

Multi-Family
4880943
Closed

74 A&B Federal Corner Road
Tuftonboro
Unit/Lot #

NH 03816

Listed: 7/6/2021
Closed: 11/8/2021
DOM: 74
\$429,900
\$429,000



County NH-Carroll
VillDstLoc
Year Built 2004
Style Ranch
Color Gray-White
Total Stories 2.5
Taxes TBD No
TaxGrosAmt \$3,488.00
Tax Year 2020
Lot Size Acres 7.340000
Lot - Sqft 319,730

Total Units 2
Total 1 BR Units 0
Total 2 BR Units 1
Total 3+ BR Units 1
Total Leases
Gross Income
Operating Expense
Net Income

Delayed Showing No
Date - Showings Begin

Directions NH Rte 109A (Middle Road) to Tuftonboro General Store. Across from the Store, go up Federal Corner Road <1 mile to #74 on Left, shortly before North Line Road; at the mailbox is the driveway to the TWO houses on this 7 Acre lot! (Roadside drive-bys ONLY, without an Appointment.)

Remarks - Public TWO separate 21st century HOMES on one 7+ Acre Lot in the Low-TAX Town of TUFTONBORO, along Lake WINNIPESAUKEE's Eastern Shore! Multi-GENERATIONAL Families take notice. The c2007 Ranch includes 3 Bdrms, while the smaller c2004 "Guest House" has 2 Bdrms on its main floor. Both homes are in Very Good/Move-Right-In condition, having been well-cared for by the current (and previous) tenants. Either (or both) can be rented to non-family members. The surrounding open & wood-fringed Acres slope slightly towards a wooded wetland with a small stream on the NE half of the parcel. However, generous/open/sun-filled yard areas remain available to each home. TUFTONBORO offers very well-regarded public SCHOOLS: K-6 Tuftonboro Central is <2miles away, while the Middle, High & Tech Schools are located on the Kingswood Regional campus, only 10 mi away in Wolfeboro. Tuftonboro's newer Fire Station is within 1 mi and the just-expanded Tuftonboro Free Library, the soon-to-be-constructed Police Station & the Town Offices are all just beyond the School. The Public Boat Launch (w/parking) & Town Beach on Winnepesaukee are only 2 mi further. Tuftonboro also offers many quality Hiking Trails. Septic System is state-approved for 5-Bdrms, in 2 separate homes. The \$3488 2020 Tax Bill was the Total for the ENTIRE property ...2 homes on 7+ Acres! The current rent in the main house is "below market" for the long-term tenant. See also the Residential Listing: MLS #4870661.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Poured Concrete
Exterior Vinyl Siding
Roof Shingle - Asphalt

Basement Yes
Basement Access Type Interior
Basement Description Concrete, Concrete Floor, Daylight, Full, Partially Finished, Stairs - Interior, Sump Pump, Unfinished, Interior Access

Garage No
Garage Capacity
Garage Type

Footprint 48x31 + 26x26
SqFt-Apx Fin Above Grade 2,148
SqFt-Apx Fin AG Source Assessor
SqFt-Apx Fin Below Grade 338
SqFt-Apx Fin BG Source Other
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Assessor
SqFt-Apx Unfn Below Grade 1,810
SqFt-Apx Unfn BG Source Other
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 2,486
SqFt-Apx Total 4,296

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Style	ranch	small ranch						
Level Number	1	2						
Apx Sqft	1,472	1,011						
Bedrooms	3	2						
Baths	1	1						
Rooms	6	4						
Status	Month to Month	Month to Month						
Deposit								
Rental Agr/Trm	U	M2M	M2M					
Rental Amt/Frq	\$1,100.... MONTH	\$1,100.00 MON...						
Occupant Name								
Occupant Phone								
Showing Instr								
Unit Info	Appliances Included, Ceiling Fan, Dishwasher,	Cathedral Ceiling						
Tenant Pays	All Utilities, Electric, Ground Maintenance, Heat, Hot Water, Internet	All Utilities, Electric, Ground Maintenance, Heat, Hot Water, Landscaping,						

UTILITIES			
Heating	Baseboard, Hot Water, Multi Zone	Separate Utilities	Yes
Heat Fuel	Oil	Utilities	Cable - At Site, Gas - LP/Bottle, High Speed Intrnt -AtSite,
Water Heater	Off Boiler	Telephone Available	
Cooling	None		
Water	Drilled Well		
Sewer	1500+ Gallon, Concrete, Leach Field - At Grade, Leach Field - Existing, Leach Field - On-Site, On-Site Septic Exists, Private, Pump Up, Septic Design Available, Septic Shared	Fuel Company	
Electric	200 Amp, Circuit Breaker(s)	Phone Company	Consolidated Communicat'n
Trash	Private, Recycle, Tenant	Cable Company	Spectrum
		Electric Company	NH Electric Co-op

