

**Residential / Single Family**  
**4501864**  
**Closed**

**6 Lone Birch Trail**  
**Tamworth**

**Unit/Lot #:**  
**NH 03817**

**Price - List** **\$199,999**  
**Price - Closed** **\$190,000**  
**Date - Closed** 10/6/2016



**Year Built** 1991  
**Style** Cape, Log, Tri-Level, Walkout  
 Lower Level  
**Color** brown  
**Total Stories** 2.5  
**Zoning** none  
**Taxes TBD** N  
**Gross Taxes/Year** \$3,625.00 / 2015  
**Lot Acres/SqFt** 0.28 / 12,197

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 2,090  
**DOM** 40

**Directions** On NH Rte 16, go 1/4 mile N of White Lake State Park (1/2 mile North of intersection with NH Rte 25 in West Ossipee) to L onto North Way. Go in 1/4 mile to Sign/Entrance to White Lake Estates. Turn R onto White Lake Rd to 3rd L onto Lone Birch Lane; Log home is immediately on R, at RE sign.

Quality 3-level Log Home in neighborhood next to state-owned White Lake, with one of NH's largest natural Sand fresh-water Beaches. This 3 Bedroom /2.5 Bath c1991 home appears to have been very well "engineered" by the Sellers, who are the original owners. Features include a covered entrance Porch, 2 tiled Full Baths & 2 first-floor Bedrooms. The large open cathedral ceilinged kitchen-dining-living Great Room features a large wood-stove & hearth, natural wood walls, balconies, and lots of glass opening onto the 36' x 12' Deck w/Outdoor Kitchen. The lower level Family Room has a wet bar, Large Screen Video hook-ups and a stone Fireplace ...all opening out onto the spacious lower deck overlooking a wooded hillside. Heating systems are designed for flexibility of rooms heated. Lots of space at a very competitive price ...for seasonal, vacation and/or year-round family use.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	36'x28'+decks
<b>Construction</b>	Log Home, Steel Frame	<b>SqFt-Apx Fin AG/Source</b>	1,470 / Municipal
<b>Foundation</b>	Concrete	<b>SqFt-Apx Fin BG/Source</b>	620 / Municipal
<b>Exterior</b>	Log Home, Wood	<b>SqFt-Apx Unfn AG/Source</b>	0 /
<b>Roof</b>	Metal	<b>SqFt-Apx Unfn BG/Source</b>	388 / Municipal
<b>Basement/Access Type</b>	Yes / Walkout	<b>SqFt-Apx Tot Below Grade</b>	1,008
<b>Basement Description</b>	Concrete, Daylight, Finished, Full, Partially Finished, Stairs - Interior, Storage Space	<b>SqFt-Apx Total Finished</b>	2,090
<b>Garage/Capacity</b>	No / 0	<b>SqFt-Apx Total</b>	2,478
<b>Garage Type</b>		<b>Mobile Make/Model</b>	/
<b>Garage Description</b>		<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	10 x 10	1			
Dining Room	12 x 10	1	OTHER	12 x 12	B
Living Room	28 x 18	1	OTHER	16 x 12	B
Family Room	28 x 17	B			
Office/Study	14 x 14	2			
Utility Room		B			
Master Bedroom	14 x 11	1			
Bedroom	14 x 9	1			
Bedroom	13 x 11	2			

#### UTILITIES

<b>Heating</b>	Baseboard, Hot Water, Multi Zone, Stove - Wood	<b>Services</b>	
<b>Heat Fuel</b>	Oil, Wood	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Multi Zone	<b>Fuel Company</b>	
<b>Water</b>	Community	<b>Phone Company</b>	FairPoint
<b>Sewer</b>	1000 Gallon, Concrete, Leach Field, Septic	<b>Cable Company</b>	
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	NH Co-op



LOT / LOCATION					Page 2 of 2
<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>	White Lake Estates	<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Tamworth	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>		<b>School - Elementary</b>	Kenneth A. Brett School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>		<b>Roads</b>	Association, Gravel
<b>Water Frontage Lngth</b>		<b>School - High</b>	A. Crosby Kennett Sr. High	<b>Road Front/Length</b>	Yes / 100
<b>Water Restrictions</b>		<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>		<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>		<b>Units Per Building</b>	
<b>Suitable Use</b>		<b>Lot Desc</b>	Corner	<b>Area Desc</b>	

