


Mfg/Mobile 4428835 Closed		4 Pine Tree Drive Tuftonboro, New Hampshire 03816		L \$32,900 C \$31,500 <input type="checkbox"/>						
		<b>Zoning:</b> Manuf Home Pk	<b>Rooms:</b> 7	<b>Year Built:</b> 1972	<b>Bedrooms:</b> 2					
<b>Color:</b> Cream/Wd	<b>Total Baths:</b> 2	<b>Gross Taxes:</b> \$ 213.00	<b>Full:</b> 1	<b>Taxes TBD:</b> No	<b>3/4 Baths:</b> 0					
<b>Tax Year:</b> 2014	<b>1/2 Baths:</b> 1	<b>Monthly Assoc.\$:</b> \$290	<b>Garage Capacity:</b> 0	<b>Lot Acre:</b> .00	<b>Garage Type:</b> None					
<b>Lot SqFt:</b> 0.	<b>Total Fin SqFt:</b> 1,096	<b>Common Land Acres:</b> 88.00	<b>Apx Fin Above Grd:</b> 1,096	<b>Road Frontage:</b> No	<b>Apx Fin Below Grd:</b> 0					
<b>Water Frontage:</b>	<b>Foot Print:</b> 68x14 + 18x8	<b>Water Acc Type:</b>	<b>Flood Zone:</b> No	<b># of Stories:</b> 1	<b>Style:</b> Manuf./Mobile , Single Wide , W/Addition					
<b>Basement:</b> No										
<b>Water Body Type:</b>	<b>Water Body Restr.:</b>	<b>Surveyed:</b> Unknown	<b>Seasonal:</b> No							
<b>Water Body Name:</b>	<b>Current/Land Use:</b> No	<b>Land Gains:</b>	<b>Owned Land:</b> Shared							
<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>							
<b>Public Rems:</b> A complete Interior/Exterior Re-Hab done in 2004. Inside this c1972 2-bedroom, 1.5 bath Single-Wide w/Addition, looks, feels, & works as a most comfortable newer stick-built home. The open-plan Kitchen-Dining Area, relatively good-sized Bedrooms & Living Room offer a spacious feel. The 18'X8' Addition allows for a small add'l room & a Mud Room/Entrance. This Resident-Owned Manufactured-Home PARK in low-tax TUFTONBORO is 6 miles from downtown WOLFEBORO and <3 miles from Town BEACH & Public BOAT LAUNCH on Lake WINNIPESAUKEE. General Store w/Post Office, quality K-6 School, busy Library, Town Offices & NEW Fire Station are all within walking distance. This home must become the Buyer's PRIMARY RESIDENCE. POLICE & CREDIT Checks & in-person INTERVIEW REQUIRED. Monthly Lot Rent of \$290 includes: Water, Sewer, Road Maintenance, & weekly Rubbish Collection from end of driveway. First time on open market in 13+ years; Owners re-locating to accept a better positions. Asking \$32,900.										
<b>Directions:</b> NH Rte 109A (a/k/a Middle Road) to Center Tuftonboro; Half-way between General Store/Post Office and award-winning K-6 School, turn south into No Country Village Manufactured Home Co-op; proceed at 15 mph to 1st Left; then up to L to #4 at RE sign. Park is "Built-Out" w/58 owners sharing 88 Acres!										
<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>ROOM</b>	<b>DIMS</b>	<b>LEVEL</b>	<b>FLOOR</b>	<b>BR</b>	<b>FB</b>	<b>3/4</b>	<b>1/2</b>
Living Rm	15 x 13	1	Master BR	13 x 10	1	1st	2	1		1
Kitchen	18 x 8	1	2nd BR	13 x 10	1	2nd				
Dining Rm			3rd BR			3rd				
Family Rm	13 x 12	1	4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Mud Room	8 x 7	1	Other Rm 3							
Other Rm 2	11 x 8	1								
w/Be										
<b>Park Name:</b>	NCtr y Vil Co-op	<b>Co-Op:</b> Yes	<b>Park Approval:</b> Yes	<b>Must Move:</b> No						
<b>Mfd/Mobile Make:</b>		<b>Model #:</b>	<b>Serial #:</b>							
<b>Monthly Fee:</b>	\$290	<b>Transfer Fee:</b> \$500	<b>Anchor:</b>							
<b>Assoc Amenities:</b>	Club House , Sewer , Trash , Water , Other	<b>Possession:</b>	At Closing							
<b>Interior Feat.:</b>	1st Floor Laundry , 1st Floor Master BR , Cable Internet , Kitchen/Family , Living Room , Mudroom , Smoke Det-Hardwired									
<b>Exterior Feat.:</b>	Out Building , Shed , Storm Windows , Underground Utilities , Window Screens									
<b>Basement:</b>	None									
<b>Equip./Appl.:</b>	Dishwasher , Dryer , Range-Gas , Refrigerator , Washer	<b>Electric:</b>	100 Amp , Circuit Breaker(s)							
<b>Driveway:</b>	Paved	<b>Exterior:</b>	Clapboard , Shingle , Vinyl , Wood							
<b>Construction:</b>	Existing , Manufactured Home , Wood Frame	<b>Foundation:</b>	Gravel/Pad , Post/Piers							
<b>Financing:</b>		<b>Heating/Cool:</b>	Hot Air , In Floor							
<b>Floors:</b>	Ceramic Tile , Hardwood	<b>Lot Desc:</b>	Deed Restricted , Level , Sloping , Village							
<b>Garage/Park:</b>	4 Parking Spaces	<b>Occ. Restrictions:</b>	Pets-Cats Allowed , Pets-Dogs Allowed							
<b>Heat Fuel:</b>	Kerosene	<b>Roof:</b>	Metal							
<b>Roads:</b>	Association , Paved	<b>Water:</b>	Community , Drilled Well , Shared							
<b>Sewer:</b>	Community , Septic , Shared	<b>Water Heater:</b>	Gas-Lp/Bottle							
<b>Suitable Land Use:</b>		<b>Building Certs:</b>								
<b>Fee Includes:</b>	Sewer , Trash , Water	<b>Docs Available:</b>	Association Docs , Covenant(s) , Property Disclosure							
<b>Disability:</b>	1st Floor 1/2 Bathrm , 1st Floor Full Bathrm , 1st Flr Hard Surface Flr. , One-Level Home , 1st Floor Bedroom									
<b>Negotiable:</b>										
<b>Excl Sale:</b>	Central Air system has not worked for years; repairable?									
<b>Tax Rate:</b>	\$9.99	<b>Assmt:</b>		<b>Assmt Yr:</b>	2015					
<b>Tax Class:</b>		<b>Source</b>	Municipal	<b>County:</b>	Carroll					
<b>Covenant:</b>	Yes	<b>SqFt:</b>								
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	2310/ 308	<b>Plan/Survey:</b>						
<b>Map/Bkck/Lot:</b>	//	<b>Property ID:</b>		<b>Tax ID No. (SPAN# VT):</b>	0000550000010006-4					
<b>Devel/Subdiv:</b>	No Cntry Vilg Manuf Home Co-op	<b>Const. Status:</b>	Existing	<b>Home Energy Rated Index Score:</b>						
<b>District:</b>	Governor Wentworth Regional	<b>High Sch:</b>	Kingswood Regional High School	<b>Jr./Mid Sch:</b>	Kingswood Regional Middle					