LOT / LOCATION		
Development / Subdivision	School - District Governor Wentworth Regional	Waterfront Property
	School - Elementary Tuftonboro Central School	Water View
Roads Paved, Public	School - Middle/Jr Kingswood Regional Middle	Water Body Access
Road Frontage Yes	School - High Kingswood Regional High School	
Road Frontage Length 578	Lot Description Country Setting, Level, Open, Sloping, Wetlands , Wooded	Water Body Name
ROW - Parcel Access	Area Description Rural	Water Body Type
ROW - Length		Water Frontage Length
ROW - Width		Waterfront Property Rights
ROW to other Parcel		Water Body Restrictions
Surveyed Yes		
Surveyed By Robert Colbath; 1983		

FEATURES	
Parking	Off Street, On-Site, Parking Spaces 6+
Flooring	Carpet, Hardwood, Tile

Total Rooms Above Ground	9	Green Verification Body
Total Electric Meters	2	Green Verification Progrm
Total Water Heaters	2	Green Verification Year
Total Gas Meters		Green Verification Rating
Total Refrigerators	2	Green Verification Metric
Total Full Baths	2	Green Verification Status
		Green Verification Source
		Green Verification NewCon
		Green Verification URL

PUBLIC RECORDS		
Deed - Recorded Type	Warranty	Map 56
Deeds – Total		Block 1
Deed - Book	2139	Lot 25
Deed - Page	337-8	SPAN#
Property ID		Current Use No
Plan Survey Number	66-025	Land Gains
Zoning	Medium Density Resident'l	
Tax Rate	9.56	Assessment Amount \$364,900
Tax Class		Assessment Year 2019
		Assessments - Special

FINANCIAL DETAILS	
Expenses - Taxes	Expenses - Miscellaneous
Expenses - Insurance	Expenses - Heat
Expenses - Maintenance	Expenses - Trash
Expenses - Management	Expenses - Water
Expenses - Snow	Expense - Utility

DISCLOSURES

Fee 2
Fee 3

Planned Urban Developmt
Foreclosed/Bank-Owned/REO No

Flood Zone Unknown
Seasonal No
Easements Unknown
Covenants No

Items Excluded Refrigerator & Washer & Dryer currently being used in larger home belong to the Tenant.

Documents Available Deed, Plot Plan, Septic Design, Survey, Tax Map

Financing
Financing-Possible Opt

Auction
Date - Auction
Auction Time

Auctioneer - Responsible
Auctioneer License Number
Auction Price Determd By

PREPARED BY

Ken Perry
Cell: 603-387-2667
ken@olderhomesnh.com

My Office Info:

K A Perry Real Estate, LLC
188 North Wolfeboro Road

Wolfeboro NH 03894
Off: 603-569-1563



Listed By:

Ken Perry / K A Perry Real Estate, LLC

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2021 New England Real Estate Network.

74 A&B Federal Corner Road

Tuftonboro NH 03816



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2021 New England Real Estate Network.

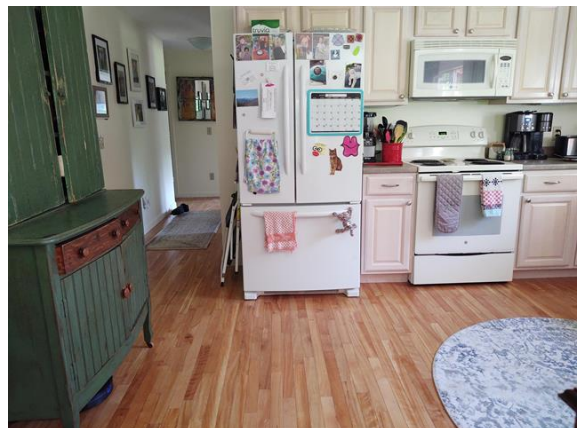
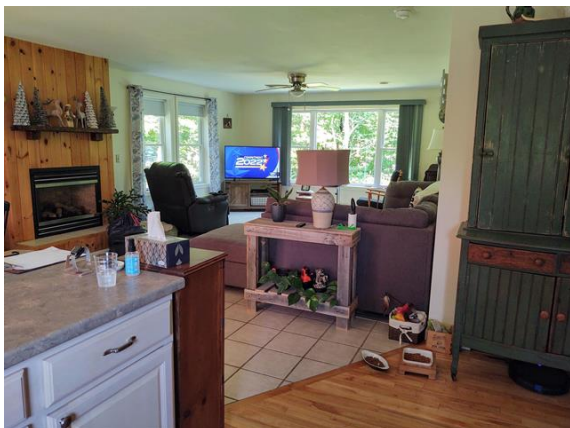
Prep By: K A Perry Real Estate, LLC
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

74 A&B Federal Corner Road

Tuftonboro NH 03816



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2021 New England Real Estate Network.

Prep by: K A Perry Real Estate, LLC
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

74 A&B Federal Corner Road

Tuftonboro NH 03816



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2021 New England Real Estate Network.

Prep by: K A Perry Real Estate, LLC
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

74 A&B Federal Corner Road

Tuftonboro NH 03816



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2021 New England Real Estate Network.

Prep by: K A Perry Real Estate...
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC

74 A&B Federal Corner Road

Tuftonboro NH 03816



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2021 New England Real Estate Network. **Prep by:** K A Perry Real Estate, LLC
Ken Perry

Listed by:

Ken Perry / K A Perry Real Estate, LLC