

Residential / Mobile Home
4672237
Closed

80 Maplewood Circle
Tuftonboro NH 03816
Center Tuftonboro

Unit/Lot #:
Price - List \$69,900
Price - Closed \$68,000
Date - Closed 2/8/2018



Year Built 1989
Style Double Wide

Color Blu
Total Stories 1
Zoning 1F RES

Taxes TBD N
Gross Taxes/Year \$922.00 / 2017
Lot Acres/SqFt /

Rooms - Total 7
Bedrooms - Total 2
Baths - Total 2
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 1,584
DOM 5

Directions Take Route 109A from Wolfeboro toward Tuftonboro ~ approx. 6 miles. North Country Village is approx. 1/4 mile beyond the Tuftonboro General Store, at the foot of the hill on the left. Take a L on Willow Ave. and then take a left on Hemlock and then an immediate R on Maplewood Circle. #80 on the R.

This well maintained, c1989 Double Wide Manufactured Home is in move in condition and situated on a beautifully landscaped lot, in a Well Established and Well Maintained Co-Op Park. It has a Lg. Mstr. BdRm, with private Bathroom, and features a Lg. Bow Window and generous Walk-In Closet in Mstr. BdRm; 2 additional Guest BdRms; Large Family Rm, Living Rm, and Kitchen with Custom Built-In Cabinetry; A sunny, well insulated, east facing 3 Season Rm that could easily be made into a 4 Season Rm; Screened Back Porch and Deck. Lovely, well landscaped and private back yard with an established Asparagus bed and room for a small garden for your enjoyment. There is also a good size, detached Garage with plenty of room for vehicle as well as all your other equipment. This beautiful home is being sold 'As Is', at \$13,000 below the Assessed Value, and is Move-In Ready. If you are ready to simplify your life without compromising comfort this 1500+ Sq. Ft home is waiting for you. This home is only minutes away from Lake Winnepesaukee; 12 minutes away from Downtown Wolfeboro; Excellent School System; Walking distance to the Town Library; and is located in low tax Tuftonboro. Please adhere to 15 mph speed limit. Attached Documents include Park Rules, Regulations and By Laws for Park Admission process, and the # of pets allowed. \$500 One time Transfer Fee is refundable upon resale of the property. MUST become your Primary Residence. 2 BdRm Septic Design, 1000G Tank with Shared Leach Field.

STRUCTURE

Construction Status Existing
Construction Manufactured Home
Foundation Post/Piers, Slab - Concrete
Exterior Aluminum
Roof Shingle - Asphalt
Basement/Access Type No /
Basement Description

Garage/Capacity Yes / 1
Garage Type Detached
Garage Description

Footprint 28x56
SqFt-Apx Fin AG/Source 1,584 / Municipal
SqFt-Apx Fin BG/Source 0 /
SqFt-Apx Unfn AG/Source 200 / Municipal
SqFt-Apx Unfn BG/Source 0 /
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 1,584
SqFt-Apx Total 1,784
Mobile Make/Model 1989 Stanton 3 / Model 2924,
Mobile Serial Number 2924 T903457
Mobile Anchor
Units Per Building

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Sunroom	10x19	1	BONUS	10x13	1
Bath - Full	4x10	1			
Bath - Full	5x13	1			
Living Room	13x16	1			
Family Room	13x18	1			
Kitchen/Dining	13x13	1			
Dining Room	12x13	1			
Laundry Room	5x7	1			
Porch	10x10	1			
MBR Suite	13x15	1			
Bedroom	10x13	1			

UTILITIES

Heating Forced Air
Heat Fuel Kerosene
Cooling Other, Wall AC Units
Water Community, Drilled Well
Sewer 1000 Gallon, Concrete, Leach Field
Electric 110 Volt

Services
Management Co/Phone /
Fuel Company Wolfeboro Oil and Propane
Phone Company FairPoint
Cable Company Time Warner/Spectrum
Electric Company NH Electric Co-Op



