

Residential / Single Family
4501728
Closed

1 Greenwood Rd.
Tuftonboro
Mirror Lake NH

Unit/Lot #:

NH 03853

Price - List \$229,900

Price - Closed \$205,000

Date - Closed 11/3/2016



Year Built 1950
Style Cape

Color
Total Stories 2
Zoning Res/Waterfront
Taxes TBD N
Gross Taxes/Year \$3,355.00 / 2015
Lot Acres/SqFt 5.00 / 217,800

Rooms - Total 10
Bedrooms - Total 4
Baths - Total 3
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 2,160
DOM 49

Directions From Wolfeboro travel N approx. 6 miles on Route 109, Governor Wentworth Highway. Pier 19 Marina/Store and Union Wharf Rd., in Tuftonboro. Sign for Winona Manor is approx. 1/2 mile beyond Pier 19, Greenwood Rd.is on the left. First home on the Right, with adjacent 3 car garage across the driveway.

Four Season Home on Lake Winnepesaukee, in LOW TAX Tuftonboro. This 2880 Sq.Ft. property offers Lg.Living Rm with Wood Burning Fireplace, 4BdRm, 2 Full Bath, 1 3/4 Bath, Lg.Kitchen/Dining Area, Pantry and more.This home needs TLC, but is being offered at \$93K less than current Tax Assessment. Upstairs renovation 85% complete. New Bath and 3 Lg. Rooms just needs trim and flooring. Nice yard, ample Parking and a Huge 3 Bay Garage with full 2nd Fl.for Storage or Rec. Rm? Lg. Deck and Screened Porch for relaxing with friends and family; or cookouts. 9 Unit well established and maintained Condo Assoc.; Private/Shared Sandy Beach - Day Dock -1 Mooring, 4 assigned Dock Spaces currently - Waiting List for Dock Space.22' Max Length for Boat. Each Unit may beach boat not exceeding 14' in length. Whether you Swim, Fish,or Ski this affordable home offers you an opportunity to live & play in the heart of the Lakes Region of New Hampshire. Bring your imagination and your dreams. Great Potential!

STRUCTURE

Construction Status	Existing	Footprint	52x32
Construction	Wood Frame	SqFt-Apx Fin AG/Source	2,160 / Measured
Foundation	Block, Concrete	SqFt-Apx Fin BG/Source	0 / Municipal
Exterior	Clapboard, Shake, Wood	SqFt-Apx Unfn AG/Source	0 /
Roof	Shingle - Asphalt	SqFt-Apx Unfn BG/Source	672 / Municipal
Basement/Access Type	Yes / Interior	SqFt-Apx Tot Below Grade	720
Basement Description	Concrete, Crawl Space, Dirt, Partial, Storage Space, Unfinished	SqFt-Apx Total Finished	2,160
Garage/Capacity	Yes / 3	SqFt-Apx Total	2,832
Garage Type	Detached	Mobile Make/Model	/
Garage Description	Storage Above	Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	20x11	1			
Mudroom		1	OTHER	11x24	2
Living Room	23x15	1			
Family Room	18x18	1			
Office/Study	8x11	1	BTHF		2
Utility Room	5x9	1	BTHF		B
Master Bedroom	13x11	1	BHTH		B
Bedroom	11x12	1			
Bedroom	8x11	2			
Playroom		2			

UTILITIES

Heating	Hot Water	Services	Cable, Internet - Cable, Underground Utilities
Heat Fuel	Oil	Management Co/Phone	/
Cooling	None	Fuel Company	Irving/Eastern
Water	Community, Drilled Well, Shared	Phone Company	
Sewer	1500+ Gallon, Concrete, Leach Field, Pump Up, Shared, Septic	Cable Company	Direct TV
Electric	100 Amp	Electric Company	NH Electric Co-op

LOT / LOCATION

Page 2 of 2

County	NH-Carroll	Devel/Subdiv	Winona Manor Condo	ROW-Parcel Access	Yes
Water Body Access	Shared Private	School - District	Governor Wentworth Regional	ROW-Length/Width	1400 / 50
Water Body Type	Lake	School - Elementary	Tuftsboro Central School	ROW to other Parcel	
Water Body Name	Winnepesaukee	School - Middle/Jr	Kingswood Regional Middle	Roads	Association, Dead
Water Frontage Lngth	102	School - High	Kingswood Regional High	Road Front/Length	Yes / 152
Water Restrictions	No	Mobile Park Name		Surveyed/By	Yes
Condo Ltd Comm Area		Condo Name		Owned Land	
Common Land Acres	5.00	Building #		Units Per Building	
Suitable Use		Lot Desc	Condo Development, Waterfront	Area	
				Desc	

