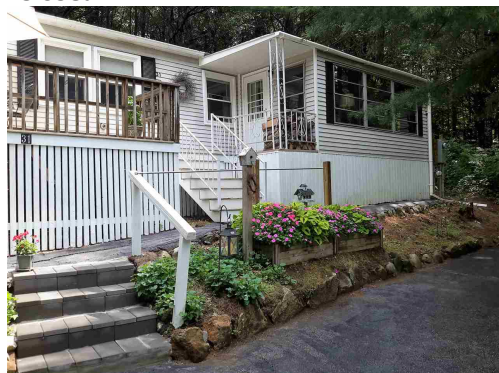


**Residential / Mobile Home**  
**4713657**  
**Closed**

**31 Juniper Drive**  
**Tuftonboro**

**Unit/Lot #:**  
**NH 03816**

**Price - List** **\$39,000**  
**Price - Closed** **\$38,000**  
**Date - Closed** **10/11/2018**



Property Panorama VT URL

**Year Built** 1980  
**Style** Manuf/Mobile  
**Color** White  
**Total Stories** 1  
**Zoning** Residential - Mobile Home  
**Taxes TBD** N  
**Gross Taxes/Year** \$237.00 / 2017  
**Lot Acres/SqFt** /

**Rooms - Total** 6  
**Bedrooms - Total** 2  
**Baths - Total** 1  
**Baths - Full** 0  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,052  
**DOM** 2

**Directions** From Wolfeboro: Route 109A (Middle road) to Left into North Country Village. (Co-op is after the Tuftonboro General Store but before the Fire Station.) Juniper will be your third left. House is the fifth house on left #31.

Beautiful setting for this Manufactured home in North Country Village. 57 homes share 88 acres with Clubhouse & Scenic Pond. Affordable living in this tastefully decorated home - See photos! Large 24 x 8 deck, Three season enclosed porch on the front, small enclosed porch on the back and a Wood burning fireplace in living room are just a few of the extras! Close to Tuftonboro Elementary school & just a few minutes to the Tuftonboro Town Beach on Winnepesaukee.

#### STRUCTURE

**Construction Status** Existing  
**Construction** Manufactured Home  
**Foundation** Post/Piers  
**Exterior** Vinyl Siding  
**Roof** Shingle - Asphalt  
**Basement/Access Type** No /  
**Basement Description**  
**Garage/Capacity** No /  
**Garage Type**  
**Garage Description**

**Footprint** 66 x 14 & 16 x 8  
**SqFt-Apx Fin AG/Source** 1,052 / Municipal  
**SqFt-Apx Fin BG/Source** 0 / Municipal  
**SqFt-Apx Unfn AG/Source** 72 / Municipal  
**SqFt-Apx Unfn BG/Source** 0 / Municipal  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Total Finished** 1,052  
**SqFt-Apx Total** 1,124  
**Mobile Make/Model** Burlington / 662BKF  
**Mobile Serial Number** M-1768\_GJ  
**Mobile Anchor**  
**Units Per Building**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	13x7	1			
Dining Room	13x8	1			
Living Room	17x13	1			
Master Bedroom	12x11	1			
Bedroom	10x10	1			
Bath - 3/4		1			
Sunroom	18x8	1			
Porch		1			

#### UTILITIES

**Heating** Monitor Type  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Community  
**Sewer** Community  
**Electric** 200 Amp, Circuit Breaker(s)

**Services** Cable - Available, High Speed Intrnt -Avail

**Management Co/Phone** /  
**Fuel Company** Rymes  
**Phone Company**  
**Cable Company** Spectrum  
**Electric Company** NH Electric Coop



LOT / LOCATION				Page 2 of 2
<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>	North Country Village MH Co-op	<b>ROW-Parcel Access</b>
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<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, Paved
<b>Water Frontage Lngth</b>		<b>School - High</b>	Kingswood Regional High	<b>Road Front/Length</b> No /
<b>Water Restrictions</b>		<b>Mobile Park Name</b>	North Country Village MH Co-op	<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> Hilly, Wooded		<b>Area Desc</b>

FEATURES	
<b>Features - Interior</b> Blinds, Ceiling Fan, Dining Area, Fireplace - Wood, Laundry - 1st Floor	<b>Association Amenities</b> Club House, Common Acreage, Trash Removal
<b>Flooring</b> Carpet, Vinyl	<b>Features - Exterior</b> Deck, Porch, Porch - Screened, Shed
<b>Appliances</b> Dishwasher, Dryer, Range - Electric, Refrigerator, Washer	<b>Driveway</b> Paved
<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>

