:** white 1 **Gross Taxes:** \$ 640.00 Full: 1 Taxes TBD: No 3/4 Baths: 0 Tax Year: 2012 1/2 Baths: 0 Monthly Assoc.\$: **Garage Capacity** 0 \$200 Lot Acre: 00 Garage Type: None Total Fin SqFt: Lot SqFt: 842

Common Land Acres: 8.00 Apx Fin Above Grd: 842 Road Frontage: Apx Fin Below Grd: 0 Nο Apx Ttl Below Grd:

Foot Print: Water Frontage: 25x22 + 22x13

Water Acc Type: **Shared Private** Flood Zone: Yes

of Stories: Style: Manuf./Mobile, Single Wide, W/Addition

Basement: No

Water Body Type: Water Body Restr.: Surveyed: Unknown Seasonal: Lake Yes Water Body Name: Winnipesaukee Current/Land Use: Land Gains: Owned Land: Shared

Parcel Access ROW: **ROW for other Parcel:** ROW Width: ROW Length:

1st Public Offering in decades, of one of these very AFFORDABLE Tuftonboro shared WATERFRONT homes! 25 homeowners Share Public Rems: Ownership & exclusive use of 8 Acres w/200+ ft. of SW facing Sandy BEACH on LAKE WINNIPESAUKEE and 500+ ft. of navigable frontage on Copps Brook w/an Assessed Land Value of \$3.123.300. Each unit includes a permanently designated DEEDED 25' DOCK. While the existing older manufactured home is useable as is, most Buyers will want to consider replacing it (immediately or in the future) with their own BRAND NEW double-wide; a change that many neighbors have already made & one that the Tuftonboro CO

says is easily feasible for this lot, which is especially attractive because it is the one that is nearest to the Docks & the adjacent Beach! Water & Sewer systems are operational May-October only. The \$200/mo "lot rent" (billed twice a year) includes: Water, Sewer, Trash Collection (at a dumpster), use of Beach, Docks, etc. and 1/25 share of the annual RE Tax Bill on the Land

Directions: Governor Wentworth Highway (NH Rte 109); entrance to Barvel Whang is 1 mile S of Melvin Village & just N of intersection w/NH Rte 109A (Middle Rd), on the lakeside at Sandy Shores Rd. Drive in slowly (@ 5 mph!) to second L; last unit on R just before Boat Docks & path to Beach. SUB-LETS are Allowed!

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	
Living Rm	24 x 11	1	Master BR	10 x 9	1	1st	2	1	0	0	
Kitchen	10 x 10	1	2nd BR	7 x 6	1	2nd					
Dining Rm	12 x 10	1	3rd BR			3rd					
Family Rm			4th BR			4th					
Office/Study			5th BR			Bsmt					
Utility Rm			Den								
Back Hall	12 x 5	1									

Park Name: Barvel Whang, I Co-Op: Park Approval: Yes **Must Move:**

Mfd/Mobile Make: Starlit Model #: Serial #: 5141 Monthly Fee: Transfer Fee: \$0 Anchor: \$200

Assoc Amenities: Docks, Playgrnd/Tot Lot, Sewer, Trash, Water, Possession: At Closing

Interior Feat.: Cathedral Ceilings , Ceiling Fan

Exterior Feat.: Beach Rights , Boat/Slip Dock , Deck , Shed , Underground Utilities , Window Screens

Basement: None

Equip./Appl.: Range-Electric, Refrigerator, Smoke Detector

Driveway: Electric: 100 Amp, Circuit Breaker(s) Gravel

Construction: Manufactured Home **Exterior:** Vinyl Post/Piers Financing: Foundation: Heating/Cool: Floors: Carpet, Vinyl Hot Air

Garage/Park: 2 Parking Spaces, None Lot Desc: Common Acreage, ROW to Water

Occ. Restrictions: Heat Fuel: Kerosene

Roads: Association, Gravel Roof: Metal Sewer: Community, Leach Field, Septic Water: Community Suitable Land Use:

Fee Includes:

Recreational, Sewer, Trash, Water, Other Water Heater: Electric Disability: 1st Floor Full Bathrm, One-Level Home, 1st Floor **Building Certs:**

Bedroom

Negotiable: Docs Available: Association Docs, Covenant(s), Deed, Property

Disclosure

Tax ID No. (SPAN# VT):

Excl Sale:

Tax Rate: Assmt Yr: \$9.14 Assmt: 2012

Tax Class:

Covenant: Yes Source SqFt: Municipal County: Carroll

Recorded Deed: Limited Warranty Book/Pg: 1669/438 Plan/Survey:

Map/Blck/Lot: 14/ 3/ 46-5 Property ID:

Devel/Subdiv:Barvel Whang MH Co-op Const. Status: Existing Home Energy Rated Index Score: District: Governor Wentworth Regional High Sch: Jr./Mid Sch:

Elem Sch: **Electric Co:** NH Co-op Cable: Phone Co: FairPoint Fuel Co: Resort: No

Customer w/Gallery Page 2 of 6

Timeshare/Fract. Ownrshp: No # Weeks: 26 Timeshare %:

Closed Date: 07/23/2013 DOM/DUC: 657 / 36 Foreclosed Bank-Owned REO: No

PREPARED BY

REALTOR

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LP: \$149,900

Gallery: Images 1 to 6 of 20



Sandy Beach only steps away



SW facing on Winnipesaukee



Plenty of room in sun or shade



Well-kept Common Waterfront



<200 walk to Boat Docks



Your OWN Deeded 25 ft. DOCK

Gallery: Images 7 to 12 of 20



Looking at Home from Docks





Older, but very functional



large & bright Living Room



very functional kitchen



pleasant deck @ quiet roadside

Gallery: Images 13 to 18 of 20



Deck & front from gravel drive



rear entrance; closest to Lake



Fire Pit in yard towards Docks



VIEW from back of "lot"



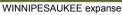
BEACH & picnic/play area



Beach & Melvin Bay

Gallery: Images 19 to 20 of 20







Entrance from NH Rte 109

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