

**Ken Perry**  
**K A Perry Real Estate, LLC**  
**188 North Wolfeboro Road**  
**(603) 569-1563 ext.**  
**ken@OlderHomesNH.com**

**19 Fir Tree Lane**  
**Tuftonboro, New Hampshire 03816**  
**Mfd/Mobile**  
**2714797**  
**Active**

**L\$54,900**   
**Taxes: \$ 435.00**  
**Taxes TBD:**  
**Tax Year: 2007**  
**Monthly Assoc.\$: \$280**  
**Condo Assoc Fees: \$**



**Public Rems:** Well-maintained c1984 quality Burlington home w/pitched roof and additions: screened porch, 12 x 12 Den, and 20 x 12 Family Room; wood burning fireplace; Mstr. Bedroom w/priv. bath & large walk-in closet. Relatively private & well-landscaped yard w/lg. shed. Children & other small pets welcomed. Credit&Police checks & successful Interview required.

**Directions:** Rte 109A (Middle Rd); midway between Tuftonboro General Store & PO and the "Blue Ribbon" Central School. Drive in (@ 15 mph please) to 2nd L; 5th (& last) home on L. Two miles to Public Beach & Boat Launch on Lake Winnepesaukee in low-tax Tuftonboro.

**Style:** 1 Story , Single Wide

<b>Bedrooms:</b> 2	<b>Year Built:</b> 1984	<b>Lot Acre:</b> .00
<b>Full:</b> 1	<b>Total Fin SqFt:</b> 1,164	<b>Book/Pg:</b> 1699/ 545
<b>1/2 Baths:</b> 0	<b>Apx Fin Above Grd:</b> 1,164	<b>Lot SqFt:</b>
<b>3/4 Baths:</b> 1	<b>Construction:</b> Manufactured Home	<b>Seasonal:</b> No
<b>Living Rm Dim:</b> 19 x 13	<b>Exterior:</b> Aluminum , Clapboard	<b>Zoning:</b> MH Co-op Res
<b>Dining Rm Dim:</b>	<b>Basement:</b> None	<b>Flood Zone:</b> No
<b>Kitchen Dim:</b> 14 x 8	<b>Foundation:</b> Gravel/Pad , Post/Piers , Skirted	<b>Road Frontage:</b>
<b>Family Rm Dim:</b> 19 x 11	<b>Roof:</b> Pitched , Shingle-Asphalt	<b>Water Frontage:</b>
<b>Master BR Dim:</b> 13 x 12	<b>Heating/Cool:</b> Hot Air	<b>Water Body Name:</b>
<b>2nd BR Dim:</b> 13 x 10	<b>Heat Fuel:</b> Kerosene	<b>Roads:</b> Association , Paved
<b>3rd BR Dim:</b>	<b>Water Heater:</b> Gas	<b>Driveway:</b> Paved
<b>4th BR Dim:</b>	<b>Water:</b> Community , Drilled Well	<b>Garage/Park:</b> 3 Parking Space
<b>Other Rm Dim:</b>	<b>Sewer:</b> 1000 Gallon , Community , Concrete , Shared	<b>Garage Capacity:</b> 0
<b>Den Rm Dim:</b> 12 x 12	<b>Electric:</b> 100 Amp , Circuit Breaker	<b>Water Body Restri.:</b>

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath		2			1/2 Bath		0		
3/4 Bath		0			Den		1		
Dining Rm					Family Rm		1		
Kitchen		1			Living Rm		1		
Master BR		1			2nd BR		1		
3rd BR					4th BR				
Other Rm 1									

**Amenities:** 1st Floor Laundry , Alternative Heat Stove , Cable , Cable Internet , Ceiling Fan , Dining Area , Fireplace-Wood , Master BR with BA , Out Building , Porch , Screen Porch , Sunroom , Underground Utilities , 1st Floor Master BR

**Appliances:** Dishwasher , Dryer , Range-Gas , Microwave , Refrigerator , Washer

**Restrictions:** # of Occupants , Pets Allowed

**Negotiable:**

**Elem Sch:** Tuftonboro Central School

**Jr./Mid Sch:** Kingswood Regional Middle

**High Sch:** Kingswood Regional High School

**DOM/DUC:** 322

Lister: Ken Perry of K A Perry Real Estate, LLC

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.

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