

Mfg/Mobile  
4055212 Active

**22 Fir Tree Lane**  
**Tuftonboro, New Hampshire 03816**  
**Center Tuftonboro NH**



L \$49,900



|                           |                |                           |                       |
|---------------------------|----------------|---------------------------|-----------------------|
| <b>Zoning:</b>            | Res'l MH Co-op | <b>Rooms:</b>             | 5                     |
| <b>Year Built:</b>        | 1976           | <b>Bedrooms:</b>          | 2                     |
| <b>Color:</b>             | white          | <b>Total Baths:</b>       | 2                     |
| <b>Taxes:</b>             | \$ 441.00      | <b>Full:</b>              | 1                     |
| <b>Taxes TBD:</b>         | No             | <b>3/4 Baths:</b>         | 1                     |
| <b>Tax Year:</b>          | 2010           | <b>1/2 Baths:</b>         | 0                     |
| <b>Monthly Assoc.\$:</b>  | \$290          | <b>Garage Capacity:</b>   | 1                     |
| <b>Lot Acre:</b>          | .00            | <b>Garage Type:</b>       | Detached              |
| <b>Lot SqFt:</b>          |                | <b>Total Fin SqFt:</b>    | 1,236                 |
| <b>Common Land Acres:</b> | 88.00          | <b>Apx Fin Above Grd:</b> | 1,236                 |
| <b>Road Frontage:</b>     | Yes/ 50        | <b>Apx Fin Below Grd:</b> | 0                     |
| <b>Water Frontage:</b>    |                | <b>Foot Print:</b>        | 14x66&12 x26          |
| <b>Water Acc Type:</b>    |                | <b>Flood Zone:</b>        | No                    |
| <b># of Stories:</b>      | 1              | <b>Style:</b>             | Manuf./Mobile , Ranch |

|                         |                           |                          |                       |
|-------------------------|---------------------------|--------------------------|-----------------------|
| <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>  | <b>Land Gains:</b>       | <b>Owned Land:</b> No |

|                           |                              |                   |                    |
|---------------------------|------------------------------|-------------------|--------------------|
| <b>Parcel Access ROW:</b> | <b>ROW for other Parcel:</b> | <b>ROW Width:</b> | <b>ROW Length:</b> |
|---------------------------|------------------------------|-------------------|--------------------|

**Public Rems:** Spacious 2-Bedroom/2-Bath Manufactured Home with paved drive, over-sized GARAGE, Huge Sunny DECK, and large (24' x 12') Family Room in factory-original addition. Cozy fire-view propane "stove" in Living Room. Children & household pets(2) welcomed. Co-op requirements: \$500 one-time share purchase (refundable at future re-sale); Credit & Police checks; in-person Interview; use as Primary Residence. Only 57 homes share 88 Acres!

**Directions:**No. Country Village CO-OP Man'f'd Home PARK is 1/2 way between the General Store/Post Office and the National Award-winning K-6 School, on the south side of NH Rte 109 (Middle Rd). Drive in (@15 mph) to 2nd left; up to last home on R. Only 2 miles to Public Beach & Boat Launch on Lake Winnepesaukee.

| ROOM         | DIMS    | LEVEL | ROOM       | DIMS    | LEVEL | FLOOR | BR | FB | 3/4 | 1/2 |
|--------------|---------|-------|------------|---------|-------|-------|----|----|-----|-----|
| Living Rm    | 21 x 13 | 1     | Master BR  | 13 x 13 | 1     | 1st   | 1  | 1  | 1   | 0   |
| Kitchen      | 13 x 7  | 1     | 2nd BR     | 13 x 9  | 1     | 2nd   |    |    |     |     |
| Dining Rm    |         |       | 3rd BR     |         |       | 3rd   |    |    |     |     |
| Family Rm    | 12 x 24 | 1     | 4th BR     |         |       | 4th   |    |    |     |     |
| Office/Study |         |       | 5th BR     |         |       | Bsmt  |    |    |     |     |
| Utility Rm   |         |       | Den        |         |       |       |    |    |     |     |
| Other Rm 1   |         |       | Other Rm 3 |         |       |       |    |    |     |     |
| Other Rm 2   |         |       |            |         |       |       |    |    |     |     |

