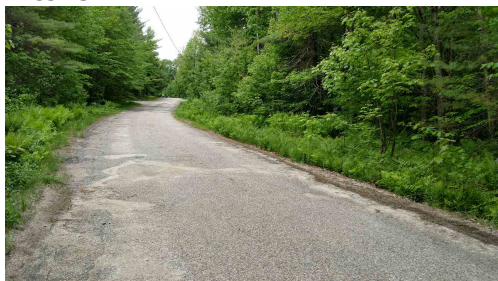


**Land**  
**4640380**  
**Active**

**58-1-19 Schoolhouse Road**    **Unit/Lot #:**  
**Tuftonboro**    **NH 03816**  
**Center Tuftonboro**

**Price - List**    **\$49,900**  
**Price - Closed**  
**Date - Closed**



**Zoning**    Low Density Res'l  
**Lot Acres/SqFt**    3.500000 / 152,460  
**Price Per Acre**  
**Taxes TBD**    N  
**Gross Taxes/Year**    \$482.00 / 2016  
**Flood Zone**    No  
**Water Access**  
**Water Body Type**  
**Water Frontage Length**  
**Water Restrictions**  
**Current Use**    N  
**DOM**    163

**Road Frontage**    Yes  
**Road Frontage Length**    264  
**Surveyed**    Yes  
**Surveyed By**    Roger Merriman, June 1965  
**Easements**  
**Parcel Access ROW**  
**ROW Length/Width**    /  
**ROW Other Parcel**  
**Total Lots/Leases**    /  
**Exposure**  
**Estimated Open Space %**  
**Land Gains**

**Directions** Schoolhouse Rd is up off of Ledge Hill Rd, 1/2 mi SW of NH Rte 171 (Mountain Rd/ turn at Dow's Corner) and 3 mi NE of NH Rte 109A (turn at School). Lot is on the uphill side of the private roadway, midway between the two entrances; at the RE sign, w/264+/- ft of frontage between the two poles.

Best building lot value in Tuftonboro? Offered at \$10K LESS than R's recommendation, for a prompt sale. Quiet location in the delightful Low-Tax town of Tuftonboro. Only 5 miles to Public Beach & Boat Launch on Lake Winnepesaukee! <10 miles to the lakeside shops & restaurants of Historic Wolfeboro; same distance to larger store shopping at Rte 16 in Ossipee and for an easy Commute to the Seacoast. Wooded lot of fairly mature hardwoods with Western Exposure. Potential Mountain View from the somewhat more level middle portion of the lot. Seasonal Stream along the northern boundary. Schoolhouse Road is completely built-out except for one other vacant lot.

#### Virtual Tours

LOT/LOCATION			
<b>Lot Description</b>	Country Setting, Mountain View, Rolling, Sloping,	<b>Area Description</b>	
<b>County</b>	Carroll	<b>Devel/Subdiv</b>	
<b>Pole Number</b>		<b>Suitable Use</b>	
<b>Permit Status</b>		<b>Permit Number</b>	
<b>Roads</b>	Association, Paved, Unpaved	<b>Driveway</b>	
<b>Equipment</b>		<b>Amenities</b>	
<b>Parking</b>			
<b>School-District</b>	GovernorWe	<b>School-Elementary</b>	Tuftonboro
<b>School-Middle</b>	Kingswood	<b>School-High</b>	KingswoodR

UTILITIES			
<b>Services</b>		<b>Management Co/Phone</b>	
<b>Water</b>	On-Site Well Needed	<b>Fuel Company</b>	
<b>Sewer</b>	On-Site Septic Needed	<b>Phone Company</b>	FairPoint
<b>Electric</b>	At Street	<b>Cable Company</b>	TimeWarner
		<b>Electric Company</b>	NH Co-op

PUBLIC RECORDS			
<b>Recorded Type</b>	Warranty	<b>Deeds-Total</b>	<b>Book/Page</b> 0685 / 0131
<b>Map</b>	58	<b>Block</b>	<b>Lot</b> 19
<b>SPAN #</b>		<b>Property ID</b>	<b>Plan Survey #</b> 013-032
<b>Assmt Amt/Year</b>	\$46,200 / 2017	<b>Assmnts-Special</b>	<b>Tax Class</b>
<b>Tax Rate</b>	10.43		

DISCLOSURES			
<b>Fee/Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Frequency</b>	/	<b>Fee 3 Includes</b>	

**Monthly Lease Amt****Listing Service** Full Service**Comp Only/Type** No**Short Sale** No**Covenants** Yes**Resort** No**Auction****Auctioneer - Responsible****Auctioneer License #****Auctn Price Determnd By****Delayed Showing/Begin Date** N /**Sale Includes****Items Excluded****Land Restrictions****Foreclsd/BankOwnd/REO** No**Shore Rights** Public**Documents Available****Possession****Auction Date/Time** /**Auction Info****Financing****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

58-1-19 Schoolhouse Road

Tuftonboro NH 03816



Lot on Left/Uphill side



Frontage on R, pole to pole



264' of frontage, pole to pole



Nearest across-road home



Several mature hardwoods



Lot on R, pole to pole