

Residential / Mobile Home
4634101
Closed

24 Fir Tree Lane
Tuftonboro
Center Tuftonboro

Unit/Lot #:
NH 03816

Price - List **\$27,495**
Price - Closed **\$27,495**
Date - Closed **6/9/2017**



Year Built 1985
Style Manuf/Mobile, Single Wide, w/Addition
Color Gray
Total Stories 1
Zoning ManfHome Co-op
Taxes TBD N
Gross Taxes/Year \$183.00 / 2016
Lot Acres/SqFt 0.00 /

Rooms - Total 5
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 1,044
DOM 6

Directions Take NH Rte 109A (a/k/a Middle Rd) to Center Tuftonboro. North Country Village Co-op Park is on the south side of the road, mid-way between the General Store/Post Office and the award-winning Tuftonboro (K-6) School. Enter at 15 mph, to 2nd L; home is the 3rd up on R, at the small RE sign.

Only 2-Bath home currently available in this Most-AFFORDABLE & well-maintained Manufactured Home Cooperative. Comparatively Low RE Taxes, in the delightful Lakeside town of Tuftonboro ...on the eastern shore of Lake Winnepesaukee. 57 homes share 88 NH Acres. Home offers a relatively open floor plan with Dining options in both Kitchen & Living Room. Master Bedroom has its own 3/4 Bath & Walk-in Closet. The 3-season Porch might well lend itself to year-round use, with the addition of heat. NEW vinyl flooring in Kitchen & carpeting in Living Room and Bedrooms. Children and other small pets are Welcomed. New Fire Station is <1/4 mi. away; General Store/Post Office & highly-rated K-6 School are within 1/2 mile. 7-12 students will benefit from the well-regarded Kingswood Regional Middle, High & Tech Schools located 8 miles away in Wolfeboro. <1 mi. to Tuftonboro Free Library and the Public Beach & Boat Landing on the Big Lake are <4 miles away. \$310/mo. Lot Rent includes Water, Sewer, Road Maintenance, and weekly Rubbish Collection. The One-time \$500 Transfer Fee, is refunded upon re-sale. Satisfactory POLICE & CREDIT checks and an in-person INTERVIEW are REQUIRED for Membership. While this home MUST become the Buyer's PRIMARY RESIDENCE, spending <1/2 the year someplace warmer is allowed.

STRUCTURE

Construction Status Existing
Construction Manufactured Home
Foundation Post/Piers
Exterior Vinyl
Roof Shingle - Asphalt
Basement/Access Type No /
Basement Description None

Garage/Capacity No / 0
Garage Type
Garage Description

Footprint 66x14 + 12x10
SqFt-Apx Fin AG/Source 1,044 / Municipal
SqFt-Apx Fin BG/Source 0 / Municipal
SqFt-Apx Unfn AG/Source 0 / Municipal
SqFt-Apx Unfn BG/Source 0 / Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 1,044
SqFt-Apx Total 1,044
Mobile Make/Model PFS Corp /
Mobile Serial Number 12213495 998 70F
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen/Dining	16 x 13	1			
Living/Dining	17 x 13	1			
Porch	12 x 10	1			
Master Bedroom	13 x 11	1			
Bedroom	11 x 9	1			

UTILITIES

Heating Hot Air
Heat Fuel Kerosene
Cooling Wall AC
Water Community, Drilled Well, Shared
Sewer Community, Leach Field, Shared, Septic
Electric 100 Amp

Services Internet - Cable, Underground Utilities
Management Co/Phone volunteer Board / 603-569-5495
Fuel Company
Phone Company FairPoint
Cable Company TimeWarner
Electric Company NH Electric Co-op



LOT / LOCATION				Page 2 of 2
County	NH-Carroll	Devel/Subdiv	North Country Village	ROW-Parcel Access
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width /
Water Body Type		School - Elementary	Tuftonboro 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 No /
Water Restrictions		Mobile Park Name	North Country Village	Surveyed/By Unknown
Condo Ltd Comm Area		Condo Name		Owned Land No
Common Land Acres 88.00		Building #		Units Per Building
Suitable Use		Lot Desc Leased		Area Desc

FEATURES	
Features - Interior Ceiling Fan, Kitchen/Dining, Kitchen/Living, Laundry Hook-ups, Laundry - 1st Floor	Features - Exterior Shed, Window Screens, Windows - Storm
Flooring Carpet, Vinyl	Driveway Paved
Appliances Dryer, Microwave, Range - Electric, Refrigerator, Washer	Parking Driveway, Parking Spaces 2
Equipment Smoke Detector	Amenities Club House, Common Acreage, Sewer, Trash, Water
Water Heater Electric	Features - Accessibility 1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Full Bathroom, One-Level Home

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 Limited Warranty Deed	Deeds - Total	Deed Book/Page 3264 / 532	
Map 55	Block 1	Lot 6-24	
SPAN #	Property ID	Plan Survey Number	
Assment Amount/Year /	Assments - Special	Current Use N	
Tax Class	Tax Rate 10.43	Land Gains	

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, HOA Fee, Park Fees, 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	
Short Sale No	Restrictions Pets - Cats Allowed, Pets - Dogs Allowed		
Seasonal No	Mobile Co-Op Yes	Mobile Must Move No	
Mobile Park Approval Yes	Rented No	Rental Amount \$0.00	
Flood Zone No	Easements	Resort No	
Covenants Yes	Documents Available Association Docs, Covenants		
Possession At Closing	T/F Ownrshp Amt/Type /		
Timeshre/Fract Ownrshp? No	Auction Date/Time /		
Auctioneer - Responsible	Auction Info		
Auctioneer License #	Financing		
Auctn Price Determnd By	Items Excluded		
Delayed Showing/Begin Date N /			

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: Ken Perry/ K A Perry Real Estate, LLC

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Tuftonboro NH 03816



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Prep By: K A Perry Real Estate, LLC

Ken Perry

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