

Land
4148153 Active

21 Lyndsay Lane
Tuftonboro, New Hampshire 03850
Melvin Village NH



L \$99,900 ☐



Type:	Residential	Lot Acre:	5.50
Gross Taxes:	\$ 856.00	Lot SqFt:	239,580.
Taxes TBD:	No	Est Open Spc:	15 %
Tax Year:	2011	Price/Acre:	\$ 18,163.64
Zoning:	Low Dens Resd'l	Permit Num:	
Flood Zone:	Unknown	Pole Num:	
Road Frontage:	Yes/ 150	Easements:	
Water Frontage:	400	Exposure:	South , West
Water Acc Type:	Owned	Surveyed:	Yes
Water Body Type:	Stream		
Water Body Name:	Melvin River		

Multiple Deeds:	No	Mo. Lease Amt:	\$	Monthly Assoc.\$:	\$25	Land Gains:
Water Body Restri.:	Yes	Current/Land Use:	No	Surveyed By:		
Total # Leases:		Total # Lots:				

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: 5+ South West facing ACRES of mostly level sandy soils that drop off at the back of the lot to about 400' of "water frontage" on the Melvin "River". Sun, trees, birds & other wildlife abound, with excellent Privacy. Tuftonboro is one of NH's lowest taxed towns, with public beaches & boat launches on Lake Winnepesaukee, excellent schools, and other quality municipal services. This is the largest lot available in Mountain Shadows, a peaceful premier Tuftonboro subdivision with both established and newly-built quality homes. Sellers will extend the underground electric lines to the cul- de-sac (per NH Co-op's guidelines) when a firm P&S is in place.

Directions: NH Rte 109 to picturesque Melvin Village on eastern shore of Lake Winnepesaukee; at sign post, go up High Street 1/2 mile; R on County Road and quick L onto New Road; <1 mile, L into Mountain Shadows; straight in (slowly!) to 2nd L (past pond) onto Lyndsay Lane; lot on R at end of cul-de-sac.

Amenities:	Wooded Lot	Location:	Cul-de-Sac , River , Rural
Topography:	Alternative Lots Avail. , Common Acreage , Cul-De-Sac , Level , River Frontage , Rural Setting , Secluded , Stream , Subdivision , Unpaved Roads , Water View , Waterfront , Wetlands , Wooded		

Current Use:

Utilities:		Structure:	None
Electric:	Underground	Shore Rights:	
Gas:	None	Restrictions:	Building/Development , Further Subdivision , Mobile Homes , Temp Structures
Roads:	Association , Cul-de-Sac , Dirt	Financing:	
Water:	On Site Well Needed	Sewer:	On Site Septic Needed
Permit Status:		Possession:	At Closing
Docs Avail:	Covenants , Deed , Survey , Tax Map		
Excl Sale:			

Tax Rate:	\$8.71	Assmt:	\$98,300.00	Assmt Yr:	2010
Tax Class:		Source SqFt:	Municipal	County:	Carroll
Covenant:	Yes	Book/Pg:	2197/ 543	Plan/Survey:	82-80
Recorded Deed:	Warranty	Property ID:		Tax ID No. (SPAN# VT):	TUFT-M3-B1-L21
Map/Blck/Lot:	3/ 1/ 21				
Devel/Subdiv:	Mountain Shadows	High Sch:	Kingswood Regional High School	Jr./Mid Sch:	Kingswood Regional Middle
District:	Governor Wentworth Regional	Cable:	TimeWarner	Power Co:	NH Co-op
Elem Sch:	Tuftonboro Central School	Phone Co:	FairPoint	Resort:	No
Fuel Co:					

DOM:	1028	Foreclosed Bank-Owned REO:	No
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PREPARED BY



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LP: \$99,900

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