

Residential
4870661
Active

Single Family

74 Federal Corner Road
Tuftonboro
Unit/Lot #

NH 03816

Listed: 7/6/2021
Closed:
DOM: 19

\$459,900



County NH-Carroll
VillDstLoc
Year Built 2007
Style Ranch
Color Green
Total Stories 1
Taxes TBD No
TaxGrosAmt \$3,488.00
Tax Year 2020
Tax Year Notes

Rooms - Total 6
Bedrooms - Total 3
Baths - Total 1
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 1,472
SqFt-Apx Total 2,148
Lot Size Acres 7.340000
Lot - Sqft 319,730
Footprint 48 x 31

Delayed Showing No
Date - Showings Begin

Directions NH Rte 109A (Middle Road) to Tuftonboro General Store. Across from the Store, go up Federal Corner Road <1 mile to #74 on Left, shortly before North Line Road; at the mailbox is the driveway to the TWO houses on this 7 Acre lot! (Roadside drive-bys ONLY, without an Appointment.)

Remarks - Public TWO separate 21st century HOMES on one 7+ Acre Lot in the Low-TAX Town of TUFTONBORO, along Lake WINNIPESAUKEE's Eastern Shore! Multi-generational families take notice. The c2007 Ranch includes 3 Bedrooms, while the smaller c2004 "Guest House" has 2 Bedrooms on its main floor. Both homes are in Very Good / Move-Right-In condition, having been well-cared for by the current (and previous) tenants. Either (or both) can be rented to non-family members. The surrounding open & wood-fringed Acres slope slightly towards a wooded wetland with a small stream on the NE half of the parcel. However, generous/open/sun-filled yard areas remain available to each home. TUFTONBORO offers very well-regarded public Schools. The K-6 Tuftonboro Central School is <2miles away, while the Middle, High & Tech Schools are located on the Kingswood Regional campus only 10 miles away in Wolfeboro. Tuftonboro's newer Fire Station is within 1 mile and the just-expanded Tuftonboro Free Library, the soon-to-be-constructed Police Station & the Town Offices are all just beyond the School. The Public Boat Launch (w/parking) & Town Beach on Winnepesaukee are only 2 miles further. Tuftonboro also offers many miles of quality Hiking Trails. NOTE: Room sizes, etc. refer to larger 3-Bedroom home; most system details, etc. apply to both homes. The 2003-installed Septic System was state-approved for 5-Bedrooms, in 2 separate homes. The \$3488 2020 Tax Bill was the Total for the ENTIRE property ...2 homes on 7+ Acres!

STRUCTURE

Construction Status Existing
Rehab Needed No
Construction Wood Frame
Foundation Concrete
Exterior Vinyl
Roof Shingle - Asphalt
Basement Yes
Basement Access Type Interior
Basement Description Concrete, Concrete Floor, Daylight, Full, Stairs - Interior, Sump Pump, Unfinished, Interior Access
Garage No
Garage Capacity
Garage Type

SqFt-Apx Fin Above Grade 1,472
List \$/SqFt Fin ABV Grade \$312.43
SqFt-Apx Fin AG Source Assessor
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Assessor
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Assessor
SqFt-Apx Unfn Below Grade 676
SqFt-Apx Unfn BG Source Assessor
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen - Eat-in	14 x 13	1		Deed - Recorded Type Warranty	Map 56
Dining Room	14' x 11	1		Deeds - Total	Block 1
Living Room	18 x 14	1		Deed - Book 2139	Lot 25
Master Bedroom	14 x 13	1		Deed - Page 337-8	SPAN#
Bedroom	13 x 11	1		Deed 2 - Book	Tax Class
Bedroom	13 x 9	1		Deed 2 - Page	Tax Rate 9.56
Bath - Full	12 x 8	1		Plan Survey Number 66-025	Current Use No
				Property ID	Land Gains
				Zoning Medium Density Resident'l	Assessment Year 2019
					Assessment Amount \$364,900

LOT & LOCATION

Development / Subdivision
Owned Land Yes
Common Land Acres

School - District Governor Wentworth Regional
School - Elementary Tuftonboro Central School
School - Middle/Jr Kingswood Regional Middle
School - High Kingswood Regional High School

