

Mfg/Mobile
4047596 Active

47 Willow Avenue
Tuftonboro, New Hampshire 03816
Center Tuftonboro NH



L \$39,900



Zoning: Manf Home Co-op	Rooms: 5
Year Built: 1975	Bedrooms: 2
Color: white	Total Baths: 1
Taxes: \$ 321.00	Full: 1
Taxes TBD: No	3/4 Baths: 0
Tax Year: 2010	1/2 Baths: 0
Monthly Assoc.\$: \$290	Garage Capacity: 0
Lot Acre: .00	Garage Type: None
Lot SqFt:	Total Fin SqFt: 950
Common Land Acres: 88.00	Apx Fin Above Grd: 950
Road Frontage: No	Apx Fin Below Grd: 0
Water Frontage:	Foot Print: 64' x 14'
Water Acc Type:	Flood Zone: No
# of Stories: 1	Style: Manuf./Mobile , Single Wide

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

Parcel Access ROW:	ROW for other Parcel:	ROW Width:	ROW Length:
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Public Rems: Carefully up-dated & most comfortable move-in-condition single-wide 2 Bedroom/1 Bath home with added (heated) Family Room and TWO decks! Nice grassy "backyard" in a level location. NEW Updates include pitched Metal Roof, Furnace, Water Heater, Appliances (except for Dryer), vinyl skirting, floor coverings (including a real wood parquet floor in kitchen!), high efficiency windows, etc. Credit & Police Checks, as well as in-person Interview Required. Should become "primary" residence of owner. Only 57 homes share 88 Acres!

Directions: Middle Road (a/k/a Rte 109A) to Ctr. Tuftonboro; Park Entrance is on the south-side of roadway, between the General Store/Post Office and the National Award-Winning K-6 School. Drive in (15 mph, please); home is the 7th one on Right, 2nd home before Mailboxes.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	16 x 13	1	Master BR	13 x 11	1	1st	2	1	0	0
Kitchen	14 x 13	1	2nd BR	10 x 9	1	2nd				
Dining Rm			3rd BR			3rd				
Family Rm	13 x 10	1	4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

Park Name: NCtryVillMHPk	Co-Op: Yes	Park Approval: Yes	Must Move: No
Mfd/Mobile Make: Skyline Deluxe	Model #: 2GKFD	Serial #: LBL476870 0316-0155J	
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 , Cable , Cable Internet , Dining Area , Eat-in Kitchen , Family Room , Kitchen/Dining , Kitchen/Living , Living Room	
Exterior Feat.: Deck , Shed , Underground Utilities , Window Screens	
Basement: None	
Equip./Appl.: Dryer , Range-Gas , Refrigerator , Washer	
Driveway: Paved	Electric: 100 Amp , Circuit Breaker(s)
Construction: Existing , Manufactured Home	Exterior: Metal
Financing:	Foundation: Gravel/Pad
Floors: Carpet , Hardwood , Vinyl	Heating/Cool: Hot Air
Garage/Park: 2 Parking Spaces	Lot Desc: Common Acreage , Leased
Heat Fuel: Kerosene	Occ. Restrictions: # of Occupants , Pets Allowed
Roads: Association , Paved	Roof: Metal
Sewer: Community , Leach Field , Septic	Water: Community
Suitable Land Use:	
Fee Includes: Sewer , Trash , Water	Water Heater: Electric
Disability:	Building Certs:
Negotiable:	Docs Available:
Excl Sale:	

Tax Rate: \$8.49	Assmt: \$37,800.00	Assmt Yr: 2010
Tax Class:	Unadjusted Taxes:	Tax Reduct: No
Elderly:	Veteran:	Other:
Covenant: Yes	Source SqFt: Msrd	County: Carroll
Recorded Deed: Warranty	Book/Pg: 2741/ 020	Plan/Survey:
Map/Blck/Lot: 55/ 1/ 6-47	Property ID:	SPAN # (VT): --
Devel/Subdiv: NoCntryVill 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:	Resort: No
Timeshare/Fract. Ownrshp:	# Weeks:	Timeshare %:

DOM: 180

PREPARED BY



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