

<b>Residential</b>	<b>Mobile Home</b>	<b>89 Spruce Drive</b>		<b>Listed: 1/20/2020</b>	<b>\$47,900</b>
<b>4791166</b>		<b>Tuftonboro</b>	<b>NH 03816</b>	<b>Closed: 7/21/2020</b>	<b>\$50,000</b>
<b>Closed</b>		<b>Unit/Lot #</b>		<b>DOM: 12</b>	



**County** NH-Carroll  
**VillDStLoc** Center Tuftonboro  
**Year Built** 2000  
**Style** Single Wide  
**Color** gray  
**Total Stories** 1  
**Taxes TBD** No  
**TaxGrosAmt** \$387.00  
**Tax Year** 2019  
**Tax Year Notes**

**Rooms - Total** 6  
**Bedrooms - Total** 2  
**Baths - Total** 1  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 924  
**SqFt-Apx Total** 924  
**Lot Size Acres**  
**Lot - Sqft**  
**Footprint** 14' x 66'

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** Take NH Rte 109A/Middle Rd to Tuftonboro (7 mi. N of Wolfeboro.) North Country Village Co-op Park is between the General Store/Post Office & the K-6 School, on L just before Fire Station. Enter at 15mph, please; go straight ahead and then L & R around pond, to R on Spruce; #89 last home on L.

**Remarks - Public** A Safe & Very AFFORDABLE Housing opportunity for an individual, couple, or family in the delightful NH town of Tuftonboro which lies along the eastern shore of NH's largest lake, WINNIPESAUKEE. This c2000 2-Bedroom/1-Bath Manufactured Home, is in "nearly" move-in condition ...some Interior Repairs, new floor coverings & some TLC needed. This home enjoys one of the most PRIVATE SITE of the 57 North Country Village Co-op Homes that share these 88 rural Acres. The \$310 Monthly Lot Rent includes Water, Sewer, Road Maintenance, and weekly Rubbish Pick-up from the end of your own driveway. The detached garage-like structure is too small for 99% of cars; but, great for STORAGE! Credit & Police checks Required as well as an In-Person Membership Interview. The one-time \$500 Membership /Transfer Fee will be Reimbursed in-full to the Buyer upon her/his future Sale to the next approved Member/Owner. All NCV Co-op homes Must become the Buyer's PRIMARY Residence and may NOT be sub-let or rented to others. This is the ONLY NCV Co-op home on the market at this time & is the only Tuftonboro home currently being offered for less than \$150,000 ...priced at ONLY \$47,900. Under Contract / Continue to SHOW / Back-up Offer wanted.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>SqFt-Apx Fin Above Grade</b>	924
<b>Rehab Needed</b>		<b>List \$/SqFt Fin ABV Grade</b>	\$51.84
<b>Construction</b>	Manufactured Home	<b>SqFt-Apx Fin AG Source</b>	Municipal
<b>Foundation</b>	Post/Piers	<b>SqFt-Apx Unfn Above Grade</b>	0
<b>Exterior</b>	Vinyl Siding	<b>SqFt-Apx Unfn AG Source</b>	Municipal
<b>Roof</b>	Shingle - Architectural	<b>SqFt-Apx Fin Below Grade</b>	0
<b>Basement</b>	No	<b>SqFt-Apx Fin BG Source</b>	Municipal
<b>Basement Access Type</b>		<b>SqFt-Apx Unfn Below Grade</b>	0
<b>Garage</b>	No	<b>SqFt-Apx Unfn BG Source</b>	Municipal
<b>Garage Capacity</b>	1	<b>SqFt-Apx Tot Below Grade</b>	
<b>Garage Type</b>		<b>SqFt-Apx Tot BG Source</b>	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen/Dining	12 x 10	1		<b>Deed - Recorded Type</b> Limited	<b>Map</b> 55
Living Room	13 x 12	1		Warranty Deed	<b>Block</b> 1
Master Bedroom	12 x 11	1		<b>Deeds - Total</b>	<b>Lot</b> 6-89
Bedroom	12 x 11	1		<b>Deed - Book</b> 2215	<b>SPAN#</b>
Office/Study	9 x 8	1		<b>Deed - Page</b> 383	<b>Tax Class</b>
Laundry Room	7 x 5	1		<b>Deed 2 - Book</b>	<b>Tax Rate</b> 10.11
				<b>Deed 2 - Page</b>	<b>Current Use</b> No
				<b>Plan Survey Number</b>	<b>Land Gains</b>
				<b>Property ID</b>	<b>Assessment Year</b> 2019
				<b>Zoning</b> Res'I; Manuf. Home Park	<b>Assessment Amount</b> \$38,300

