

Residential / Mobile Home
4658236
Closed

3 Pine Tree Drive
Tuftonboro NH 03816
Center Tuftonboro

Unit/Lot #:

Price - List \$17,900
Price - Closed \$15,000
Date - Closed 2/20/2018



Year Built 1977
Style Manuf/Mobile, Single Wide
Color Green
Total Stories 1
Zoning MDR - Medium Density Res
Taxes TBD Y
Gross Taxes/Year \$138.93 / 2017
Lot Acres/SqFt /

Rooms - Total 5
Bedrooms - Total 2
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 784
DOM 146

Directions From Wolfeboro follow Route 109A approx. 7 Miles to Ctr. Tuftonboro. North Country Village is approx 0.3 mi. past the Tuftonboro General Store on the Left. Turn L on Willow Rd. at the foot of the hill. Pine Tree Drive is the first left and then an immediate Left. # 3 Pine is at the top on the hill.

Affordable, Rustic, 2 BDRM, 1 Bath Manufactured Home with Many Recent Improvements, in Well Established/Well Maintained - Resident Owned Manufactured Co-Op Park, in Low Tax Tuftonboro located on the eastern shore of Lake Winnepesaukee. New Laminate Flooring; Freshly Painted Ceilings & BDRM, Metal Roof less than 3 years old, and a newer - well constructed 10x12 Workshop with a Lift-Ramp for your small Motorized Equipment, or Toys, as well as a second Storage Shed. The owner has handcrafted bookcases and shelving to define a small library area, or to accommodate ones treasures in the Living Rm. This property is within a half mile of the General Store/Post Office, Town Library, and the highly rated K-6 Tuftonboro Central School, and just 7 miles from downtown Wolfeboro. Low Monthly Lot Fee of \$310 and a One-Time \$500.00 Transfer Fee which is refunded upon resale. Lot rent includes Water, Sewer, Road Maintenance, and Weekly Rubbish Removal. Satisfactory Police & Credit checks, and an In-Person Interview are Required for Membership. The Community has 57 Homes situated on an 88 acre parcel of Land. This home MUST be the Buyer's Primary Residence, although 5 months out of the year in a warmer climate is certainly allowed. If you are looking for a comfortable, and affordable home with lots of Storage Space then this is the home for you. Property is not occupied & move-in ready. Being sold "As Is" Please adhere to the 15-MPH speed limit. Refer to 'Documents' for Adm. Process.

STRUCTURE

Construction Status	Existing	Footprint	14 x 56
Construction	Manufactured Home	SqFt-Apx Fin AG/Source	784 / Municipal
Foundation	Pier/Column	SqFt-Apx Fin BG/Source	0 /
Exterior	Aluminum	SqFt-Apx Unfn AG/Source	68 / Municipal
Roof	Metal	SqFt-Apx Unfn BG/Source	0 /
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description		SqFt-Apx Total Finished	784
		SqFt-Apx Total	852
		Mobile Make/Model	/
Garage/Capacity	No /	Mobile Serial Number	
Garage Type		Mobile Anchor	
Garage Description		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Bath - Full	5x9	1			
Master Bedroom	11x14	1			
Great Room	9x14	1			
Kitchen/Dining	12x14	1			
Living Room	16x14	1			
Porch	5x8	1			

UTILITIES

Heating	Forced Air	Services	Cable, Internet - Cable, Underground Utilities
Heat Fuel	Oil	Management Co/Phone	NCV /
Cooling	Other	Fuel Company	White Mtn Oil and Propane
Water	Community, Drilled Well	Phone Company	
Sewer	500 Gallon, Concrete, Leach Field, On-Site Septic Exists, Septic	Cable Company	Time Warner/Spectrum
Electric	100 Amp	Electric Company	New Hampshire Electric Co



