

**Residential / Mobile Home**  
**4907820**  
**Closed**

**21 Birch Hill Estates Road**  
**Wolfeboro NH 03894**

**Unit/Lot #:**  
**Price - List \$299,900**  
**Price - Closed \$289,900**  
**Date - Closed 7/14/2022**

**Year Built** 1987  
**Style** Manuf/Mobile

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 0  
**Baths - 1/4** 0  
**SqFt-Tot Finished** 1,620  
**DOM** 7

**Color**  
**Total Stories** 1  
**Zoning** RURAL WEST  
**Taxes TBD** N  
**Gross Taxes/Year** \$1,742.00 / 2021  
**Lot Acres/SqFt** /

**Directions** From downtown Wolfeboro: North on Rte 28 towards Ossipee, turn left onto Birch Hill Estates rd, home is located on the right, on the corner of Birch Hill Estates and Harvey Brook rd, driveway is across from the pond on Birch Hill Estates rd.



Beautifully maintained home in a desirable 55 plus community. This large one level home has so much to offer, a paved driveway with 2 car garage, 2 covered porches, private rear deck, 3 season sunroom, sunny kitchen/dining, large front living room, master suite with new walk-in shower, two additional bedrooms, laundry area, optional heating, central a/c, all this on a large nicely landscaped level lot, nestled in a country setting just minutes from downtown Wolfeboro and its many amenities.  
 \*Agent is related to seller.

#### STRUCTURE

<b>Construction Status</b>	Existing	<b>Footprint</b>	
<b>Construction</b>	Manufactured Home	<b>SqFt-Apx Fin AG/Source</b>	1,620 / Public Records
<b>Foundation</b>	Block, Post/Piers, Skirted	<b>SqFt-Apx Fin BG/Source</b>	0 /
<b>Exterior</b>	Vinyl Siding	<b>SqFt-Apx Unfn AG/Source</b>	0 /
<b>Roof</b>	Shingle	<b>SqFt-Apx Unfn BG/Source</b>	0 /
<b>Basement/Access Type</b>	No /	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>		<b>SqFt-Apx Total Finished</b>	1,620
		<b>SqFt-Apx Total</b>	1,620
<b>Garage/Capacity</b>	Yes / 2	<b>Mobile Make/Model</b>	/
<b>Garage Type</b>	Detached	<b>Mobile Serial Number</b>	
<b>Garage Description</b>		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Sunroom		1			
Kitchen/Dining		1			
Living Room		1			
Bedroom		1			
Bedroom		1			
Primary BR Suite		1			

#### UTILITIES

<b>Heating</b>	Forced Air, Heat Pump, Monitor Type	<b>Services</b>	Cable - Available, Gas - LP/Bottle, High Speed Intrnt -Avail, Telephone Available, Underground Utilities
<b>Heat Fuel</b>	Electric, Gas - LP/Bottle	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Central AC	<b>Fuel Company</b>	
<b>Water</b>	Community, Shared	<b>Phone Company</b>	
<b>Sewer</b>	Shared	<b>Cable Company</b>	
<b>Electric</b>	200 Amp	<b>Electric Company</b>	

<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>	<b>ROW-Parcel Access</b>
<b>Water Body Access</b>		<b>School - District</b>	<b>ROW-Length/Width</b> /
<b>Water Body Type</b>		<b>School - Elementary</b>	<b>ROW to other Parcel</b>
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	<b>Roads</b> Association, Paved
<b>Water Frontage Lngth</b>		<b>School - High</b>	<b>Road Front/Length</b> Yes / 1
<b>Water Restrictions</b>		<b>Mobile Park Name</b> The Birches of Wolfeboro	<b>Surveyed/By</b> Unknown
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>	<b>Owned Land</b> Shared
<b>Common Land Acres</b>		<b>Building #</b>	<b>Units Per Building</b>
<b>Suitable Use</b>		<b>Lot Desc</b> Corner, Deed Restricted, Landscaped, Level	<b>Area Desc</b>

FEATURES

<b>Flooring</b> Carpet, Vinyl, Vinyl Plank	<b>Association Amenities</b> Common Acreage, RV Parking, Trash Removal
<b>Appliances</b> Dryer, Microwave, Range - Gas, Refrigerator, Washer	<b>Driveway</b> Paved
<b>Water Heater</b> Electric	<b>Parking</b> Garage, Parking Spaces 4

<b>Green Verification Progm</b>	<b>Green Verification Rating/Metric</b> /
<b>Green Verification Body</b>	<b>Green Verification New Construction</b>
<b>Green Verification Status/Year</b> /	<b>Green Verification URL</b>

PUBLIC RECORDS

<b>Deed - Recorded Type</b> Warranty	<b>Deeds - Total</b>	<b>Deed Book/Page</b> 3375 / 697
<b>Map</b> 177	<b>Block</b> 010	<b>Lot</b> 056
<b>SPAN #</b>	<b>Property ID</b>	<b>Plan Survey Number</b>
<b>Assment Amount/Year</b> /	<b>Assments - Special</b>	<b>Current Use</b>
<b>Tax Class</b>	<b>Tax Rate</b>	<b>Land Gains</b>

DISCLOSURES

<b>Fee/Fee Frequency</b> \$125.00 / One-Time	<b>Fee Includes</b> Other
<b>Fee 2/Fee 2 Frequency</b> \$500.00 / One-Time	<b>Fee 2 Includes</b> Buy In Fee
<b>Fee 3/Fee 3 Frequency</b> \$340.00 / Monthly	<b>Fee 3 Includes</b> Plowing, Sewer, Trash, Water, Park Fees
<b>\$/SqFt Fin. Above Grade</b> \$185.12	<b>Sale Includes</b>
<b>PUD</b>	<b>Negotiable</b>
<b>Comp Only/Type</b> No /	<b>Foreclsd/BankOwnd/REO</b> No <b>Auction</b>
<b>Seasonal</b> No	<b>Restrictions</b>
<b>Mobile Park Approval</b> Yes	<b>Mobile Co-Op</b> Yes <b>Mobile Must Move</b>
<b>Flood Zone</b> Unknown	<b>Rented</b>
<b>Covenants</b> Yes	<b>Easements</b>
<b>Possession</b>	<b>Documents Available</b>
<b>Timeshre/Fract Ownrshp?</b> No	<b>T/F Ownrshp Amt/Type</b> /
<b>Auctioneer - Responsible</b>	<b>Auction Date/Time</b> /
<b>Auctioneer License #</b>	<b>Auction Info</b>
<b>Auctn Price Determnd By</b>	<b>Items Excluded</b>
<b>Delayed Showing/Begin Date</b> N /	<b>Price - Original</b> \$299,900

PREPARED BY

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Listed By:

Amy Stanley - Maxfield Real Estate/ Alton



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Prep By: K A Perry Real Estate, LLC

Ken Perry



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