FEATURES

Features - Interior	Ceiling Fan, Dining Area, Fireplace - Wood, Fireplaces - 1, Kitchen Island, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Natural Woodwork, Skylight, Walk-in Pantry, Laundry - 1st Floor	Features - Exterior	Deck, Playground, ROW to Water, Window Screens, Windows - Storm
Flooring	Carpet, Vinyl	Driveway	Common/Shared, Gravel, Paved, Right-Of-Way (ROW)
Appliances	Dishwasher, Exhaust Hood, Range - Gas, Refrigerator	Parking	Deeded, Parking Spaces 3, RV Accessible
Equipment	Antenna, CO Detector, Smoke Detector, Smoke Detectr -HrdWrdw/Bat	Amenities	Beach Rights, Boat Slip/Dock, Club House, Common Acreage, Day Dock, Docks, Master Insurance, Playground, Sewer, Snow Removal, Trash, Water
Water Heater	Domestic, Electric, Owned	Features - Accessibility	1st Floor Hrd Surfce Flr

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	Warranty	Deeds - Total		Deed Book/Page	3170 / 401
Map		Block		Lot	
SPAN #		Property ID	Bk 233 Pg 68	Plan Survey Number	
Assment Amount/Year	\$322,900 / 2016	Assments - Special		Current Use	No
Tax Class		Tax Rate	10.39	Land Gains	

DISCLOSURES

Fee/Fee Frequency	\$88.00 / Yearly	Fee Includes	
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	
PUD		Items Excluded	Furnishings
Comp Only/Type	No /	Negotiable	
Short Sale	No	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	Pets - Cats Allowed, Pets - Dogs Allowed
Mobile Park Approval		Mobile Co-Op	
Flood Zone	No	Rented	
Covenants	Yes	Easements	
Possession	At Closing	Documents Available	Association Docs, Covenants, Deed, Plot Plan, Property
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determnd By		Financing	3rd Party Approval Reqred, Conventional

PREPARED BY

Ken Perry - Cell: 603-387-2667

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K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road

Wolfeboro NH 03894-4522



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1 Greenwood Rd.

Tuftsboro NH 0385



Spacious 2 Story Home



Private/Shared Beach



Dock



Entry Porch



Sunny Entry



Kitchen



Kitchen/Dining Area



Prepared by: Ken Perry

K A Perry Real Estate, LLC

Listed by: Faye Friedrich

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Lg. Living Room



Wood Burning Fireplace



Lv. Room



Living Room



Fm.RM or BdRm 2nd Floor



Lg. 2nd BdRm upstairs



Bedroom



Tub/Shower

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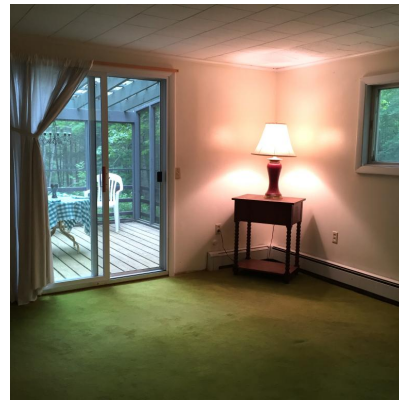
Full Bath



2nd Fl.Full Bath



Lots of Closet Space



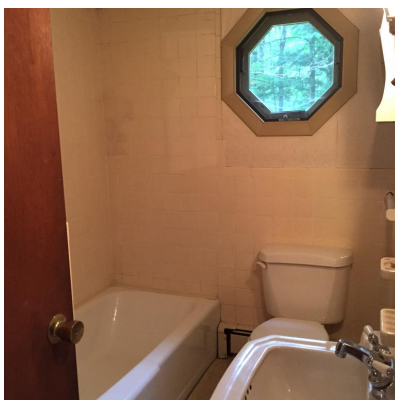
Master BdRm



Guest Room



Den/Office



1st Fl. Bath



Other Room

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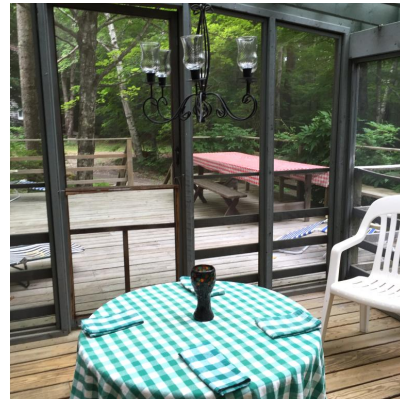
Pantry



Pantry/Laundry



Screened Porch



Porch



Club House/Beach



Rec.Room/Club House



Club House



Lg. 3 Bay Garage

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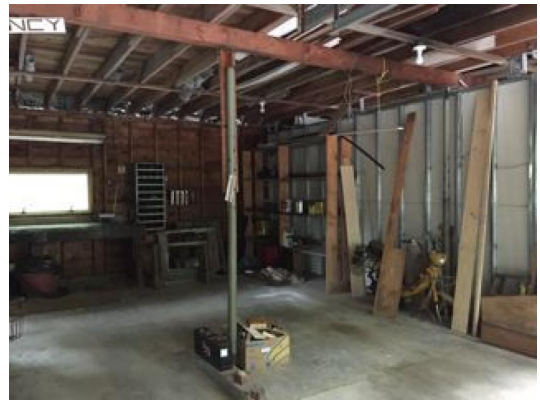
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Storage Above/Rec.Rm



Lg. 3 Bay Garage



Fun on the Big Lake



Wooded Lot/Big Yard