

**Residential**  
**4882229**  
**Closed**

**Mobile Home**

**14 Pine Tree Drive**  
**Tuftonboro**  
**Unit/Lot #**

**NH 03816**

**Listed: 9/10/2021**  
**Closed: 10/22/20...**  
**DOM: 9**  
**\$69,900**  
**\$62,500**



**County** NH-Carroll  
**VillDStLoc**  
**Year Built** 2001  
**Style** Single Wide  
**Color** tan  
**Total Stories** 1  
**Taxes TBD** No  
**TaxGrosAmt** \$290.00  
**Tax Year** 2020  
**Tax Year Notes**

**Rooms - Total** 3  
**Bedrooms - Total** 2  
**Baths - Total** 1  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 792  
**SqFt-Apx Total** 792  
**Lot Size Acres** 0.000000  
**Lot - Sqft**  
**Footprint** 56' x 14'

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** Take NH Rte 109A/Middle Rd to Center Tuftonboro. Entrance to NCV Co-op is on the SW side of the road just S of the new Fire Station, halfway between the T-boro General Store/PO & the Central School. Go in slowly (15 mph, please) to very 1st L onto Pine Tree Dr; 1st home on R, at the RE Sign.

**Remarks - Public** c2001 2-Bedroom/1-Bath SINGLE-WIDE Manufactured Home in EXCELLENT Move-in CONDITION. Enjoy Low RE Taxes in the delightful Lakeside town of Tuftonboro ...on the eastern shore of Lake WINNIPESAUKEE. 57 homes share 88 NH Acres. Home offers an open floor plan for Kitchen-Dining-Living. Both Bedrooms have generous Closet space. New Vinyl "plank" Flooring in Kitchen/Living area, hallway & larger Bedroom. Children and pets (limit of 2) are Welcomed in this AFFORDABLE & well-maintained Manufactured Home Co-op Park. Newer Fire Station is <1/4 mi. away; General Store/Post Office & highly-rated K-6 School are within 1/2 mile. 7-12 students attend the well-regarded & up-dated Kingswood Regional Middle, High & Tech Schools located 8 mi away in Wolfeboro. <1 mi to the newly-expanded Tuftonboro Free Library and <4 mi to the Public Beach & Boat Landing on Lake WINNIPESAUKEE. Your \$310/month Lot Rent includes Water, Sewer, Road Maintenance, and weekly Rubbish Collection from the end of your driveway. The one-time \$500 Transfer Fee is Refunded upon re-sale. Community Water system to be upgraded in 2021 and afterwards roadways to be repaved in 2022 ...all using already-secured funding. Upon completion, the current WATER RESTRICTIONS will then be relaxed. Satisfactory POLICE & CREDIT Checks and an In-Person INTERVIEW are REQUIRED for Membership. This home MUST become the Buyer's PRIMARY RESIDENCE and may not be sub-let or rented to anyone else.

**STRUCTURE**

**Construction Status** New Construction  
**Rehab Needed** No  
**Construction** Manufactured Home  
**Foundation** Gravel/Pad  
**Exterior** Clapboard, Vinyl  
**Roof** Shingle - Asphalt  
**Basement** No  
**Basement Access Type**  
**Basement Description** Crawl Space  
**Garage** No  
**Garage Capacity**  
**Garage Type**

**SqFt-Apx Fin Above Grade** 792  
**List \$/SqFt Fin ABV Grade** \$88.26  
**SqFt-Apx Fin AG Source** Assessor  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source** Assessor  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source** Assessor  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source** Assessor  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen/Living	25 x13	1	
Bedroom	13 x 10	1	
Bedroom	13 x 9	1	
Bath - Full	7 x 5	1	

**PUBLIC RECORDS**

**Deed - Recorded Type** Limited  
 Warranty Deed  
**Deeds - Total**  
**Deed - Book** 1992  
**Deed - Page** 193  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Manufactured Home Park

**Map** 55  
**Block** 1  
**Lot** 6-14  
**SPAN#**  
**Tax Class**  
**Tax Rate** 9.56  
**Current Use**  
**Land Gains**  
**Assessment Year** 2019  
**Assessment Amount** \$30,300

**LOT & LOCATION**

**Development / Subdivision**  
**Owned Land** Shared  
**Common Land Acres** 88.00  
**Roads** Association, Dead End, Paved  
**Road Frontage** No  
**Road Frontage Length**  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Unknown

