

**Residential / Mobile Home**  
**4634360**  
**Closed**

**31 Juniper Drive**  
**Tuftonboro**

**Unit/Lot #:**  
**NH 03816**

**Price - List** **\$29,900**  
**Price - Closed** **\$27,500**  
**Date - Closed** **8/3/2017**



**Year Built** 1980  
**Style** Manuf/Mobile, Single Wide  
**Color** gray  
**Total Stories** 1  
**Zoning** Res'l MH  
**Taxes TBD** N  
**Gross Taxes/Year** \$237.00 / 2016  
**Lot Acres/SqFt** 0.00 /

**Rooms - Total** 6  
**Bedrooms - Total** 2  
**Baths - Total** 1  
**Baths - Full** 0  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,052  
**DOM** 65

**Directions** No. Country Village Manuf'd Homes Co-op Park is on the south side of Rte 109A (Middle Rd) in Center Tuftonboro, midway between the General Store/Post Office and the award-winning K-6 Tuftonboro School. Enter slowly (<15 mph, please) to Juniper Ln @3rd L. #31 is 5th on Left, up on knoll at RE sign.

Well-cared for c1980 Manufactured Home on a relatively private hillside site 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 opening onto Dining Room & Living Room. The 3-season Porch/Sun Room might well lend itself to year-round use, with the addition of heat. Many upgraded Windows. Fabulous 24' x 8' DECK. 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  
**Construction** Manufactured Home  
**Foundation** Post/Piers  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Basement/Access Type** No /  
**Basement Description** None  
**Garage/Capacity** No / 0  
**Garage Type**  
**Garage Description**

**Footprint** 66 x 14 & 16 x 8  
**SqFt-Apx Fin AG/Source** 1,052 / Municipal  
**SqFt-Apx Fin BG/Source** 0 / Municipal  
**SqFt-Apx Unfn AG/Source** 72 / Municipal  
**SqFt-Apx Unfn BG/Source** 0 / Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,052  
**SqFt-Apx Total** 1,124  
**Mobile Make/Model** Burlington; USTO / 662 BFK Hartford  
**Mobile Serial Number** M-1768-GJ  
**Mobile Anchor**  
**Units Per Building**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	13 x 7	1			
Dining Room	13 x 8	1			
Living Room	17 x 13	1			
Master Bedroom	12 x 11	1			
Bedroom	10 x 10	1			
Sunroom	16 x 8	1			

#### UTILITIES

**Heating** Alternative Heat Stove, Gas Heater - Vented  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Community, Drilled Well  
**Sewer** Community, Leach Field - On-Site, Septic Shared  
**Electric** 200 Amp, Circuit Breaker(s)

**Services** Cable, Internet - Cable, Underground Utilities  
**Management Co/Phone** volunteer Board / 603-569-5495  
**Fuel Company**  
**Phone Company** FairPoint  
**Cable Company** TimeWarner  
**Electric Company** NH Electric Co-op

# LOT / LOCATION

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<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>	North Country Village	<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>	Association, Paved,
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	No /
<b>Water Restrictions</b>		<b>Mobile Park Name</b>	North Country Village	<b>Surveyed/By</b>	Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	Shared
<b>Common Land Acres</b>	88.00	<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Hilly, Leased, Sloping	<b>Area Desc</b>	Neighborhood, Rural, Village

# FEATURES

<b>Features - Interior</b>	Ceiling Fan, Fireplace - Wood, Window Treatment, Laundry - 1st Floor	<b>Features - Exterior</b>	Deck, Outbuilding, Porch, Porch - Screened
<b>Flooring</b>	Carpet, Vinyl	<b>Driveway</b>	Paved
<b>Appliances</b>	Dryer, Range - Electric, Refrigerator, Washer	<b>Parking</b>	Parking Spaces 2
<b>Water Heater</b>	Electric		

<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>	2869 / 581
<b>Map</b>	55	<b>Block</b>	1	<b>Lot</b>	6-31
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	N
<b>Tax Class</b>		<b>Tax Rate</b>	10.43	<b>Land Gains</b>	

# DISCLOSURES

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

# PREPARED BY

**Ken Perry - Cell: 603-387-2667**  
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Tuftonboro NH 03816



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**Prep By:** K A Perry Real Estate, LLC

Ken Perry

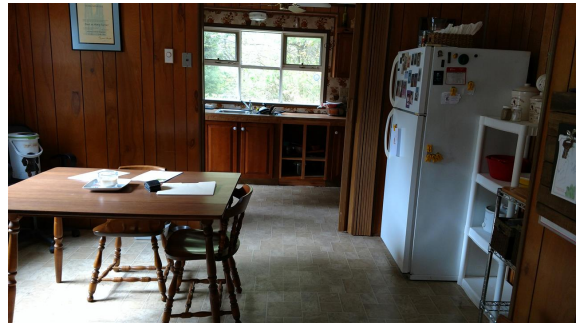
**Listed by:**

Ken Perry / K A Perry Real Estate, LLC



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