


**Mfg/Mobile**  
**4426216 Closed**

**45 Lanes End (Leftover Lane)**  
**Tuftonboro, New Hampshire 03850**

**L \$13,900**  
**C \$9,000**



**Zoning:** Lakefront  
**Year Built:** 2001  
**Color:** Wh&Brwn  
**Gross Taxes:** \$ 80.00  
**Taxes TBD:** No  
**Tax Year:** 2014  
**Monthly Assoc.\$:** \$400  
**Lot Acre:** .00  
**Lot SqFt:** 0.  
**Common Land Acres:** 8.00  
**Road Frontage:** No 0

**Water Frontage:** 810  
**Water Acc Type:** Shared Private  
**# of Stories:** 1

**Basement:** No

**Rooms:** 3  
**Bedrooms:** 1  
**Total Baths:** 1  
**Full:** 0  
**3/4 Baths:** 1  
**1/2 Baths:** 0  
**Garage Capacity:** 0  
**Garage Type:** None  
**Total Fin SqFt:** 484  
**Apx Fin Above Grd:** 484  
**Apx Fin Below Grd:** 0  
**Apx Ttl Below Grd:** 0  
**Foot Print:** 29x8 + 21x10  
**Flood Zone:** Unknown  
**Style:** Manuf./Mobile , Single Wide , W/Addition

**Water Body Type:** Lake  
**Water Body Name:** W#innipisaukee

**Water Body Restr.:** Yes  
**Current/Land Use:**

**Surveyed:** Unknown  
**Land Gains:**

**Seasonal:** Yes  
**Owned Land:** No

**Parcel Access ROW:** Yes  
**ROW for other Parcel:** Yes  
**ROW Width:** 12  
**ROW Length:** 150

**Public Rems:** Lake WINNIPESAUKEE is only a few feet away from this c2001 Sunline 1-bdrm/1-bath 29' x 8' w/14' x 13' bump-out RV & stick-built 29' x 10' 3-season sleeping-PORCH overlooking the Big Lake. Albeit somewhat "cozy", this unit can probably sleep up to 4 adults & 4 kids, on occasion. This "close Waterview" site has its own "yard" w/Fire Pit. About 40 small RVs & cabins share 810' of WATERFRONT on 8+/- ACRES w/SPACIOUS South-Facing sugar-sand BEACH. The 2015 May-Oct Site-Rent is \$4800; Docks & Moorings available for additional \$\$\$\$. Lanes End is a QUIET & very FAMILY-FRIENDLY Lakeside Treasure, for May 15 - October 15 occupancy. The Selling family & most of the other current occupants have been summering here for several Decades. TRANSFERABLE within 15 DAYS to qualified Buyers. Successful In-person INTERVIEW w/Landowner is required. Offered almost fully FURNISHED. Water leakage discovered in Oct 2015. RV was then tarped to preclude additional damage. To be Sold "As Is". Reduced to \$13,900.

**Directions:**NH Rte 109 to delightful Melvin Village. Lanes End Rd goes down to the shore, at the 2nd road N of the Church. Proceed (@ 15 MPH) to paved Parking Area on R. Walk across to Leftover Lane; walk among & around to the L of the other Sites. #45 will be on your L, near & OVERLOOKING the BIG LAKE.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR	8' x 8'	1	1st	1		1	
Kitchen			2nd BR			2nd				
Dining Rm			3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Kitchen/Dining/3-season	16' x 11' 21' x 10'	1 1	Other Rm 3							
Sleepi										

**Park Name:** Lanes End  
**Mfd/Mobile Make:** Sunline  
**Monthly Fee:** \$400

**Co-Op:** No  
**Model #:** T-32SRC  
**Transfer Fee:** \$0

**Park Approval:** Yes  
**Serial #:** 00900691  
**Must Move:**  
**Anchor:**

**Assoc Amenities:** Docks , Playgrnd/Tot Lot , Sewer , Trash , Water  
**Possession:**

**Interior Feat.:** Cable , Cable Internet , Eat-in Kitchen , Furnished , Kitchen/Dining , Kitchen/Family  
**Exterior Feat.:** Beach Rights , Boat Mooring , Boat/Slip Dock , Day Dock , Porch-Enclosed , Screened Porch , Underground Utilities , Window Screens

**Basement:** None  
**Equip./Appl.:** Air Conditioner , Microwave , Range-Electric , Refrigerator  
**Driveway:** Dirt  
**Construction:** Manufactured Home , Wood Frame

**Financing:**  
**Floors:** Carpet , Hardwood  
**Garage/Park:** 2 Parking Spaces , Assigned

**Electric:** 100 Amp , 60 Amp , Circuit Breaker(s)  
**Exterior:** Metal , Wood  
**Foundation:** Axle , Gravel/Pad , Hitch  
**Heating/Cool:** Hot Air  
**Lot Desc:** Common Acreage , ROW to Water , View , Water View , Waterfront , Lake View , Lake Rights , Leased Land

**Heat Fuel:** Gas-LP/Bottle  
**Roads:** Dirt , Gravel , Private , Right of Way , Seasonal , Shared , Paved  
**Occ. Restrictions:** Metal  
**Roof:**

**Sewer:** Community , Septic , Shared  
**Water:** Community , Drilled Well , Shared

**Suitable Land Use:**  
**Fee Includes:** Sewer , Trash , Water  
**Water Heater:** Gas-Lp/Bottle  
**Disability:**  
**Negotiable:**  
**Building Certs:**  
**Docs Available:**

**Excl Sale:** Land; this RV w/attached 3-season porch sits on Annually Leased Land.

**Tax Rate:** \$9.99  
**Assmt:**  
**Assmt Yr:** 2015

**Tax Class:**  
**Covenant:** Yes  
**Recorded Deed:** Deed to sell  
**Map/Blck/Lot:** //  
**Devel/Subdiv:**Lanes End  
**District:** Governor Wentworth Regional

**Source SqFt:** Municipal  
**Book/Pg:** 0000/ 000  
**Property ID:**  
**Const. Status:** Existing  
**High Sch:**

**County:** Carroll  
**Plan/Survey:**  
**Tax ID No. (SPAN# VT):** 000002-000001-071-78  
**Home Energy Rated Index Score:**  
**Jr./Mid Sch:** Kingswood Regional Middle

<b>Elem Sch:</b> Tuftonboro Central School	<b>Cable:</b> Kingswood Regional High School	<b>Electric Co:</b> NH Co-op
<b>Fuel Co:</b>	<b>Phone Co:</b> TimeWarner	<b>Resort:</b> Yes
<b>Timeshare/Fract. Ownrshp:</b> No	<b># Weeks:</b> FairPoint	<b>Timeshare %:</b>

**Closed Date:** 03/10/2016      **DOM/DUC:** 266 / 23      **Foreclosed Bank-Owned REO:** No

**PREPARED BY**



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03/11/2016 10:38 AM Printed By: Ken Perry

Gallery: Images 1 to 6 of 19



with lots of light & fresh air



Room for Family & Friends



Porch Overlooks Lake

Gallery: Images 7 to 12 of 19



Kitchen/Family towards Bedroom



Kitchen area



Dining Area converts to a Bed!



Queen Bed in "Master"



Screened/Windowed Porch



Entrance

Gallery: Images 13 to 18 of 19



spacious yard on lake side



Fire Pit over-looking Lake



small shed included



side of 29' c2001 RV



exterior of Porch



Play Area & BEACH

Gallery: Images 19 to 19 of 19



Sugar Sand & Full SUN

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC  
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**Fri, Mar 11, 2016 10:38 AM**