

Residential **Mobile Home** **39 Willow Avenue** **Listed: 11/15/2023** **\$81,900**
4978084 **Tuftonboro** **NH 03816** **Closed: 1/3/2024** **\$83,000**
Closed **Unit/Lot #** **DOM: 11**



County NH-Carroll
Village/Dist/Locale Center Tuftonboro
Year Built 1973
Style Single Wide, w/Addition
Color gray
Taxes TBD No
Tax - Gross Amount \$435.00
Tax Year 2022
Rooms - Total 6
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 0
Baths - 1/2 1
SqFt-Apx Fin Above Grade 1,376
SqFt-Apx Fin Below Grade 0
SqFt-Apx Total Finished 1,376
Lot Size Acres 0.00
Lot - Sqft
Date - Initial Showings Begin



Directions Take NH Rte 109A/Middle Rd to Tuftonboro (7 mi. N of Wolfeboro). No. Country Village Co-op Park is between the General Store/Post Office & the K-6 School & near the new Fire Station, on the S side of 109A. Enter slowly at 15mph, drive in until the 2nd home on L, just past Juniper Ln, near Mailboxes.

Remarks - Public A Safe & AFFORDABLE family Housing opportunity in the delightful NH town of Tuftonboro, which lies along the eastern shore of NH's largest lake, WINNIPESAUKEE. This c1973 68' single-wide w/Additions offers 2+ Bedrooms (one with its own 1/2 Bath) & separate up-dated Full Bath. The small but private backyard includes a 12'x11' Deck and a 10'x10' Storage Shed. The 57 North Country Village Co-op Homes share 88 ACRES of Land! The \$310 Monthly Lot Rent includes Water, Sewer, Road Maintenance, and weekly Rubbish Pick-up from the end of your driveway. The Community Water system has been recently updated with new water distribution lines from the source to all homes. Soon to begin construction will be a Community Sewer System, replacing the 30+/- separate Leach Fields. Funded by Grants & Loans, the only Rent Increase anticipated for these major upgrades is \$25/month, starting sometime in 2024. The Town of Tuftonboro has a large Public Beach and newer Library, Fire Station & Schools (Gr 7-12 attend Kingswood Regional). CREDIT & CRIMINAL Checks are REQUIRED as well as an In-Person Membership Interview. The one-time \$500 Membership/Transfer Fee will be Reimbursed to the Buyer upon her/his future sale to the next approved Member/Owner. All NCV Co-op homes Must become the Buyer's PRIMARY Residence (i.e. where you Vote, Register your Vehicle/s, and Live 6+ Months each year). NCV homes may NOT be sub-let or Rented to others. All adult residents must undergo a Criminal Background check.

STRUCTURE

Construction Status Existing	Estimated Completion Date	List \$/SqFt Fin ABV Grade	\$59.52
Construction Manufactured Home		SqFt-Apx Unfn Above Grade	100
Foundation Post/Piers		SqFt-Apx Unfn Below Grade	0
Basement No		ROOMS	
Basement Access Type		Porch	1 Bath - Full 1
Exterior Vinyl Siding		Kitchen	1 Bedroom 1
Roof Metal		Living Room	1 Bedroom 1
Garage No		Bedroom with Bath	1 Sunroom 1
Garage Capacity		Living/Dining	1
Garage Type			
Parking Off Street, Parking Spaces 2, Paved			

WATER

Waterfront Property
Water View
Water Body Access

Water Body Name

Water Body Type

Water Frontage Length

WaterFrRit

Water Body Restrictions

SCHOOLS, LOT AND LOCATION

SchDistrict Governor Wentworth Regional **Deed - Recorded Type** Other
SchElem Tuftonboro Central School **Deeds - Total**
SchMiddle Kingswood Regional Middle **Deed - Book** DMV Title
SchHigh Kingswood Regional High School **Deed - Page** 1523238

Owned Land Shared

Lot Description Country Setting, Leased, Level, Pond, Subdivision, Wooded

Area Description Neighborhood, Rural, Village

UTILITIES AND FEATURES**Heating** Hot Air, Stove - Wood**Heat Fuel** Kerosene**Water Heater** Gas - LP/Bottle, Included, Owned, Tank**Cooling** None**Water** Community, Drilled Well**Sewer** 1000 Gallon, Community, Concrete, Leach Field, Septic Shared**Electric** 100 Amp, Circuit Breaker(s), Underground**Utilities** Cable - Available, High Speed Intrnt -Avail**Features - Exterior** Shed**Features - Interior** Natural Light, Walk-in Closet, Wood Stove Hook-up, Laundry - 1st Floor**Flooring** Carpet, Vinyl**Appliances** Dishwasher, Dryer, Range - Gas, Refrigerator, Washer**Equipment** CO Detector, Smoke Detectr-Hard Wired, Stove-Wood**CONDO/ASSOCIATION - MOBILE - AUCTION****Condo Name****Building Number****Units Per Building** 1**Condo Fees****Association Amenities** Club House, Common Acreage, Trash Removal**Mobile Park Name** North Country Village**Mobile Park Approval** Yes**Mobile Park Approval** Yes**Mobile Co-Op** Yes**Mobile Must Move** No**Auction****Date - Auction****Auction Time****Auctioneer Name****DISCLOSURES****Fee** \$310.00

