

Residential
5050208
Closed

**33 Juniper Drive
Tuftonboro
Unit/Lot #**

NH 03816

DOM: 93

\$79,900
\$85,000



County	NH-Carroll	Rooms Total	4
VillDstLoc	Center Tuftonboro	Bedrooms Total	2
Year Built	1980	Bathrooms Total	2
Architectural Style	Manuf/Mobile, Single Wide	Bathrooms Full	1
Color	blue	Bathrooms Three	1
Total Stories	1	Quarter	
Taxes TBD	Yes	Bathrooms Half	0
TaxAnnIAmt	\$403.00	Bathrooms One	0
Tax Year	2024	Quarter	
Tax Year Notes		Total Finished Area	958
		Total Area	1,078
		Lot Size Acres	0.00
		Lot Size Square Feet	
Date Initial Showings Begin		Footprint	65x14 & 24x12

Date Initial Showings Begin

Directions On South side of Rte 109A (Middle Rd), midway between Federal Corner & Ledge Hill Roads. Drive in (@15 mph please) to 3rd L; Last home on R. 55 Households share 88 Acres in low-tax Tuftonboro. 8 mi S to Downtown Wolfeboro; 10 mi E to Big Stores at Rtes 28&16 in Ossipee.

Public Remarks While in need of some TLC, this c1980 Burlington home (w/pitched roof and additions) is a surprisingly spacious home that can be lived in As Is. It offers a Large well-windowed Living Room with a wood burning fireplace and a Primary Bedroom that includes a private 3/4 bath & large walk-in closet. On the other side of the eat-in Kitchen are the Laundry area, Full Bath & 2nd Bedroom. Off the Living Room is a Sun Porch overlooking the front yard. Off the Kitchen is a spacious back porch/mud-room & a storeroom. Privately set at the end of Juniper Dr, the Stonewall running behind the paved Parking & area is the border between NCV Co-op & and a large undeveloped wooded parcel. Children & other small pets are welcome. Water recently completed; Septic updates in progress. Within 1 mile are the Fire & Rescue Department, 75-Acre Central Park w/hiking trails, the K-6 Tuftonboro Central School, and the recently expanded Tuftonboro Free Library, open Tuesday-Sunday. 3 miles away are the Town's Boat Launch & BEACH on LAKE WINNIPESAUKEE. Gr7-12 students attend the well-regarded Kingswood Regional Middle, High & Tech Schools 10 miles South in Wolfeboro. Wolfeboro also offers the up-dated Huggins Hospital and its Lakeside downtown Shops, Stores & Restaurants. The one-time \$500 Transfer Fee is refundable upon re-sale. Credit & Police checks & a successful Interview are required. This very affordable home is NOT available for Seasonal use; it must be used as a PRIMARY Residence ONLY.

STRUCTURE

Construction Status	Existing	Estimated Completion	
Structure Type	Manufactured Home		
Rehab Needed	No		
Construction Materials	Aluminum Siding		
Foundation Details	Gravel/Pad, Post/Piers, Skirted		
Roof	Architectural Shingle		
Basement	No		
Basement Description	None		
Basement Access Type			
Garage	No		
Garage Capacity	0		
		Above Grade Finished Area	958
		List \$/SqFt Fin ABV Grade	\$83.40
		Above Grade Finished Area Source	Assessor
		Above Grade Unfinished Area	120
		Above Grade Unfinished Area Source	Assessor
		Below Grade Finished Area	0
		List \$/SqFt Fin Below Grade	
		Below Grade Finished Area Source	Assessor
		List \$/SqFt Fin Total	\$83.40
		Below Grade Unfinished Area	0
		Below Grade Unfinished Area Source	Assessor
		Total Below Grade Area	
		Total Below Grade Area Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Eat-in Kitchen	13 x 11	1	
Living Room	17 x 15	1	
Bedroom with Bath	13 x 13	1	
Bedroom	11 x 10	1	
Porch	12 x 11	1	Bathroom Full 8 x 8
Porch	8 x 7	1	Bathroom Three Quarter 6 x 6
Other	10x8 unheated workshop-storage	1	

PUBLIC RECORDS	
DeedRecTy	Limited
Warranty Deed	
Total Deeds	
Deed Book	2936
Deed Page	814
Deed 2 Book	
Deed 2 Page	
PlanSurv#	
Property ID	
Zoning	Manufac. Home Co
-op Park	
	Map 55
	Block 1
	Lot 006-33
	SPAN#
	Tax Class
	Tax Rate 7.62
	Current Use
	Land Gains
	Assessment Year 2024
	Assessment Amount \$52,900
	Special Assessments