LOT / LOCATION				Page 2 of 2
County	NH-Carroll	Devel/Subdiv	No. Country Village - Res.	ROW-Parcel Access
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width /
Water Body Type		School - Elementary	Central School	ROW to other Parcel
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads Association, Paved,
Water Frontage Lngth		School - High	Kingswood Regional High	Road Front/Length TBD /
Water Restrictions	No	Mobile Park Name	North Country Village	Surveyed/By Unknown
Condo Ltd Comm Area		Condo Name		Owned Land Shared
Common Land Acres	88.00	Building #		Units Per Building
Suitable Use		Lot Desc	Condo Development, Country Setting	Area Neighborhood
				Desc

FEATURES	
Features - Interior Kitchen/Dining, Laundry Hook-ups, Living/Dining, Security Doors	Association Amenities Club House, Master Insurance
Flooring Carpet, Laminate	Features - Exterior Trash
Appliances Dryer, Range - Gas, Refrigerator, Washer	Driveway Common/Shared, Gravel
Equipment CO Detector, Smoke Detectr-Batt Powrd	Parking Driveway, Parking Spaces 2
Water Heater Electric	

Green Verification Progm	Green Verification Rating/Metric /
Green Verification Body	Green Verification New Construction
Green Verification Status/Year /	Green Verification URL

PUBLIC RECORDS			
Deed - Recorded Type Other	Deeds - Total	Deed Book/Page 3162 / 421	
Map 55	Block 000001	Lot 0006-3	
SPAN #	Property ID	Plan Survey Number	
Assment Amount/Year /	Assments - Special	Current Use N	
Tax Class	Tax Rate 10.77	Land Gains No	

DISCLOSURES			
Fee/Fee Frequency \$500.00 / One-Time	Fee Includes Mobile Home Transfer		
Fee 2/Fee 2 Frequency \$310.00 / Monthly	Fee 2 Includes Sewer, Trash, Water, Park Rent		
Fee 3/Fee 3 Frequency /	Fee 3 Includes		
Listing Service Full Service	Sale Includes		
PUD	Negotiable		
Comp Only/Type No /	Foreclsd/BankOwnd/REO No	Auction	
Seasonal No	Restrictions # of Occupants, Pets - Cats Allowed, Pets - Dogs Allowed	Mobile Must Move	
Mobile Park Approval Yes	Mobile Co-Op Yes	Rental Amount	
Flood Zone No	Rented	Resort No	
Covenants Yes	Easements		
Possession At Closing	Documents Available Association Docs, Deed, Property Disclosure		
Timeshre/Fract Ownrshp? No	T/F Ownrshp Amt/Type /		
Auctioneer - Responsible	Auction Date/Time /		
Auctioneer License #	Auction Info		
Auctn Price Determnd By	Items Excluded		
Delayed Showing/Begin Date / 9/11/2017	Financing		

PREPARED BY	
Ken Perry - Cell: 603-387-2667 ken@OlderHomesNH.com	
K A Perry Real Estate, LLC - Off: 603-569-1563 188 North Wolfeboro Road Wolfeboro NH 03894-4522	

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Listed By: Faye Friedrich/ K A Perry Real Estate, LLC

3 Pine Tree Drive

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Home Sweet Home



Fresh Paint Quiet Lot



Metal Roof- 3 years old



Spacious Living Room



Living Room



View from Guest Room



Great View



Serviceable Kitchen

3 Pine Tree Drive

Tuftonboro NH 03816



Gas Stove



Island can be moved



Dining Area



Dining Area



Master Bedroom



2 Closets Master BdRm



Rm. for Queen Bed



Lg. Bathroom with Tub/Shower

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Faye Friedrich / K A Perry Real Estate, LLC

Prep by: K A Perry Real Estate, LLC

Ken Perry

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Tub and Shower



2nd Bedroom



Freshly Painted



Laundry Area



Laundry/Storage



Sm.Screened Porch



Porch



Lg Shed

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With Hydraulic Dr.Lift



Ample Work Area



Inside 2nd Storage Shed



View of Lg.Shed



View from Driveway



New Door and 3 new Windows



New Propane Tank



Come and Relax...

3 Pine Tree Drive

Tuftonboro NH 03816



Community Center at NCV