|  |                              |                             |                      |
|--|------------------------------|-----------------------------|----------------------|
| <b>Park Name:</b> N Country Vill                 | <b>Co-Op:</b> Yes            | <b>Park Approval:</b> Yes   | <b>Must Move:</b> No |
| <b>Mfd/Mobile Make:</b> Homette (Fair Haven, VT) | <b>Model #:</b> 2CKF & R2BGT | <b>Serial #:</b> 0316-0398K |                      |
| <b>Monthly Fee:</b> \$290                        | <b>Transfer Fee:</b> \$500   | <b>Anchor:</b>              |                      |

|  |   |
|--|---|
| <b>Assoc Amenities:</b> Sewer , Trash , Water  | <b>Possession:</b> At Closing                           |
| <b>Interior Feat.:</b> 1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Cable , Cable Internet , 1 Stove |   |
| <b>Exterior Feat.:</b> Deck , Porch-Covered  |   |
| <b>Basement:</b> None  |   |
| <b>Equip./Appl.:</b> Dryer , Range-Gas , Refrigerator , Washer , Window Treatment  |   |
| <b>Driveway:</b> Paved   | <b>Electric:</b> 200 Amp , Circuit Breaker(s)           |
| <b>Construction:</b> Existing , Manufactured Home  | <b>Exterior:</b> Vinyl                                  |
| <b>Financing:</b>  | <b>Foundation:</b> Gravel/Pad , Skirted                 |
| <b>Floors:</b> Carpet , Vinyl  | <b>Heating/Cool:</b> Hot Air                            |
| <b>Garage/Park:</b> 3 Parking Spaces , Auto Open , Detached  | <b>Lot Desc:</b> Deed Restricted                        |
| <b>Heat Fuel:</b> Gas-LP/Bottle , Kerosene   | <b>Occ. Restrictions:</b> # of Occupants , Pets Allowed |
| <b>Roads:</b> Association , Paved  | <b>Roof:</b> Metal                                      |
| <b>Sewer:</b> Community  | <b>Water:</b> Community , Drilled Well                  |
| <b>Suitable Land Use:</b>  |   |
| <b>Fee Includes:</b> Sewer , Trash , Water   | <b>Water Heater:</b> Gas-Lp/Bottle                      |
| <b>Disability:</b>   | <b>Building Certs:</b>                                  |
| <b>Negotiable:</b>   | <b>Docs Available:</b> Covenant(s)                      |
| <b>Excl Sale:</b>  |   |

|  |   |   |
|--|---|---|
| <b>Tax Rate:</b> \$8.49                      | <b>Assmt:</b> \$51,900.00                       | <b>Assmt Yr:</b> 2010                         |
| <b>Tax Class:</b>                            | <b>Unadjusted Taxes:</b>                        | <b>Tax Reduct:</b> No                         |
| <b>Elderly:</b>                              | <b>Veteran:</b>                                 | <b>Other:</b>                                 |
| <b>Covenant:</b> Yes                         | <b>Source SqFt:</b> Muni                        | <b>County:</b> Carroll                        |
| <b>Recorded Deed:</b> Limited Warranty Deed  | <b>Book/Pg:</b> 1749/ 768                       | <b>Plan/Survey:</b>                           |
| <b>Map/Blck/Lot:</b> 55/ 1/ 6-22             | <b>Property ID:</b>                             | <b>SPAN # (VT):</b> --                        |
| <b>Devel/Subdiv:</b> No Ctry Vill MH Co-op   | <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> TimeWarner                        | <b>Electric Co:</b> NH Co-op                  |
| <b>Fuel Co:</b>                              | <b>Phone Co:</b> FairPoint                      | <b>Resort:</b> No                             |
| <b>Timeshare/Fract. Ownrshp:</b> No          | <b># Weeks:</b>                                 | <b>Timeshare %:</b>                           |

**DOM:** 141

**PREPARED BY**

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