

Mfg/Mobile  
4031674 Active

**4 Moultrie Drive**  
**Wolfeboro, New Hampshire 03894**



**L \$149,900**



<b>Zoning:</b>	Manf Home Co-op	<b>Rooms:</b>	6
<b>Year Built:</b>	1998	<b>Bedrooms:</b>	2
<b>Color:</b>	white	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 1,522.00	<b>Full:</b>	1
<b>Taxes TBD:</b>		<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$270	<b>Garage Capacity:</b>	1
<b>Lot Acre:</b>	.00	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>		<b>Total Fin SqFt:</b>	1,456
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,456
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Foot Print:</b>	52' x 28'
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	1	<b>Style:</b>	Double Wide , 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>
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**Public Rems:** Very comfortable one floor living in the Lakes Region's finest 55+ Resident-Owned Manufactured Home Park. This near-town location offers quiet scenic (& most walkable) roadways & lightly wooded, yet sunny, sites surrounded by acres of green space. This carefully cared-for home is beautifully landscaped with a private 52' x 9' Deck & smaller Screened Porch. 1 mile to historic downtown Wolfeboro's Lakeside Shops, Markets, Restaurants, Public Dock, etc.

**Directions:**North on Center Street a/k/a Rte 28, one mile to entrance to Birches of Wolfeboro, on left. Take 3rd R onto Harvey Brook; 2nd L onto Kenyann; 1st L onto Moultrie Drive; 2nd home on left. Beautiful 55+ Co-op Park in "America's Oldest Summer Resort". <2 miles to new state-of-the-art Hospital!

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	17 x 13	1	Master BR	15 x 13	1	1st	2	1	1	0
Kitchen	13 x 12	1	2nd BR	14 x 13	1	2nd	0	0	0	0
Dining Rm	13 x 10	1	3rd BR			3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	13 x 10	1					
Other Rm 1	10 x 5	1	Other Rm 3							
Other Rm 2										

<b>Park Name:</b> BirchesofWolfeb	<b>Co-Op:</b> Yes	<b>Park Approval:</b> Yes	<b>Must Move:</b> No
<b>Mfd/Mobile Make:</b> Burlington	<b>Model #:</b>	<b>Serial #:</b> MDW-153-IH-AC	
<b>Monthly Fee:</b> \$260	<b>Transfer Fee:</b> \$500	<b>Anchor:</b> Yes	

<b>Assoc Amenities:</b>	<b>Possession:</b>
<b>Interior Feat.:</b> 1st Floor Laundry , 1st Floor Master BR , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Master BR with BA , Pantry , Skylight	
<b>Exterior Feat.:</b> Deck , Screened Porch , Underground Utilities	
<b>Basement:</b> Crawl Space , Slab	
<b>Equip./Appl.:</b> Dishwasher , Dryer , Range-Electric , Refrigerator , Smoke Detector , Washer , Window Treatment	
<b>Driveway:</b> Paved	<b>Electric:</b> 200 Amp , Circuit Breaker(s)
<b>Construction:</b> Manufactured Home	<b>Exterior:</b> Vinyl
<b>Financing:</b>	<b>Foundation:</b> Float Slab , Skirted
<b>Floors:</b>	<b>Heating/Cool:</b> Hot Air
<b>Garage/Park:</b> Auto Open , Detached , Heated , Storage Above	<b>Lot Desc:</b> Deed Restricted , Easement , Landscaped
<b>Heat Fuel:</b> Kerosene	<b>Occ. Restrictions:</b> 55 and Over
<b>Roads:</b> Association , Cul-de-Sac	<b>Roof:</b> Shingle-Asphalt
<b>Sewer:</b> Community , Leach Field , Shared	<b>Water:</b> Community , Drilled Well
<b>Suitable Land Use:</b>	
<b>Fee Includes:</b> Sewer , Trash , Water	<b>Water Heater:</b> Electric
<b>Disability:</b>	<b>Building Certs:</b>
<b>Negotiable:</b>	<b>Docs Available:</b>
<b>Excl Sale:</b>	

<b>Tax Rate:</b> \$10.61	<b>Assmt:</b> \$139,700.00	<b>Assmt Yr:</b> 2010
<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> 1767/ 802	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 177/ / 10-87	<b>Property ID:</b>	<b>SPAN # (VT):</b> --
<b>Devel/Subdiv:</b> Birches of Wolfe. MHCo-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> Carpenter Elementary	<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> 132
<b>Auction \$ Det. By:</b>		

**PREPARED BY**

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