

Mfg/Mobile
4100910 Active

61 MAPLEWOOD CIRCLE
Tuftonboro, New Hampshire 03816
Center Tuftonboro NH



L \$39,900



Zoning:	Manuf Home Coop	Rooms:	5
Year Built:	1997	Bedrooms:	2
Color:	GREY	Total Baths:	2
Taxes:	\$ 662.00	Full:	2
Taxes TBD:		3/4 Baths:	0
Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity:	0
Lot Acre:	.00	Garage Type:	None
Lot SqFt:	0	Total Fin SqFt:	1,047
Common Land Acres:	88.00	Apx Fin Above Grd:	1,047
Road Frontage:	No	Apx Fin Below Grd:	0
		Apx Ttl Below Grd:	0
Water Frontage:		Foot Print:	40' x 36'
Water Acc Type:		Flood Zone:	Unknown
# of Stories:	1	Style:	Detached , Double Wide
Basement:	No		

Water Body Type:	Water Body Restr.:	Surveyed: Unknown	Seasonal: No
Water Body Name:	Current/Land Use:	Land Gains:	Owned Land: No

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
Public Rems: One of the newest homes (1997) in this delightful Co-op Park in low-tax Tuftonboro. 2 Bedrooms and 2 Full Baths, with delightful full-length porch across the front as well as a newer enclosed 40' x 7' Porch across the back. Newer metal roof & small shed. Offered at only 64% of 2010 Assessed value, for prompt sale. Children & other small pets are welcomed. Credit & Police checks, an in-person Interview, and a one-time Transfer Fee of \$500 (refundable at re-sale) Required for Co-op Membership. Further, this home must become the new home-owners Primary Residence. This fully built-out Co-op Park has only 57 homes sharing 88 Acres of rolling land that is only 2 miles from a Public Beach & Public Boat Launch on Lake Winnepesaukee!			

Directions:Middle Road (a/k/a NH Rte 109A) to Center Tuftonboro; Park entrance is on south-side of roadway, mid-way between Store/Post Office & National Award-Winning K-6 School. Drive in (15 mph, please); L at Mailboxes & Pond; R around Pond on to Maplewood Circle, to next to last home on L at small RE sign.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		1	1st	3	1	0	0
Kitchen		1	2nd BR		1	2nd	0	0	0	0
Dining Rm			3rd BR			3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	1	0	0
Utility Rm			Den		1					
Encl'dBackPorch	40' x 7'									
Open FrontPorch	40' x 6'									

Park Name: NORTH COUNTRY V	Co-Op: Yes	Park Approval: Yes	Must Move: No
Mfd/Mobile Make: TITAN	Model #: RIVERBIRCH	Serial #: 19-98-921-2934 A/B	
Monthly Fee: \$290	Transfer Fee: \$500	Anchor: No	

Assoc Amenities: Club House , Sewer , Trash , Water	Possession: At Closing
Interior Feat.: 1st Floor Laundry , Cable , Ceiling Fan , Eat-in Kitchen , Living Room , Master BR with BA	
Exterior Feat.: Out Building , Porch-Covered , Porch-Enclosed , Underground Utilities , Window Screens	
Basement: Slab	
Equip./Appl.: Range-Gas , Refrigerator	
Driveway: Paved	Electric: Circuit Breaker(s)
Construction: Manufactured Home	Exterior: Vinyl
Financing:	Foundation: Float Slab , Post/Piers
Floors: Laminate , Vinyl	Heating/Cool: Hot Air
Garage/Park: 2 Parking Spaces , None	Lot Desc: Common Acreage , Deed Restricted , Level , Rural Setting , Pond
Heat Fuel: Kerosene	Occ. Restrictions: # of Occupants , Pets-Cats Allowed , Pets-Dogs Allowed
Roads: Association , Dead End , Private , Paved	Roof: Metal
Sewer: Community , Leach Field , Septic , Shared	Water: Community , Drilled Well , Shared
Suitable Land Use:	
Fee Includes: Sewer , Trash , Water , Other	Water Heater: Gas-Lp/Bottle
Disability: One-Level Home , 1st Floor Bedroom	Building Certs:
Negotiable:	Docs Available: Association Docs , Covenant(s) , Property Disclosure
Excl Sale: Washer & Dryer	

Tax Rate: \$8.49	Assmt: \$78,000.00	Assmt Yr: 2010
Tax Class:	Unadjusted Taxes:	Tax Reduct: No
Elderly:	Veteran:	Other:
Covenant: Yes	Source SqFt: Muni	County: Carroll
Recorded Deed: Warranty	Book/Pg: 2214/ 136	Plan/Survey:
Map/Blck/Lot: 55/ 1/ 06-61	Property ID:	SPAN # (VT): --
Devel/Subdiv: NoCtryVil MH Co-op PARK	Const. Status: Existing	Home Energy Rating Index:
District: Governor Wentworth Regional	High Sch: Kingswood Regional High School	Jr./Mid Sch: Kingswood Regional Middle
Elem Sch: Tuftonboro Central School	Cable: TimeWarner	Electric Co: NH Co-op
Fuel Co:	Phone Co: FairPoint	Resort: No

Timeshare/Fract. Ownrshp: No

Weeks:

Timeshare %:

DOM: 74

PREPARED BY



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