#### LOT & LOCATION

<b>Development / Subdivision</b>		<b>School - District</b> Governor Wentworth Regional	<b>Waterfront Property</b>
<b>Owned Land</b> No		<b>School - Elementary</b> Tuftonboro Central School	<b>Water View</b>
<b>Common Land Acres</b> 88.00		<b>School - Middle/Jr</b> Kingswood Regional Middle	<b>Water Body Access</b>
		<b>School - High</b> Kingswood Regional High School	
<b>Roads</b> Association, Dead End, Paved		<b>Lot Description</b> Country Setting, Leased, Level, Pond, Secluded, Subdivision, Wooded	<b>Water Body Name</b>
<b>Road Frontage</b> Yes		<b>Area Description</b> Neighborhood, Rural	<b>Water Body Type</b>
<b>Road Frontage Length</b> 100			<b>Water Frontage Length</b>
<b>ROW - Length</b>			<b>Waterfront Property Rights</b>
<b>ROW - Width</b>			<b>Water Body Restrictions</b>
<b>ROW - Parcel Access</b>			
<b>ROW to other Parcel</b>			
<b>Surveyed</b> Unknown			

## UTILITIES

<b>Heating</b>	Forced Air, Hot Air	<b>Utilities</b>	Cable, Cable - At Site, Internet - Cable
<b>Heat Fuel</b>	Kerosene		
<b>Water Heater</b>	Electric		
<b>Cooling</b>	Central AC		
<b>Water</b>	Community, Drilled Well	<b>Fuel Company</b>	
<b>Sewer</b>	1000 Gallon, Community, Concrete, Leach Field, Leach Field - Existing, On-Site Septic	<b>Electric Company</b>	NH Co-op
	Exists, Septic Shared	<b>Cable Company</b>	Atlantic Broadband
<b>Electric</b>	100 Amp, Circuit Breaker(s), Underground	<b>Phone Company</b>	Consolidated Communicat'n

## FEATURES

<b>Features - Exterior</b>	Outbuilding, Shed, Storage	<b>Appliances</b>	Dryer, Range - Gas, Refrigerator, Washer
<b>Driveway</b>	Paved	<b>Equipment</b>	Air Conditioner, Smoke Detectr-Hard Wired
<b>Parking</b>	Off Street, Parking Spaces 2, Paved	<b>Features - Accessibility</b>	1st Floor Bedroom, 1st Floor Full Bathroom, One
<b>Features - Interior</b>	Cathedral Ceiling, Ceiling Fan, Kitchen Island, Kitchen/Dining, Kitchen/Living, Natural Light, Window Treatment, Laundry - 1st Floor		-Level Home, Paved Parking, 1st Floor Laundry
<b>Flooring</b>	Carpet, Vinyl		

## CONDO -- MOBILE -- AUCTION INFO

<b>Condo Name</b>		<b>Auction</b>	No
<b>Building Number</b>		<b>Date - Auction</b>	
<b>Units Per Building</b>	1	<b>Auction Time</b>	
<b>Condo Limited Common Area</b>		<b>Auctioneer - Responsible</b>	
<b>Condo Fees</b>		<b>Auctioneer License Number</b>	
<b>Association Amenities</b>	Club House, Common Acreage, Trash Removal	<b>Auction Price Determined By</b>	

<b>Mobile Park Name</b>	North Country Village Manufactured Home Co-op	<b>Mobile Anchor</b>	Unknown
<b>Mobile Make</b>	Titan Homes; Sangerfield, NY	<b>Mobile Co-Op</b>	Yes
<b>Mobile Model Name</b>	Model 023	<b>Mobile Park Approval</b>	Yes
<b>MobileSer#</b>	19-00-023-06384	<b>Mobile Must Move</b>	No