LOT / LOCATION				Page 2 of 2
County	NH-Carroll	Devel/Subdiv		
Water Body Access		School - District		
Water Body Type		School - Elementary	Tuftonboro Central School	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	
Water Frontage Lngth		School - High	Kingswood Regional High	
Water Restrictions		Mobile Park Name	North Country Village	
Condo Ltd Comm Area		Condo Name		
Common Land Acres	88.00	Building #		
Suitable Use		Lot Desc	Country Setting, Landscaped, Pond, Sloping	
		ROW-Parcel Access		
		ROW-Length/Width		/
		ROW to other Parcel		
		Roads		Dead End, Paved,
		Road Front/Length	TBD	/
		Surveyed/By		Unknown
		Owned Land		Shared
		Units Per Building		
		Area Desc		

FEATURES	
Features - Interior	Blinds, Ceiling Fan, Dining Area, Draperies, Kitchen Island, Kitchen/Dining, Laundry Hook-ups, Living/Dining, Master BR w/ BA, Security Doors, Skylight, Walk-in Closet, Laundry - 1st Floor
Flooring	Carpet, Vinyl
Appliances	Dishwasher, Dryer, Exhaust Hood, Range - Gas, Refrigerator, Washer
Equipment	Air Conditioner, Smoke Detectr-Batt Powrd
Water Heater	Electric
Association Amenities	Master Insurance
Features - Exterior	Trash, Deck, Garden Space, Natural Shade, Porch - Covered, Porch - Enclosed, Porch - Screened
Driveway	Paved
Parking	Garage, Parking Spaces 2
Features - Accessibility	1st Floor Bedroom, Access Mailboxes No Steps, Kitchen w/5 Ft. Diameter, No Stairs, One-Level Home, Paved Parking, 1st Floor Laundry

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	
Map	55	Block	006-80
SPAN #		Property ID	
Assmt Amount/Year	\$83,000 / 2017	Assments - Special	
Tax Class		Tax Rate	10.79
		Deed Book/Page	1388 / 359-360
		Lot	000001
		Plan Survey Number	
		Current Use	N
		Land Gains	

DISCLOSURES			
Fee/Fee Frequency	\$310.00 / Monthly	Fee Includes	Plowing, Sewer, Trash, Water
Fee 2/Fee 2 Frequency	\$500.00 / One-Time	Fee 2 Includes	Mobile Home Transfer
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
Listing Service	Full Service	Sale Includes	Garage, Manufactured Home
PUD		Negotiable	
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	# of Occupants, Pets - Cats Allowed, Pets - Dogs Allowed
Mobile Park Approval	Yes	Mobile Co-Op	Yes
Flood Zone	No	Rented	No
Covenants	Yes	Easements	
Possession	At Closing	Documents Available	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determnd By		Items Excluded	
Delayed Showing/Begin Date	N /	Financing	
		Auction	
		Mobile Must Move	No
		Rental Amount	
		Resort	No

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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Welcome Home



Lg. 3 Season Room



SE Exopure ~ Garage



Screened Back Porch



Nice Back Yard



Lg. Kitchen



Gas Range



View from Hallway

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Prep By: K A Perry Real Estate, LLC

Ken Perry

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Lots of Storage Space



View from Dining Room



Beautiful Cabinetry



3 Season Room



Temp.60 in and 20 out!



Bay in Mstr. BdRm



Mstr. BdRm.



Mstr. Bath

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Lg. Walk in Shower



Laundry Room



Front Lv. Rm.



Front Lv. Rm.



Family Rm.



New Leather Sofa Set stays!



2nd BdRm.

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2nd Bd.Rm



3rd BdRm.



3rd BdRm.



2nd Full Bath



Furnace serviced 11/2017



Electric Hot Water



Garage



Garage

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Mstr. Bay Window



Sl. Sloped Lot to Garage



Private, Wooded back yard.



View from the Street



Great Property!