LOT & LOCATION

Development / Subdivision	North Country Village Manufactured Home Co-op Park	School District	Governor Wentworth Regional
Owned Land	Shared	Elementary School	Tuftonboro Central School
		Middle/Jr School	Kingswood Regional Middle
		High School	Kingswood Regional High School

Waterfront Property	No
Water View	
Water Body Access	
Water Body Name	
Water Body Type	
Water Frontage Length	
Waterfront Property Rights	
Water Body Restrictions	

Road Frontage	Yes	Lot Features	Country Setting, Level
Road Frontage Type	Association, Paved, Shared	Suitable Use	Residential
		Zoning Description	Residential

ROW Length **Surveyed** Unknown
ROW Width **Surveyed** Unknown
ROW Parcel Access **Surveyed By**
ROW to other Parcel

UTILITIES

Heating Kerosene, Hot Air
Cooling Other
Water Source Community, Drilled Well
Sewer Community, Shared
Electric 100 Amp Service, Circuit Breaker(s)

Utilities Cable, Underground Utilities
Internet Cable Internet

Fuel Company owner's choice
Electric Company NH Electric Co-op
Cable Company Spectrum
Phone Company Consolidated Communicat'n

FEATURES

Exterior Features Natural Shade, Outbuilding, Porch, Enclosed Porch, Window Screens, Double Pane Window(s)
Driveway Paved
Parking Features Parking Spaces 3 - 5
Flooring Carpet, Vinyl
Interior Features Wood Fireplace, Primary BR w/ BA, 1st Floor Laundry

Appliances Dryer, Gas Range, Refrigerator, Washer, Electric Water Heater
Other Equipment Window AC
Accessibility Features 1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Full Bathroom, Access to Parking, Bathroom w/Tub, One-Level Home, Paved Parking, 1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building 1
Condo Limited Common Area
Condo Fees
Association Amenities Clubhouse, Master Insurance, Common Acreage, Trash Removal

Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name North Country Village Manufactured Home Co-op
Mobile Make Burlington
Mobile Model Name Brunswick
MobileSer# 661 3/4 BFR M 1837-GJ

Mobile Anchor Unknown
Mobile Co-Op Yes
Mobile Park Approval Yes
Mobile Must Move No

DISCLOSURES

Fee \$335.00 Monthly **Fee Includes** Sewer, Trash, Water, Park Rent
Fee 2 \$500.00 One-Time **Fee 2 Includes** Mobile Home Transfer
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Possession At Closing
Flood Zone Unknown
Seasonal No
Easements
Covenants Yes
Resort No
Right of First Refusal

Exclusions
Restrictions # of Occupants
Pets Allowed Cats OK, Dogs OK, Number Limit

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

PREPARED BY

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

**My Office Info:**

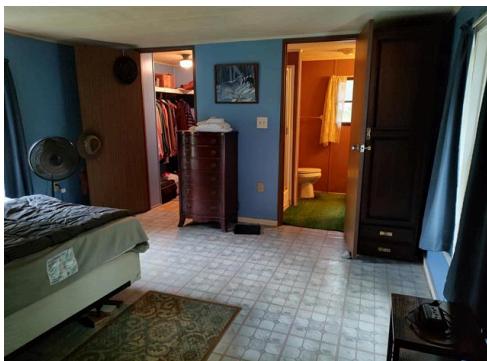
K A Perry Real Estate, LLC
188 North Wolfeboro Road

Wolfeboro NH 03894
Off: 603-569-1563

Listed by:

Ken Perry/ K A Perry Real Estate, LLC

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Listed by:

Ken Perry / K A Perry Real Estate, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry



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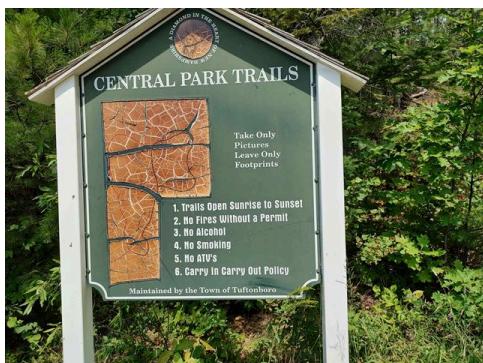
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