

**Residential**  
**2802958 Active**

**366 Middle Road**  
**Tuftonboro, New Hampshire 03850**  
**Melvin Village NH**



**L \$189,900**



<b>Zoning:</b>	Neighbor'd Bus	<b>Rooms:</b>	7
<b>Year Built:</b>	1973	<b>Bedrooms:</b>	3
<b>Color:</b>	blue	<b>Total Baths:</b>	3
<b>Taxes:</b>	\$ 1,780.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	2
<b>Tax Year:</b>	2008	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$0	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	1.62	<b>Garage Type:</b>	Under
<b>Lot SqFt:</b>	70,567	<b>Total Fin SqFt:</b>	1,932
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,288
<b>Road Frontage:</b>	Yes/ 600	<b>Apx Fin Below Grd:</b>	644
<b>Water Frontage:</b>		<b>Foot Print:</b>	46x28 & 24x24
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	1	<b>Style:</b>	Ranch , Walkout Lower Level

<b>Water Body Type:</b>	Brook	<b>Water Body Restr.:</b>	Yes	<b>Surveyed:</b>	Yes	<b>Seasonal:</b>	No
<b>Water Body Name:</b>		<b>Current/Land Use:</b>	No	<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Public Rems:** A well-built and suprisingly spacious ranch featuring a first floor "master" bedroom w/ private bath. The Quality Hardwood Floors throughout main level are currently "protected" by carpeting. Private SW facing deck and comfortable 16' x 12' screened porch off kitchen & dining area. Lower level has excellent natural light, its own 3/4 bath, & a kitchenette in the "family room" as well as the 2 car garage and a large workshop area. Detached early "English" barn is fairly decrepit. Copp Brook flows along the back of the lot, w/ suitable "natural" restrictions on this property and the property across brook in place.

**Directions:**At junction of NH Rtes 109 & 109A; frontage on both roads; buildings and driveway access off Rte 109A, a/k/a Middle Road. In tax-friendly Tuftonboro; most of lot is in the Neighborhood Business Zone of delightful Melvin Village, on Lake Winnepesaukee.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	21 x 13	1	Master BR	14 x 13	1	1st	2	1	1	0
Kitchen	18 x 13	1	2nd BR	15 x 11	1	2nd	0	0	0	0
Dining Rm			3rd BR	18 x 13	B	3rd	0	0	0	0
Family Rm	18 x 13	B	4th BR			4th				
Office/Study			5th BR			Bsmt	1	0	1	0
Utility Rm			Den	11 x 10	1					
Other Rm 1			Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>		<b>Possession:</b>	
<b>Interior Feat.:</b>	Cable , Cable Internet , Ceiling Fan , Den/Office , Dining Area , Eat-in Kitchen , In Law Apartment , Laundry Hook-ups , Master BR with BA , Smoke Det-Battery Powered		
<b>Exterior Feat.:</b>	Barn , Deck , Screened Porch		
<b>Basement:</b>	Daylight , Full , Partially Finished , Storage Space , Walk Out		
<b>Equip./Appl.:</b>	Dishwasher , Dryer , Microwave , Range-Electric , Refrigerator , Smoke Detector , Washer		
<b>Driveway:</b>	Paved	<b>Electric:</b>	200 Amp , Circuit Breaker(s)
<b>Construction:</b>	Wood Frame	<b>Exterior:</b>	Masonite
<b>Financing:</b>		<b>Foundation:</b>	Concrete
<b>Floors:</b>		<b>Heating/Cool:</b>	Hot Air
<b>Garage/Park:</b>	2 Parking Spaces , Attached , Auto Open , Direct Entry , Under	<b>Lot Desc:</b>	Abuts Conservation , Business District , Corner , Deed Restricted , Landscaped , Rural Setting , Sloping , Water View
<b>Heat Fuel:</b>	Oil	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	Public	<b>Roof:</b>	Shingle-Asphalt
<b>Sewer:</b>	500 Gallon , Leach Field , Private , Septic	<b>Water:</b>	Dug Well , Private
<b>Suitable Land Use:</b>		<b>Water Heater:</b>	Electric
<b>Fee Includes:</b>		<b>Building Certs:</b>	
<b>Disability:</b>		<b>Docs Available:</b>	
<b>Negotiable:</b>			
<b>Excl Sale:</b>			

<b>Tax Rate:</b>	\$7.95	<b>Assmt:</b>	\$223,900.00	<b>Assmt Yr:</b>	2005
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Elderly:</b>	No	<b>Veteran:</b>	No	<b>Other:</b>	No
<b>Covenant:</b>	Yes	<b>Source SqFt:</b>	Muni	<b>County:</b>	Carroll
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	348/ 135	<b>Plan/Survey:</b>	215/079
<b>Map/Blck/Lot:</b>	29/ 3/ 1	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Devel/Subdiv:</b>		<b>Const. Status:</b>	Existing	<b>Home Energy Rating Index:</b>	
<b>District:</b>	Governor Wentworth Regional	<b>High Sch:</b>	Kingswood Regional High School	<b>Jr./Mid Sch:</b>	Kingswood Regional Middle
<b>Elem Sch:</b>	Tuftonboro Central School	<b>Cable:</b>		<b>Electric Co:</b>	
<b>Fuel Co:</b>		<b>Phone Co:</b>		<b>Resort:</b>	
<b>Timeshare/Fract. Ownrshp:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	
<b>Auction:</b>				<b>DOM:</b>	386
<b>Auction \$ Det. By:</b>					

**PREPARED BY**

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