FEATURES	
<b>Features - Interior</b> Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplaces - 1, Kitchen/Dining, Kitchen/Living, Living/Dining, Natural Woodwork, Skylight	<b>Features - Exterior</b> Deck, Porch - Covered, Shed
<b>Flooring</b> Carpet, Tile, Vinyl	<b>Driveway</b> Dirt, Gravel
<b>Appliances</b> Dishwasher, Microwave, Range - Gas, Refrigerator	<b>Parking</b> None, Parking Spaces 3
<b>Equipment</b> Central Vacuum, Smoke Detector	<b>Features - Accessibility</b> 1st Floor Bedroom, 1st Floor Full Bathroom
<b>Water Heater</b> Oil	

<b>Green Verification Progrm</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> 3227 / 0225
<b>Map</b>		<b>Block</b>	<b>Lot</b>
<b>SPAN #</b>		<b>Property ID</b>	<b>Plan Survey Number</b>
<b>Assment Amount/Year</b>	\$159,600 / 2016	<b>Assments - Special</b>	<b>Current Use</b> No
<b>Tax Class</b>		<b>Tax Rate</b>	<b>Land Gains</b>

DISCLOSURES			
<b>Fee/Fee Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<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>Items Excluded</b>	
<b>Comp Only/Type</b>	No /	<b>Negotiable</b>	
<b>Short Sale</b>	No	<b>Foreclsd/BankOwnd/REO</b>	No Auction
<b>Seasonal</b>	No	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	Mobile Must Move
<b>Flood Zone</b>	Unknown	<b>Rented</b>	Rental Amount
<b>Covenants</b>	Unknown	<b>Easements</b>	Resort
<b>Possession</b>	At Closing	<b>Documents Available</b>	
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Financing</b>	

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

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6 Lone Birch Trail

Tamworth NH 0381



privately set



from off-street parking area



main entrance via porch



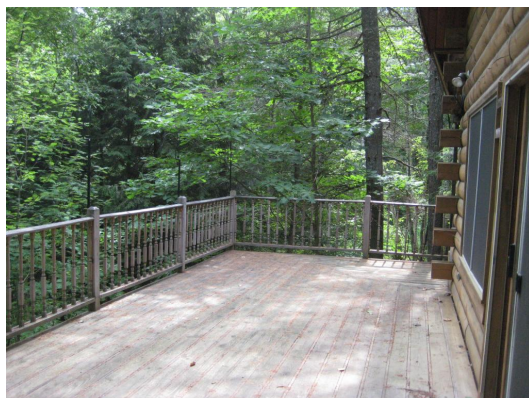
main Entrance w/covered Porch



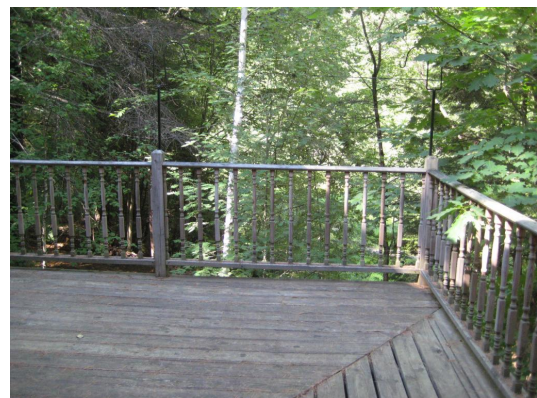
Kitchen portion of Great Room



from Great Room to main Deck



main floor Deck



view from Outdoor Kitchen

**Prepared by:** Ken Perry

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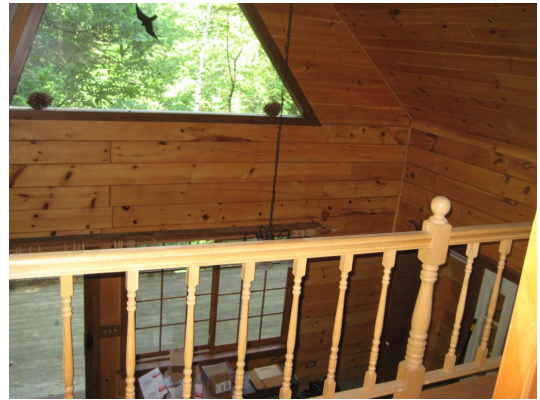
1st floor Bath w/whirlpool tub



1 of 2 main Floor Bedrooms



Great Room woodstove & kitchen



over-looking Great Room



towards upstairs bedroom & den



2nd floor full bath



Cedar closet+ in 2nd flr Bdrm



2nd floor den or office

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Family Room to lower Deck



lower level video/family room



office off Family Room



same office



lower level 1/2 bath



multi-zoned FHW heating



oil-fired domestic hot water



wet Bar in Family Room

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Fireplace in Family Room



country living at its best



next door neighbors



neighbors across road



walk to White Lake State Park



crystal clear White Lake



with huge natural sand beach



welcome to White Lake Estates

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L onto Lone Birch; home on R



substantial log home



3 levels of family space



...with room for all