**School - District** Governor Wentworth Regional  
**School - Elementary** Tuftonboro Central School  
**School - Middle/Jr** Kingswood Regional Middle  
**School - High** Kingswood Regional High School  
**Lot Description** Leased, Level, Pond, Rolling, Sloping  
**Area Description** Neighborhood, Rural  
**Suitable Use** Residential

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions**

**UTILITIES**

**Heating** Forced Air  
**Heat Fuel** Kerosene  
**Water Heater** Gas - LP/Bottle  
**Cooling** None  
**Water** Community, Drilled Well, On-Site Well Exists  
**Sewer** Leach Field - Existing, On-Site Septic Exists, Septic Shared  
**Electric** 100 Amp, Circuit Breaker(s), Underground

**Utilities** Cable - At Site, Gas - LP/Bottle, Gas - On-Site, High Speed Intrnt -Avail, Internet - Cable, Telephone Available, Underground Utilities

**Fuel Company**  
**Electric Company** NH Electric Co-op  
**Cable Company** Spectrum  
**Phone Company** Consolidated Communicat'n

**FEATURES**

**Features - Exterior** Windows - Double Pane  
**Driveway** Paved  
**Parking** On-Site, Parking Spaces 2, Paved, Reserved  
**Flooring** Carpet, Vinyl  
**Features - Interior** Cathedral Ceiling, Dining Area, Kitchen/Living, Laundry - 1st Floor

**Appliances** Refrigerator, Stove - Gas  
**Features - Accessibility** 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Access Laundry No Steps, Bathroom w/Step-in Shower, Bathroom w/Tub, Hard Surface Flooring, One-Level Home, Paved Parking, 1st Floor Laundry

**CONDO -- MOBILE -- AUCTION INFO**

**Condo Name**  
**Building Number**  
**Units Per Building** 1  
**Condo Limited Common Area**  
**Condo Fees**  
**Association Amenities** Club House, Common Acreage, Trash Removal

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer - Responsible**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name** North Country Village Manufactured Home Co-op Park  
**Mobile Make** Colony Homes (60'or56'? x14')?  
**Mobile Model Name** LN 522

**Mobile Anchor** Unknown  
**Mobile Co-Op** Yes  
**Mobile Park Approval** Yes  
**Mobile Must Move** No

**DISCLOSURES**

**Fee** \$310.00 Monthly **Fee Includes** Sewer, Trash, Water, HOA Fee, Park Rent  
**Fee 2** \$500.00 One-Time **Fee 2 Includes** Mobile Home Transfer  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**

**Possession** At Closing  
**Flood Zone** Unknown  
**Seasonal** No  
**Easements**  
**Covenants** Yes  
**Resort**

**Items Excluded**  
**Restrictions** # of Occupants, Pets - Allowed, Pets - Cats Allowed, Pets - Dogs Allowed  
**Documents Available** Association Docs, Covenants, Deed, Tax Map

**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

**POWER PRODUCTION**

**Power Production Type**  
**Power Production Ownership**  
**Mount Type**  
**Mount Location**  
**Power Production Size**  
**Power Production Year Install**  
**Power Production Annual**  
**Power Production Annual Status**  
**Power Production Verification Source**

**Power Production Type 2**  
**Power Production Ownership 2**  
**Mount Type 2**  
**Mount Location 2**  
**Power Production Size 2**  
**Power Production Year Install 2**  
**Power Production Annual 2**  
**Power Production Annual Status 2**  
**Power Production Verification Source 2**

**HOME PERFORMANCE INDICATORS**

**Green Verificatn Body 2  
Green Verificatn Progrm 2  
Green Verificatn Year 2  
Green Verificatn Rating 2  
Green Verificatn Metric 2  
Green Verificatn Status 2  
Green Verificatn NewCon 2  
Green Verification Source 2  
Green Verificatn URL 2**

**Green Verification Body  
Green Verification Progrm  
Green Verification Year  
Green Verification Rating  
Green Verification Metric  
Green Verification Status  
Green Verification Source  
Green Verification NewCon  
Green Verification URL**

**Green Verificatn Body 3  
Green Verificatn Progrm 3  
Green Verificatn Year 3  
Green Verificatn Rating 3  
Green Verificatn Metric 3  
Green Verificatn Status 3  
Green Verification Source 3  
Green Verificatn NewCon 3  
Green Verificatn URL 3**

**PREPARED BY**

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**My Office Info:**

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Listed by:

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14 Pine Tree Drive

Tuftonboro NH 03816



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Ken Perry



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