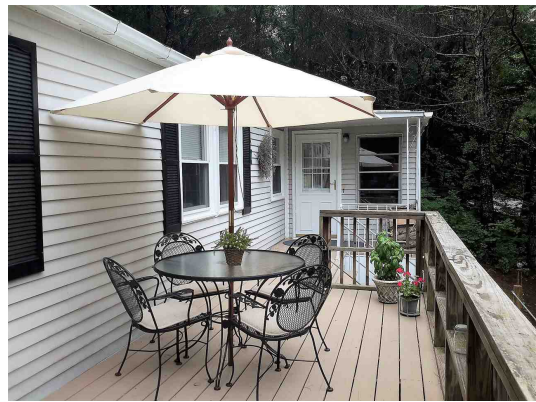
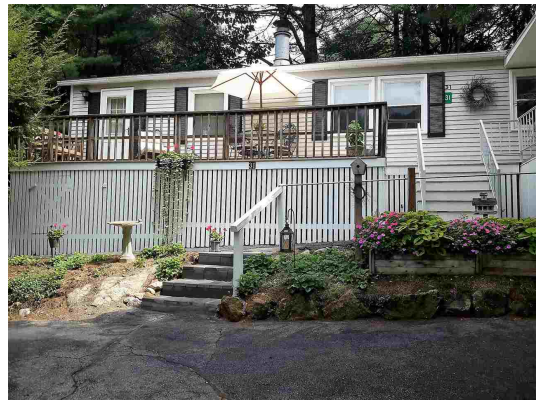
PUBLIC RECORDS			
<b>Deed - Recorded Type</b> Warranty	<b>Deeds - Total</b>	<b>Deed Book/Page</b> 3342 / 0001	
<b>Map</b> 55	<b>Block</b> 1	<b>Lot</b> 6-31	
<b>SPAN #</b>	<b>Property ID</b>	<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b> /	<b>Assments - Special</b>	<b>Current Use</b> N	
<b>Tax Class</b>	<b>Tax Rate</b> 10.43	<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>\$/SqFt Fin. Above Grade</b>	<b>Sale Includes</b>		
<b>PUD</b>	<b>Negotiable</b>		
<b>Comp Only/Type</b> No /	<b>Foreclsd/BankOwnd/REO</b> No	<b>Auction</b>	
<b>Seasonal</b> No	<b>Restrictions</b>		
<b>Mobile Park Approval</b> Yes	<b>Mobile Co-Op</b> Yes	<b>Mobile Must Move</b>	
<b>Flood Zone</b> No	<b>Rented</b>	<b>Rental Amount</b> \$310.00	
<b>Covenants</b> Yes	<b>Easements</b>	<b>Resort</b>	
<b>Possession</b>	<b>Documents Available</b> Association Docs, Deed, Property Disclosure		
<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> Air Conditioner		
<b>Delayed Showing/Begin Date</b> N /	<b>Price - Original</b> \$39,000		

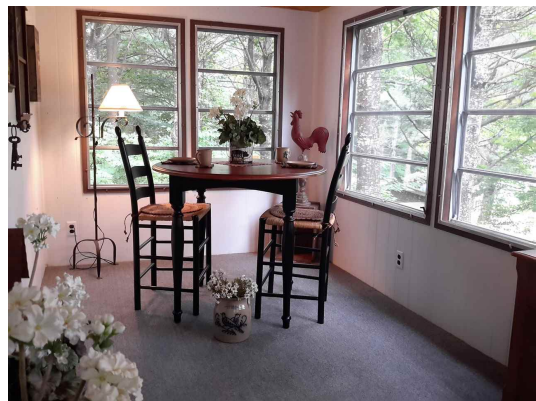
PREPARED BY	
<b>Ken Perry - Cell: 603-387-2667</b> ken@OlderHomesNH.com	
<b>K A Perry Real Estate, LLC - Off: 603-569-1563</b> 188 North Wolfeboro Road Wolfeboro NH 03894	

31 Juniper Drive

Tuftonboro NH 03816



Entrance into Porch



Enclosed Porch



Living Room



Wood Burning Fireplace

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Listed by:

Mary Beth Hertel / Northern Exposure Real Estate, Inc.

Prep By: K A Perry Real Estate, LLC

Ken Perry



31 Juniper Drive

Tuftonboro NH 03816



View into Dining Room



Kitchen



Kitchen



View from Kitchen



Bedroom One



Bedroom Two



Bath



Storage Shed

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**Listed by:**

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Ken Perry