



<b>Mfg/Mobile</b> 4090153 Closed		<u>9 Barvel Whang</u> <u>Tuftonboro, New Hampshire 03850</u>		Virtual Tour 	L \$149,900 C \$130,000 <input type="checkbox"/>						
		<b>Melvin Village NH</b>									
		<b>Zoning:</b> Wtrft MH Corp. <b>Year Built:</b> 1967 <b>Color:</b> white <b>Gross Taxes:</b> \$ 640.00 <b>Taxes TBD:</b> No <b>Tax Year:</b> 2012 <b>Monthly Assoc.\$:</b> \$200 <b>Lot Acre:</b> .00 <b>Lot SqFt:</b> <b>Common Land Acres:</b> 8.00 <b>Road Frontage:</b> No <b>Water Frontage:</b> 700 <b>Water Acc Type:</b> Shared Private <b># of Stories:</b> 1 <b>Basement:</b> No		<b>Rooms:</b> 6 <b>Bedrooms:</b> 2 <b>Total Baths:</b> 1 <b>Full:</b> 1 <b>3/4 Baths:</b> 0 <b>1/2 Baths:</b> 0 <b>Garage Capacity:</b> 0 <b>Garage Type:</b> None <b>Total Fin SqFt:</b> 842 <b>Apx Fin Above Grd:</b> 842 <b>Apx Fin Below Grd:</b> 0 <b>Apx Ttl Below Grd:</b> <b>Foot Print:</b> 25x22 + 22x13 <b>Flood Zone:</b> Yes <b>Style:</b> Manuf./Mobile , Single Wide , W/Addition							
<b>Water Body Type:</b> Lake		<b>Water Body Restr.:</b>		<b>Surveyed:</b> Unknown							
<b>Water Body Name:</b> Winnepesaukee		<b>Current/Land Use:</b>		<b>Seasonal:</b> Yes							
<b>Parcel Access ROW:</b>		<b>ROW for other Parcel:</b> Yes		<b>Land Gains:</b>							
		<b>ROW Width:</b>		<b>Owned Land:</b> Shared							
<b>Public Rems:</b>				<b>ROW Length:</b>							
1st Public Offering in decades, of one of these very AFFORDABLE Tuftonboro shared WATERFRONT homes! 25 homeowners Share 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											
<b>Directions:</b> 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!											
<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>FLOOR</b>	<b>BR</b>	<b>FB</b>	<b>3/4</b>	<b>1/2</b>	
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									
<b>Park Name:</b> Barvel Whang, I		<b>Co-Op:</b>		<b>Park Approval:</b> Yes		<b>Must Move:</b> No					
<b>Mfd/Mobile Make:</b> Starlit		<b>Model #:</b>		<b>Serial #:</b> 5141							
<b>Monthly Fee:</b> \$200		<b>Transfer Fee:</b> \$0		<b>Anchor:</b>							
<b>Assoc Amenities:</b> Docks , Playgrnd/Tot Lot , Sewer , Trash , Water , Other		<b>Possession:</b>		At Closing							
<b>Interior Feat.:</b> Cathedral Ceilings , Ceiling Fan											
<b>Exterior Feat.:</b> Beach Rights , Boat/Slip Dock , Deck , Shed , Underground Utilities , Window Screens											
<b>Basement:</b> None											
<b>Equip./Appl.:</b> Range-Electric , Refrigerator , Smoke Detector											
<b>Driveway:</b> Gravel		<b>Electric:</b>		100 Amp , Circuit Breaker(s)							
<b>Construction:</b> Manufactured Home		<b>Exterior:</b>		Vinyl							
<b>Financing:</b>		<b>Foundation:</b>		Post/Piers							
<b>Floors:</b> Carpet , Vinyl		<b>Heating/Cool:</b>		Hot Air							
<b>Garage/Park:</b> 2 Parking Spaces , None		<b>Lot Desc:</b>		Common Acreage , ROW to Water							
<b>Heat Fuel:</b> Kerosene		<b>Occ. Restrictions:</b>									
<b>Roads:</b> Association , Gravel		<b>Roof:</b>		Metal							
<b>Sewer:</b> Community , Leach Field , Septic		<b>Water:</b>		Community							
<b>Suitable Land Use:</b>		<b>Water Heater:</b>		Electric							
<b>Fee Includes:</b> Recreational , Sewer , Trash , Water , Other		<b>Building Certs:</b>									
<b>Disability:</b> 1st Floor Full Bathrm , One-Level Home , 1st Floor Bedroom		<b>Docs Available:</b>		Association Docs , Covenant(s) , Deed , Property Disclosure							
<b>Negotiable:</b>											
<b>Excl Sale:</b>											
<b>Tax Rate:</b> \$9.14		<b>Assmt:</b>		<b>Assmt Yr:</b>		2012					
<b>Tax Class:</b>		<b>Source SqFt:</b> Municipal		<b>County:</b>		Carroll					
<b>Covenant:</b> Yes		<b>Book/Pg:</b> 1669/ 438		<b>Plan/Survey:</b>							
<b>Recorded Deed:</b> Limited Warranty Deed		<b>Property ID:</b>		<b>Tap ID No. (SPAN# VT):</b>							
<b>Map/Blck/Lot:</b> 14/ 3/ 46-5		<b>Const. Status:</b> Existing		<b>Home Energy Rated Index Score:</b>							
<b>Devel/Subdiv:</b> Barvel Whang MH Co-op		<b>High Sch:</b>		<b>Jr./Mid Sch:</b>							
<b>District:</b> Governor Wentworth Regional		<b>Cable:</b>		<b>Electric Co:</b>		NH Co-op					
<b>Elem Sch:</b>		<b>Phone Co:</b> FairPoint		<b>Resort:</b>		No					
<b>Fuel Co:</b>											

Timeshare/Fract. Ownrshp: No # Weeks: 26

Timeshare %:

Closed Date: 07/23/2013

DOM/DUC: 657 / 36

Foreclosed Bank-Owned REO: No

## PREPARED BY

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Gallery: Images 1 to 6 of 20



Sandy Beach only steps away



SW facing on Winnepesaukee



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



Subject home is on the left



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



WINNIPESAUKEE expanse



Entrance from NH Rte 109

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
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