

Mfg/Mobile
4082612 Active

81 Spruce
Tuftonboro, New Hampshire 03816



L \$79,600



Zoning:	Manuf Home Co-o	Rooms:	8
Year Built:	1989	Bedrooms:	3
Color:	tan	Total Baths:	2
Taxes:	\$ 902.00	Full:	1
Taxes TBD:	No	3/4 Baths:	1
Tax Year:	2010	1/2 Baths:	0
Monthly Assoc.\$:	\$290	Garage Capacity:	2
Lot Acre:	.00	Garage Type:	Attached
Lot SqFt:		Total Fin SqFt:	1,534
Common Land Acres:	88.00	Apx Fin Above Grd:	1,534
Road Frontage:	No	Apx Fin Below Grd:	0
		Apx Ttl Below Grd:	
Water Frontage:		Foot Print:	52x26+14x13
Water Acc Type:		Flood Zone:	No
# of Stories:	1	Style:	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:
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Public Rems: One of the few 3 Bedroom / 2 Bath Double-Wides in North Country Village Manufactured Home Co-op Park. PLUS one of only 2 homes in this Park with an "all-weather" ATTACHED 2-car GARAGE! Well-maintained, bright, spacious & fully Air-Conditioned home with many quality and Handicapped Accessibility up-grades...including a new front ramp and a new Handicapped walk-in Shower in the Master Bath. New Architectural Shingles on all roofs in 2010. A must-see that is offered well below its 2010 Assessment. Spacious well-landscaped yard with considerable privacy. Only 3 miles to Public Beach & Boat Launch on Lake Winnepesaukee. Co-op requires use as Primary Residence, Credit & Police Checks, & In-Person Interview. Children & small pets welcomed. Only 57 homes share 88 Acres!

Directions: Middle Road (a/k/a NH Rte 109A) to Center Tuftonboro; Park Entrance is on south side of roadway, mid-way between General Store/Post Office & National Award winning K-6 School. Drive in (15 mph, please); L at mailboxes & pond; R around pond, to 1st R. Home is on corner of Maplewood & Spruce.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	16 x 13	1	Master BR	12 x 12	1	1st	3	1	1	
Kitchen	12 x 9	1	2nd BR	12 x 9	1	2nd				
Dining Rm	13 x 10	1	3rd BR	11 x 9	1	3rd				
Family Rm	18 x 12	1	4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm	7 x 6	1	Den							
4-seas.Br'zeway	14 x 13									

Park Name:	No Ctry Village	Co-Op:	Yes	Park Approval:	Yes	Must Move:	No
Mfd/Mobile Make:	Astro Homes	Model #:	Briarwood	Serial #:	AP8993AB		
Monthly Fee:	\$290	Transfer Fee:	\$500	Anchor:			

Assoc Amenities:	Club House , Sewer , Trash , Water	Possession:	At Closing
Interior Feat.:	1st Floor Laundry , 1st Floor Master BR , Alternative Heat Stove , Blinds , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Family Room , Gas Heat Stove , Handicap Modified , Master BR with BA , Sec Sys/Alarms , Skylight , Smoke Det-Hardwired , Walk-in Closet , 2 Stoves		
Exterior Feat.:	Deck , Underground Utilities		
Basement:	Slab , None		
Equip./Appl.:	Dishwasher , Dryer , Gas Heat Stove , Range-Gas , Refrigerator , Security System , Smoke Detector , Washer , Window Treatment	Electric:	100 Amp
Driveway:	Paved	Exterior:	Vinyl
Construction:	Manufactured Home	Foundation:	Float Slab , Skirted
Financing:		Heating/Cool:	Central Air , Hot Air , Multi Zone , Space Heater
Floors:	Carpet , Vinyl	Lot Desc:	Common Acreage , Corner , Leased
Garage/Park:	4 Parking Spaces , Attached , Auto Open , Direct Entry	Occ. Restrictions:	# of Occupants , Pets Allowed , Pets-Cats Allowed , Pets-Dogs Allowed
Heat Fuel:	Gas-LP/Bottle , Kerosene	Roof:	Shingle-Architectural
Roads:	Association , Dead End , Paved	Water:	Community
Sewer:	Community , Leach Field , Septic		
Suitable Land Use:		Water Heater:	Electric
Fee Includes:	Sewer , Trash , Water	Building Certs:	
Disability:	1st Floor 3/4 Bathrm , 1st Floor Full Bathrm , Access. Laundry No Steps , Access. Parking , Bathrm w/step-in Shower , No Stairs , Zero-Step Entry/Ramp , 1st Floor Bedroom		

Negotiable:		Docs Available:	Association Docs , Deed
Excl Sale:			

Tax Rate:	\$8.49	Assmt:	\$106,200.00	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:	2235/ 096	Plan/Survey:	

Map/Blck/Lot: 55/ 1/ 6-81
Devel/Subdiv:No Country Village Co-op
District: Governor Wentworth Regional
Elem Sch: Tuftonboro Central School
Fuel Co:
Timeshare/Fract. Ownrshp: No

Property ID:
Const. Status: Existing
High Sch: Kingswood Regional High School
Cable: TimeWarner
Phone Co: FairPoint
Weeks:

SPAN # (VT): --
Home Energy Rating Index:
Jr./Mid Sch: Kingswood Regional Middle
Electric Co: NH Co-op
Resort: No
Timeshare %:

DOM: 174

PREPARED BY



Ken Perry
K A Perry Real Estate, LLC
188 North Wolfeboro Road
Wolfeboro, NH 03894
Lister: Ken Perry of K A Perry Real Estate, LLC

Email : ken@OlderHomesNH.com
Off. Ph# : (603) 569-1563
Agt. Ph# : (603) 569-1563 ext.
Cell Ph# : (603) 387-2667
Fax Ph# : (603) 569-9495



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