Monthly

Fee Includes Park Rent**Fee 2** \$500.00

One-Time

Fee 2 Includes Mobile Home Transfer**Fee 3****Sale Includes** Manufactured Home, Outbuilding**Items Excluded****Restrictions** # of Occupants, Pets - Cats Allowed, Pets - Dogs Allowed**Timeshare/Fract. Ownrshp** No**Foreclosed/Bank-Owned/REO** No**Flood Zone** Unknown**Seasonal** No**Possession** At Closing**Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages****Buyer Agency**

4.00%

SubAgency

0.00%

NonAgency Facilitator

4.00%

Transactional Broker

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

PREPARED BY

Ken Perry

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Wolfeboro NH 03894

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Listed By:

Ken Perry / K A Perry Real Estate, LLC

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39 Willow Avenue

Tuftonboro NH 03816



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Ken Perry

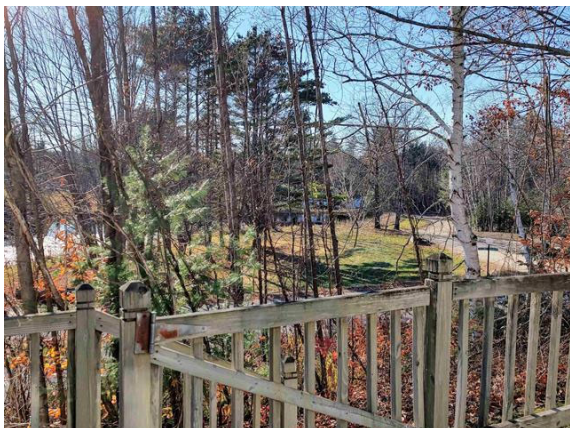
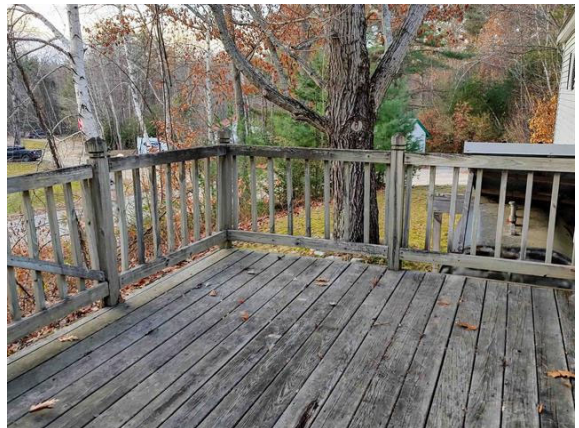


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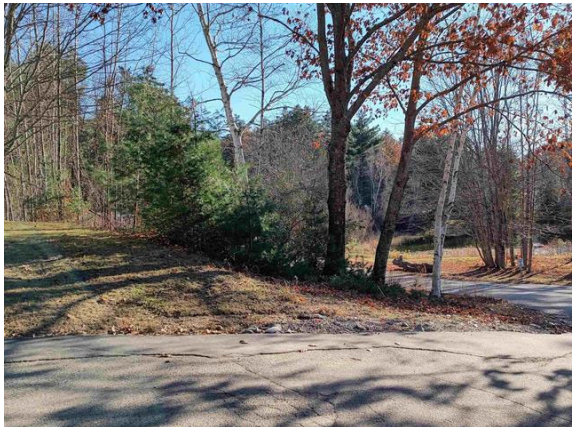
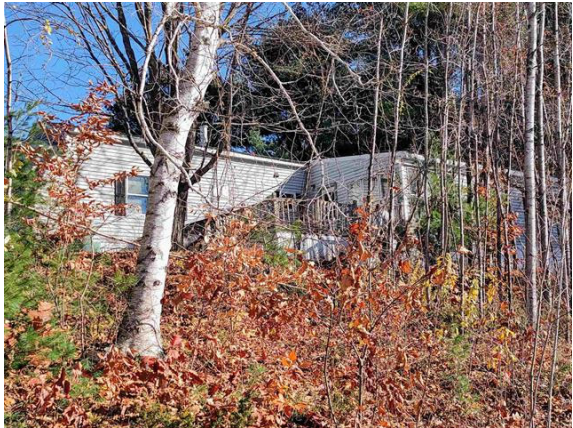
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