**Elem Sch:** Tuftonboro Central School  
**Fuel Co:**  
**Timeshare/Fract. Ownrshp:** No

**Cable:** TimeWarner  
**Phone Co:** FairPoint  
**# Weeks:**

**Electric Co:** NH Co-op  
**Resort:**  
**Timeshare %:**

**Closed Date:** 09/11/2015

**DOM/DUC:** 87 / 9

**Foreclosed Bank-Owned REO:** No

**PREPARED BY**



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[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

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Gallery: Images 1 to 6 of 31



Home in afternoon sun



w/c2004 Addition



Enter thru added "mud room"



Spacious Dining/Family room



Galley Kitchen



w/Dishwasher & Gas Stove

Gallery: Images 7 to 12 of 31



thru adjacent Family/Dining



...towards Master Bedroom



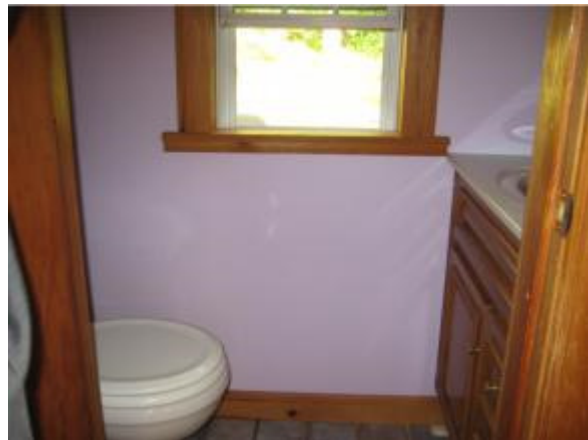
Master w/cross-ventilation



New windows throughout home



Good closet space through-out



Half Bath in Master Bed Room

Gallery: Images 13 to 18 of 31



through Kitchen to Living Room



Wood-paneled Living Room



w/beautiful Hardwood Floors



newer Full Bath

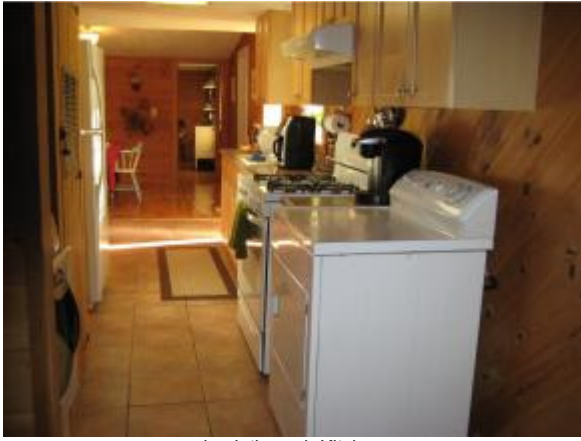


2nd Bedroom



replaced? Hot Air Furnace

Gallery: Images 19 to 24 of 31



back through Kitchen



to spacious Dining Area



& out through Mud Room



2 older sheds



private Back Yard



Family picnics in aft'r'n Sun?

Gallery: Images 25 to 30 of 31



Largest Backyard in Co-op?



for Family Cookouts



w/Sunny Slopes behind



...in complete Privacy



Non "mobile" Exterior siding



updated Electrics/older A/C

Gallery: Images 31 to 31 of 31



Welcome Home

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