## DISCLOSURES

<b>Fee</b>	\$500.00	<b>One-Time</b>		<b>Fee Includes</b>	Park Fees
<b>Fee 2</b>	\$310.00	<b>Monthly</b>		<b>Fee 2 Includes</b>	Park Rent
<b>Fee 3</b>					
<b>Foreclosed/Bank-Owned/REO</b>	No			<b>Possession</b>	At Closing
<b>Planned Urban Developmt</b>				<b>Flood Zone</b>	Unknown
<b>Rented</b>	No			<b>Seasonal</b>	No
<b>Rental Amount</b>				<b>Easements</b>	
				<b>Covenants</b>	Yes
				<b>Resort</b>	No

**Sale Includes** Manufactured Home, Outbuilding  
**Items Excluded**

**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

## POWER PRODUCTION

<b>Power Production Type</b>		<b>Power Production Type 2</b>	
<b>Power Production Ownership</b>		<b>Power Production Ownership 2</b>	
<b>Mount Type</b>		<b>Mount Type 2</b>	
<b>Mount Location</b>		<b>Mount Location 2</b>	
<b>Power Production Size</b>		<b>Power Production Size 2</b>	
<b>Power Production Year Install</b>		<b>Power Production Year Install 2</b>	
<b>Power Production Annual</b>		<b>Power Production Annual 2</b>	
<b>Power Production Annual Status</b>		<b>Power Production Annual Status 2</b>	
<b>Power Production Verification Source</b>		<b>Power Production Verification Source 2</b>	

**HOME PERFORMANCE INDICATORS**

Green Verificatn Body 2  
Green Verificatn Progrm 2  
Green Verificatn Year 2  
Green Verificatn Rating 2  
Green Verificatn Metric 2  
Green Verificatn Status 2  
Green Verificatn NewCon 2  
Green Verification Source 2  
Green Verificatn URL 2

Green Verification Body  
Green Verification Progrm  
Green Verification Year  
Green Verification Rating  
Green Verification Metric  
Green Verification Status  
Green Verification Source  
Green Verification NewCon  
Green Verification URL

Green Verificatn Body 3  
Green Verificatn Progrm 3  
Green Verificatn Year 3  
Green Verificatn Rating 3  
Green Verificatn Metric 3  
Green Verificatn Status 3  
Green Verification Source 3  
Green Verificatn NewCon 3  
Green Verificatn URL 3

**PREPARED BY**

Ken Perry  
Cell: 603-387-2667  
[ken@olderhomesnh.com](mailto:ken@olderhomesnh.com)

**My Office Info:**

K A Perry Real Estate, LLC  
188 North Wolfeboro Road

Wolfeboro NH 03894  
Off: 603-569-1563



Listed by:

Ken Perry / K A Perry Real Estate, LLC

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89 Spruce Drive

Tuftonboro NH 03816



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

**Listed by:**

Ken Perry / K A Perry Real Estate, LLC

Ken Perry



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Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC



08/23/2020  
89 Spruce Drive

4791166

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Manufacturer Address  
TITAN HOMES INC.  
P.O. BOX 177  
SANGERFIELD, NY 13455

Date of Manufacture 12-8-00 HUD Label No (s) TRA492532  
Plant Number 19  
Manufacturer's Serial Number and Model Unit Description  
19-00-023-06386  
Design Approval by (U.S.P.A.)  
RADCO

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.  
(For additional information, consult owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
For heating	MILLER	MISA066ABW
For air cooling	NONE	
For cooking	WHIRLPOOL	SE3020SCH
Refrigerator	WHIRLPOOL	ET17JK1W0
Water Heater	INTERTHERM	IN130HMDT
Washer	CLIMBING & WIRING PROVIDED	
Clothes Dryer	30 AMP CIRCUIT PROVIDED	
Dishwasher	NONE	
Garbage Disposal	NONE	
Fireplace	NONE	

HOME CONSTRUCTED FOR Zone 1



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Across the road & a few steps thru the woods to...



to this View of NCV Co-op's own Pond!