



**19 Lindsay Lane  
Tuftonboro, New Hampshire 03850  
Melvin Village NH  
List Price: \$99,900  
Status: Active**

Level 3+ ACRE building site in peaceful premier Tuftonboro development of both established and newly-built quality homes. Only one+ mile to public beach & public boat launch on Lake Winnepesaukee in delightful Melvin Village. Tax-friendly Tuftonboro, home of national award winning K-6 school. 15 minutes north of Wolfeboro.

**Directions:**

Rte 109 to center of Melvin Village; at sign post, go up High St. 1/2 mile, R on County Rd. and quick L onto New Rd; <1 mile, L into Mountain Shadows. Straight in (slowly) to 2nd L (past pond) onto Lindsay Ln. Lot on left just before cul de sac.



**Land # 2794495**

Location Info		Land Info	
<b>County:</b>	Carroll	<b>Lot Acre:</b>	3.38
<b>Village/Proj:</b>	Mountain Shadows	<b>Lot SqFt:</b>	147,233
<b>Map/Blck/Lot:</b>	003/ 001/ 019	<b>Est Open Spc:</b>	10 %
<b>Pole Num:</b>		<b>Roads:</b>	Association , Cul-de-Sac , Gravel , Private
<b>Exposure:</b>	South	<b>Road Frontage:</b>	346
<b>Elem Sch:</b>	Tuftonboro Central School	<b>Water/Sew:</b>	On Site Septic Needed , On Site Well Needed
<b>Jr./Mid Sch:</b>	Kingswood Regional Middle	<b>Electric:</b>	Other
<b>High Sch:</b>	Kingswood Regional High School	<b>Power Co:</b>	NH Co-op
<b>Taxes:</b>	\$ 721.00	<b>Gas:</b>	None
<b>Taxes TBD:</b>	No	<b>Water Frontage:</b>	
<b>Tax Reduction:</b>	No	<b>Water Body Name:</b>	
<b>Assessment Yr:</b>	2005	<b>Water Body Type:</b>	
<b>Assessment:</b>	90700	<b>Water Acc Type:</b>	
<b>Book/Page:</b>	0/ 0	<b>Surveyed:</b>	Yes
<b>Easements:</b>		<b>Monthly Assoc.\$:</b>	\$
<b>Covenant:</b>	Yes	<b>Current Use:</b>	No
<b>Zoning:</b>	Res'l	<b>Flood Zone:</b>	Unknown
<b>Water Body Restri.:</b>			
<b>Description:</b>	Level		
<b>Restrictions:</b>	Deed , Further Subdivision		
<b>Excl Sale:</b>			

**PREPARED BY**



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Lister: Ken Perry of K A Perry Real Estate, LLC

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