Lot Description Country Setting, Level, Open, Rolling, Wetlands, Wooded
Area Description Rural

Waterfront Property
Water View
Water Body Access

Water Body Name

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Roads Paved, Public
Road Frontage Yes
Road Frontage Length 578
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Yes

UTILITIES

Heating Baseboard, Hot Water, Multi Zone**Heat Fuel** Oil**Water Heater** Off Boiler**Cooling** None**Water** Drilled Well, Shared**Sewer** 1250 Gallon, 1500+ Gallon, Concrete, Leach Field, Leach Field - Existing, Leach Field - On-Site, On-Site Septic Exists, Private, Septic Design Available, Shared**Electric** 200 Amp, Circuit Breaker(s)**Utilities** Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -AtSite, Telephone Available**Fuel Company****Electric Company** NH Electric Co-op**Cable Company** Spectrum**Phone Company** Consolidated Communicat'n

FEATURES

Features - Exterior Deck, Garden Space, Guest House, Natural Shade, Window Screens, Windows - Double Pane**Driveway** Gravel**Parking** Off Street, Parking Spaces 2, Unpaved**Flooring** Carpet, Hardwood, Tile**Features - Interior** Ceiling Fan, Dining Area, Fireplace - Gas, In-Law /Accessory Dwelling, Kitchen/Dining, Kitchen/Living, Living/Dining, Natural Light, Laundry - 1st Floor**Appliances** Dishwasher, Range - Electric**Equipment** Dehumidifier, Smoke Detectr-Hard Wired**Features - Accessibility** 1st Floor Bedroom, 1st Floor Full Bathroom, Access Laundry No Steps, Bathroom w/Tub, Hard Surface Flooring, Kitchen w/5 Ft. Diameter, Low Pile Carpet, One-Level Home, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name**Building Number****Units Per Building** 1**Condo Limited Common Area****Condo Fees****Auction** No**Date - Auction****Auction Time****Auctioneer - Responsible****Auctioneer License Number****Auction Price Determnd By****Mobile Park Name****Mobile Make****Mobile Model Name****MobileSer#****Mobile Anchor****Mobile Co-Op****Mobile Park Approval****Mobile Must Move**

DISCLOSURES

Fee**Fee 2****Fee 3****Foreclosed/Bank-Owned/REO** No**Planned Urban Developmt****Rented****Rental Amount****Flood Zone** Unknown**Seasonal** No**Easements****Covenants** Unknown**Resort****Items Excluded** Refrigerator, Washer & Dryer currently being used in the main house, belong to the Tenant.**Timeshare/Fract. Ownrshp** No**T/F Ownership Amount****T/F Ownership Type**

POWER PRODUCTION

Power Production Type**Power Production Ownership****Mount Type****Mount Location****Power Production Size****Power Production Year Install****Power Production Annual****Power Production Annual Status****Power Production Verification Source****Power Production Type 2****Power Production Ownership 2****Mount Type 2****Mount Location 2****Power Production Size 2****Power Production Year Install 2****Power Production Annual 2****Power Production Annual Status 2****Power Production Verification Source 2**

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

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Listed by:

Ken Perry / K A Perry Real Estate, LLC

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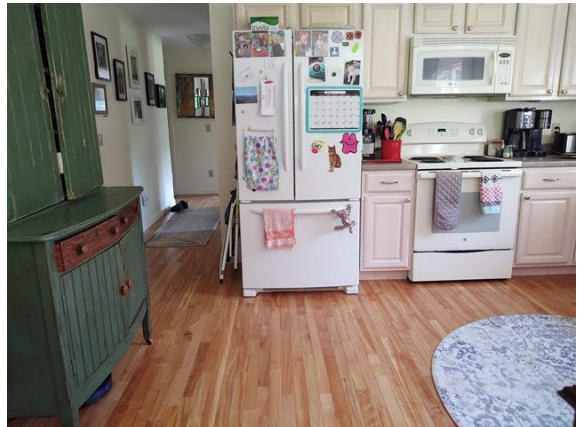
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