

**Residential / Mobile Home**  
**4700459**  
**Closed**

**82 Spruce Drive**  
**Tuftonboro NH 03816**  
**Center Tuftonboro**

**Unit/Lot #:**

**Price - List \$98,500**  
**Price - Closed \$88,000**  
**Date - Closed 9/14/2018**



**Year Built** 1988  
**Style** Manuf/Mobile  
**Color** Gray  
**Total Stories** 1  
**Zoning** MDR-MED Density RES  
**Taxes TBD** N  
**Gross Taxes/Year** \$894.00 / 2017  
**Lot Acres/SqFt** 0.000000 /

**Rooms - Total** 11  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 2  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,658  
**DOM** 64

**Directions** From Wolfeboro: Main St. to Waumbuck, R on Waumbuck until it intersects with Rte. 109A, then L at the top of the hill. Proceed on Rte. 109A toward the Tuftonboro General Store, approx. 3MI. NCV is just past the TGS on the L. Willow to Hemlock, R on Mapelwood, R on Spruce & Prop. on L. 15 MPH limit.

Large, Double-Wide Manufactured Home on a beautiful Corner Lot in the Well Maintained, Well Managed North Country Village Manufactured Home Co-Operative Park. This home has it all: Situated in Low-Tax Tuftonboro in the Heart of the Lakes Region of NH; Affordable Monthly Association Fee of \$310.00 per month and a one time \$500 Transfer Fee that is refundable upon resale; 2+ BdRm, Family Rm, LvRm, Spacious Kitchen, 2 Full Baths and a large 2 car Garage with workshop and generous storage area above. Appliances are new, Furnace recently installed, and the Home is set on a cement Slab. It features Forced Hot Air Heat and Central Air Conditioning. Back Deck overlooks the back yard, a lush field and has a view of a small pond. Situated on a wooded lot and affords a new owner a tranquil setting. This home MUST BE ONES PRIMARY RESIDENCE, and rentals are not allowed by the Park. There is an Application process that involves Credit and Background Checks, an Interview Process and acceptance by the Park Membership Board. North Country Villiage is a Co-Operative and the community has a mixed population; young Families with children, Retirees and young Professionals. Monthly Assoc. Fee includes Water, Sewer, Trash Pick Up, Plowing and Maintenance of main Roads. Driveways and Walkways are the responsibility of the Owners. When entering the Park please adhere to the Parks Speed Limit of 15 MPH. If you are just starting out or if you are thinking of Downsizing this property is a "Must See."

#### STRUCTURE

**Construction Status** Existing  
**Construction** Manufactured Home  
**Foundation** Post/Piers, Slab - Concrete  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Basement/Access Type** No /  
**Basement Description**  
**Garage/Capacity** Yes / 2  
**Garage Type** Detached  
**Garage Description** Storage Above

**Footprint** 56x28, 15x9 finished  
**SqFt-Apx Fin AG/Source** 1,658 / Measured  
**SqFt-Apx Fin BG/Source** 0 / Municipal  
**SqFt-Apx Unfn AG/Source** 0 /  
**SqFt-Apx Unfn BG/Source** 0 / Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,658  
**SqFt-Apx Total** 1,658  
**Mobile Make/Model** /  
**Mobile Serial Number** J82809A&B  
**Mobile Anchor**  
**Units Per Building**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Bath - Full	5x12	1			
Bedroom	12x13	1			
Living Room	13x14	1			
Bedroom	10x11	1			
Bath - Full	5x8	1			
Bonus Room	9x10	1			
Family Room	12x17	1			
Dining Room	11x12	1			
Kitchen	12x13	1			
Sunroom	8x9	1			
Laundry Room	4x6	1			

#### UTILITIES

**Heating** Forced Air, Wall Furnace  
**Heat Fuel** Kerosene  
**Cooling** Central AC  
**Water** Community, Drilled Well  
**Sewer** Concrete, Leach Field, Shared  
**Electric** Circuit Breaker(s)

**Services**  
**Management Co/Phone** /  
**Fuel Company** Eastern Oil and Propane  
**Phone Company** Fairpoint  
**Cable Company** Time Warner-Spectrum  
**Electric Company** New Hampshire Electric Co

# LOT / LOCATION

Page 2 of 2

<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>		<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, Dead
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b>	TBD /
<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>	Wooded	<b>Area Desc</b>	Near Shopping, Near Skiing, Neighborhood, Rural

## FEATURES

<b>Features - Interior</b>	Blinds, Ceiling Fan, Dining Area, Fireplace - Gas, Master BR w/ BA, Walk-in Closet, Laundry - 1st Floor	<b>Association Amenities</b>	Club House, Master Insurance, Common Acreage
<b>Flooring</b>	Carpet, Vinyl	<b>Features - Exterior</b>	Deck, Porch, Storage
<b>Appliances</b>	Dishwasher, Dryer, Range - Electric, Refrigerator, Washer, Stove - Electric	<b>Driveway</b>	Paved
<b>Equipment</b>	Air Conditioner, Stove-Gas	<b>Parking</b>	Driveway, Garage
<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>	Quit Claim	<b>Deeds - Total</b>		<b>Deed Book/Page</b>	1901 / 996-997
<b>Map</b>	55	<b>Block</b>	000001	<b>Lot</b>	82
<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>	10.77	<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, Park Fees
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>\$/SqFt Fin. Above Grade</b>		<b>Sale Includes</b>	Garage, Manufactured Home
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	No	<b>Restrictions</b>	Pets - Cats Allowed, Pets - Dogs Allowed
<b>Mobile Park Approval</b>	Yes	<b>Mobile Co-Op</b>	Yes
<b>Flood Zone</b>	No	<b>Rented</b>	No
<b>Covenants</b>	Yes	<b>Easements</b>	
<b>Possession</b>	At Closing	<b>Documents Available</b>	Association Docs, Deed
<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>Items Excluded</b>	
<b>Delayed Showing/Begin Date</b>	N /	<b>Price - Original</b>	\$110,000

## 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



82 Spruce Drive

Tuftonboro NH 03816



Lg. Sunny Yard 3-BdRm Design



Lovely setting



4 Season Sun Room and Deck



2 Car Garage & Storage



2 Car Garage



Large Manufactured Home



Spacious Family Room



Gas Stove/Family Room

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Listed by:

Faye Friedrich / K A Perry Real Estate, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry

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Lg. Sunroom opens to back Deck



Sunroom



Opens into the Family Rm.



Deck off the back of the home



View from Family Rm into the Dining Rm.



Open Concept: Family/Dining/Kitchen



Dining Room



Dining Room

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Full Bath #1



Bedroom #2



Bedroom #2



3rd Bedroom or Office



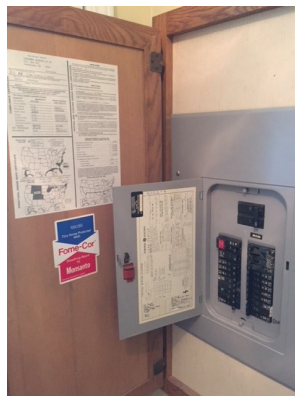
Bedroom #1 with Lg. Closet



Laundry Area



New Furnace - FHA and Central AC



Electric Panel in Laundry Area

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Large Kitchen



Electric Range and Dishwasher



Lots of Counter Space and Storage



Appliances are new



Formal Living Room



Living Rm.



Living Rm.

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Master Bath



Mstr. BDRM with Bath



Master Bath with Walk in Shower



Master Bedroom



4 Season Rm. Deck and beautiful View of Pond



Extra Storage Space Above



View from back Deck

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