

Residential 4225777 Closed	<u>12 County Road</u> <u>Tuftonboro, New Hampshire 03850</u>	(0) (16)	L \$325,000 C \$302,500 <input type="checkbox"/>																																																																																																			
	Zoning: Residential Rooms: 8 Year Built: 1952 Bedrooms: 3 Color: Total Baths: 2 Gross Taxes: \$ 2,890.00 Full: 2 Taxes TBD: No 3/4 Baths: 0 Tax Year: 2012 1/2 Baths: 0 Monthly Assoc.\$: \$0 Garage Capacity: 2 Lot Acre: 3.50 Garage Type: Attached Lot SqFt: 152,460. Total Fin SqFt: 2,500 Common Land Acres: Apx Fin Above Grd: 2,500 Road Frontage: Yes/ 406 Apx Fin Below Grd: 0 Water Frontage: Apx Ttl Below Grd: 0 Water Acc Type: Foot Print: # of Stories: 2 Flood Zone: Unknown Basement: Yes / Interior Style: Cape																																																																																																					
	Water Body Type: Water Body Restr.: Surveyed: Unknown Seasonal: No Water Body Name: Current/Land Use: No Land Gains: Owned Land:																																																																																																					
Parcel Access ROW: ROW for other Parcel: ROW Width: ROW Length:																																																																																																						
Public Rems: MUST SEE NOT A DRIVE-BY! Charming country cape with attached 2 car oversized garage, potting shed/bunk house, Detached 4 season office or den, full house generator, custom built-ins, 2 lots of record, massive master bedroom and bath. This home belongs in House Beautiful! Mountain views from most rooms.																																																																																																						
Directions: Rt 109 to County Road Sign on Property																																																																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ROOM</th> <th>DIMS</th> <th>LEVEL</th> <th>ROOM</th> <th>DIMS</th> <th>LEVEL</th> <th>FLOOR</th> <th>BR</th> <th>FB</th> <th>3/4</th> <th>1/2</th> </tr> </thead> <tbody> <tr> <td>Living Rm</td> <td>24x14</td> <td>1</td> <td>Master BR</td> <td>23x14</td> <td>2</td> <td>1st</td> <td></td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>Kitchen</td> <td>17x12</td> <td>1</td> <td>2nd BR</td> <td>11x13</td> <td>1</td> <td>2nd</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dining Rm</td> <td>12x16</td> <td>1</td> <td>3rd BR</td> <td>11x13</td> <td>1</td> <td>3rd</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Family Rm</td> <td>29x12</td> <td>1</td> <td>4th BR</td> <td></td> <td></td> <td>4th</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Office/Study</td> <td>12x15</td> <td>1</td> <td>5th BR</td> <td></td> <td></td> <td>Bsmt</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Utility Rm</td> <td></td> <td></td> <td>Den</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Rm 1</td> <td></td> <td></td> <td>Other Rm 3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Rm 2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2	Living Rm	24x14	1	Master BR	23x14	2	1st		1			Kitchen	17x12	1	2nd BR	11x13	1	2nd					Dining Rm	12x16	1	3rd BR	11x13	1	3rd					Family Rm	29x12	1	4th BR			4th					Office/Study	12x15	1	5th BR			Bsmt					Utility Rm			Den								Other Rm 1			Other Rm 3								Other Rm 2										
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Assoc Amenities: Possession: At Closing																																																																																																						
Interior Feat.: Cable , Cable Internet , Cedar Closet , Den/Office , Dining Area , Family Room , Fireplace-Wood , Kitchen/Dining , Living Room , Living/Dining , Master BR with BA , Whirlpool Tub , 1 Fireplace																																																																																																						
Exterior Feat.: Deck , Out Building , Porch-Enclosed																																																																																																						
Basement: Bulkhead , Full , Interior Stairs , Concrete																																																																																																						
Equip./Appl.: Air Conditioner , Dishwasher , Dryer , Freezer , Gas Heater , Range-Electric , Refrigerator , Washer																																																																																																						
Driveway: Paved Electric: 200 Amp , Circuit Breaker(s) , Generator																																																																																																						
Construction: Existing , Wood Frame Exterior: Clapboard																																																																																																						
Financing: Foundation: Concrete																																																																																																						
Floors: Carpet , Ceramic Tile , Hardwood , Vinyl Heating/Cool: Baseboard																																																																																																						
Garage/Park: 2 Parking Spaces , Auto Open , Direct Entry Lot Desc: Country Setting , Mountain View																																																																																																						
Heat Fuel: Oil Occ. Restrictions:																																																																																																						
Roads: Public Roof: Shingle-Asphalt																																																																																																						
Sewer: 1000 Gallon , Leach Field Water: Private																																																																																																						
Suitable Land Use:																																																																																																						
Fee Includes: Water Heater: Off Boiler																																																																																																						
Disability: 1st Floor Full Bathrm Building Certs:																																																																																																						
Negotiable: Dryer , Washer Docs Available: Deed , Property Disclosure																																																																																																						
Excl Sale:																																																																																																						
Tax Rate: \$8.71 Assmt: \$421,800.00 Assmt Yr: 2011																																																																																																						
Tax Class:																																																																																																						
Covenant: No Source SqFt:																																																																																																						
Recorded Deed: Warranty Book/Pg: 3061/ 312 County: Carroll																																																																																																						
Map/Blck/Lot: 3 / 9-10 Property ID:																																																																																																						
Devel/Subdiv: Const. Status: Existing Plan/Survey:																																																																																																						
District: Governor Wentworth Regional High Sch:																																																																																																						
Elem Sch: Tuftonboro Central School Cable:																																																																																																						
Fuel Co: Phone Co:																																																																																																						
Timeshare/Fract. Ownrshp: No # Weeks:																																																																																																						
Home Energy Rated Index Score:																																																																																																						
Jr./Mid Sch:																																																																																																						
Electric Co:																																																																																																						
Resort:																																																																																																						
Timeshare %:																																																																																																						
Closed Date: 05/19/2014 DOM/DUC: 335 / 78 Foreclosed Bank-Owned REO: No																																																																																																						

PREPARED BY



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Gallery: Images 1 to 6 of 16



Exterior



Foyer



Rear Deck & Yard



Living Room



Kitchen



Living Room

Gallery: Images 7 to 12 of 16



Entry



Kitchen



Living Room

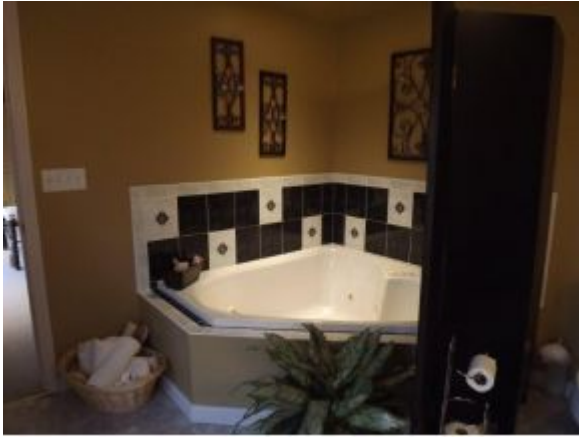


Second Bedroom



Master

Gallery: Images 13 to 16 of 16



Master Bath



Master



Master



Master

Prepared By: [Ken Perry](#) / K A Perry Real Estate, LLC
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