

Mfg/Mobile  
4028370 Active

**2 Bayberry**  
**Wolfeboro, New Hampshire 03894**



L \$39,900



<b>Zoning:</b> MH Co-op Resd'l	<b>Rooms:</b> 4
<b>Year Built:</b> 1985	<b>Bedrooms:</b> 2
<b>Color:</b> yellow	<b>Total Baths:</b> 2
<b>Taxes:</b> \$ 537.00	<b>Full:</b> 1
<b>Taxes TBD:</b>	<b>3/4 Baths:</b> 1
<b>Tax Year:</b> 2010	<b>1/2 Baths:</b> 0
<b>Monthly Assoc.\$:</b> \$260	<b>Garage Capacity:</b> 0
<b>Lot Acre:</b> .00	<b>Garage Type:</b> None
<b>Lot SqFt:</b>	<b>Total Fin SqFt:</b> 1,008
<b>Common Land Acres:</b> 144.00	<b>Apx Fin Above Grd:</b> 1,008
<b>Road Frontage:</b> No	<b>Apx Fin Below Grd:</b> 0
<b>Water Frontage:</b>	<b>Foot Print:</b> 72 x 14
<b>Water Acc Type:</b>	<b>Flood Zone:</b> No
<b># of Stories:</b> 1	<b>Style:</b> Manuf./Mobile , Single Wide

<b>Water Body Type:</b>	<b>Water Body Restr.:</b> Unknown	<b>Surveyed:</b> Unknown	<b>Seasonal:</b> No
<b>Water Body Name:</b>	<b>Current/Land Use:</b> No	<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:** A spacious, level, and suprisingly private "lot" in one of NH's finest 55+ Co-op Parks, fully built-out with only 106 homes & with lots of preserved green space on its 185 Acres. Within a mile of Wolfeboro' Historic Lakeside Downtown shops, markets & restaurants. Brand New state-of-the-art Hospital only 1.5 miles away. Very Affordable and Well Maintained single-wide 2 bedroom/2 bath home in move-in condition. Credit & Police checks required, as well as in-person Interview. Should be new owner's Primary Residence.

**Directions:**Rte 28 North of Wolfeboro 1 mile to entrance to the Birches of Wolfeboro, on left. Drive in (@15 mph) to 1st Street on R; 1st home on L. Premier 55+ Co-op Resident-Owned manufactured home Park. In America's Oldest Summer Resort, with 3 Lakes, 3 Public Beaches, & Public Docks all within 2 miles.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	16 x 13	1	Master BR	14 x 13	1	1st	2	1	1	
Kitchen	19 x 13	1	2nd BR	13 x 10	1	2nd				
Dining Rm			3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

<b>Park Name:</b> Birches of Wolf	<b>Co-Op:</b> Yes	<b>Park Approval:</b> Yes	<b>Must Move:</b> No
<b>Mfd/Mobile Make:</b> Burlington	<b>Model #:</b> Greenville TRA085743	<b>Serial #:</b> M3435-HE	
<b>Monthly Fee:</b> \$260	<b>Transfer Fee:</b> \$500	<b>Anchor:</b>	

**Assoc Amenities:** Sewer , Trash , Water  
**Interior Feat.:** 1st Floor Laundry , 1st Floor Master BR , Cable , Cable Internet , Cathedral Ceilings , Ceiling Fan , Draperies , Eat-in Kitchen , Master BR with BA , Skylight , Smoke Det-Hdwired w/Batt  
**Possession:** At Closing

**Exterior Feat.:**  
**Basement:** None  
**Equip./Appl.:** Dishwasher , Dryer , Range-Electric , Refrigerator , Washer  
**Driveway:** Paved  
**Construction:** Manufactured Home  
**Financing:** 3rd Party Approval Reqd  
**Floors:** Carpet , Vinyl  
**Garage/Park:** None  
**Heat Fuel:** Electric  
**Roads:** Association  
**Sewer:** Community , Concrete , Septic , Shared  
**Suitable Land Use:**  
**Fee Includes:** Sewer , Trash , Water  
**Disability:** 1st Floor Full Bathrm , One-Level Home  
**Negotiable:**  
**Excl Sale:**

**Electric:** 200 Amp  
**Exterior:** Vinyl  
**Foundation:** Post/Piers  
**Heating/Cool:** Heat Pump , Hot Air  
**Lot Desc:** Common Acreage  
**Occ. Restrictions:** 55 and Over  
**Roof:** Shingle-Architectural  
**Water:** Community , Drilled Well  
**Water Heater:** Electric  
**Building Certs:**  
**Docs Available:** Association Docs , Property Disclosure

<b>Tax Rate:</b> \$11.04	<b>Assmt:</b> \$48,600.00	<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> Fiduciary	<b>Book/Pg:</b> 1609/ 263	<b>Plan/Survey:</b>
<b>Map/Blck/Lot:</b> 177/ / 10-6	<b>Property ID:</b>	<b>SPAN # (VT):</b> --
<b>Devel/Subdiv:</b> Birches of Wolfeboro	<b>Const. Status:</b> Existing	<b>Home Energy Rating Index:</b>
<b>District:</b> Governor Wentworth Regional	<b>High Sch:</b>	<b>Jr./Mid Sch:</b>
<b>Elem Sch:</b>	<b>Cable:</b> Metrocast	<b>Electric Co:</b> Wolfe Muni
<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>
<b>Auction:</b>		
<b>Auction \$ Det. By:</b>		<b>DOM:</b> 155

PREPARED BY

Ken Perry

Email : ken@OlderHomesNH.com



**K A Perry Real Estate, LLC**

**188 North Wolfeboro Road**

**Wolfeboro, NH 03894**

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

**Off. Ph# :** (603) 569-1563

**Agt. Ph# :** (603) 569-1563 ext.

**Cell Ph# :** (603) 387-2667

**Fax Ph# :** (603) 569-9495



[www.OlderHomesNH.com](http://www.OlderHomesNH.com)

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