

Residential / Mobile Home
4907561
Closed

57 Maplewood Circle
Tuftonboro NH 03816
Center Tuftonboro

Unit/Lot #:
Price - List \$97,500
Price - Closed \$72,000
Date - Closed 6/3/2022

Year Built 1985
Style Double Wide
Color white
Total Stories 1
Zoning Res'l; Manuf. Home Park
Taxes TBD N
Gross Taxes/Year \$550.00 / 2021
Lot Acres/SqFt 0.000000 /

Rooms - Total 7
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 1,456
DOM 9

Directions Take NH Rte 109A/Middle Rd to Tuftonboro (7 mi. N of Wolfeboro.) N Country Village Co-op Park is between the General Store/Post Office & the K-6 School, on the S side of the road & not far from the new Fire Station. At 15mph, drive in until U C the Pond; then L & R to Maplewood; #57 is 3rd on the L.

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 c1985 44'x28' (+16'x14') Double-wide offers a 14'x12' Primary Bedroom w/walk-in Closet & its own 3/4 Bath. There is also Another 14'x12' Bedroom right next to the Full Bath and a 13'x9' office/den/study. The private backyard includes an 8'x8' Deck and a 12'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. While still under some Water Conservation requirements, the long-anticipated Water System Improvements (adding another drilled well, up-grades to the Co-op's water storage capacity & all new water lines from source to all homes) are nearly finished; the final steps will be repairing disturbed lawns & roadways! Funded by Grants and affordable financing, no Monthly Rent increase is anticipated. 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	Footprint	44'x 28' + 16'x14'
Construction	Manufactured Home	SqFt-Apx Fin AG/Source	1,456 / Assessor
Foundation	Post/Piers	SqFt-Apx Fin BG/Source	0 / Assessor
Exterior	Vinyl Siding	SqFt-Apx Unfn AG/Source	0 / Assessor
Roof	Metal	SqFt-Apx Unfn BG/Source	0 / Assessor
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description	None	SqFt-Apx Total Finished	1,456
		SqFt-Apx Total	1,456
Garage/Capacity	No /	Mobile Make/Model	Burlington / #6775 Burlington II-Br...
Garage Type		Mobile Serial Number	TRA #089007&8 A&B
Garage Description		Mobile Anchor	Unknown
		Units Per Building	1

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Mudroom	13 x 12	1			
Dining Room	13 x 10	1			
Kitchen	16 x 10	1			
Living Room	17 x 16	1			
Office/Study	13 x 9	1			
Bath - Full	10 x 7	1			
Primary Bedroom	14 x 12	1			
Bath - 3/4	7 x 6	1			
Bedroom	14 x 12	1			

UTILITIES

Heating	Forced Air, Hot Air, Stove - Pellet	Services	Cable, Cable - At Site, Internet - Cable
Heat Fuel	Kerosene, Pellet		
Cooling	None	Management Co/Phone	None; Volunteer Board / 603-569-5495
Water	Community, Drilled Well	Fuel Company	Buyer's choice
Sewer	1000 Gallon, Community, Concrete, Leach Field, Septic Shared	Phone Company	Consolidated Communicat'n
Electric	100 Amp, Circuit Breaker(s), Underground	Cable Company	Spectrum
		Electric Company	NH Co-op

County	NH-Carroll	Devel/Subdiv	North Country Village Manufac...	ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Tuftonboro Central School	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Association, Dead ...
Water Frontage Lngth		School - High	Kingswood Regional High Sch...	Road Front/Length	No /
Water Restrictions		Mobile Park Name	North Country Village Manufac...	Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name		Owned Land	Shared
Common Land Acres	88.00	Building #		Units Per Building	1
Suitable Use		Lot Desc	Country Setting, Leased, Level, Pond, Slight, Sloping, Subdivision, Wooded	Area Desc	Neighborhood, Rural, Village

FEATURES

Features - Interior	Ceiling Fan, Dining Area, Fireplace - Wood, Natural Light, Window Treatment, Wood Stove Insert, Laundry - 1st Floor	Association Amenities	Club House, Common Acreage, Trash Removal
Flooring	Carpet, Vinyl	Features - Exterior	Outbuilding, Shed, Storage
Appliances	Dryer, Range - Electric, Refrigerator, Washer	Driveway	Paved
Equipment	Smoke Detectr-Hard Wired	Parking	Off Street, Parking Spaces 2, Paved
Water Heater	Electric	Features - Accessibility	1st Floor 3/4 Bathroom, 1st Floor Bedroom, 1st Floor Full Bathroom, One-Level Home, Paved Parking, 1st Floor Laundry

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

PUBLIC RECORDS

Deed - Recorded Type	Limited Warranty Deed	Deeds - Total		Deed Book/Page	3554 / 973
Map	55	Block	1	Lot	6-57
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$54,600 / 2018	Assments - Special		Current Use	N
Tax Class		Tax Rate	10.08	Land Gains	

DISCLOSURES

Fee/Fee Frequency	\$310.00 / Monthly	Fee Includes	Park Rent	
Fee 2/Fee 2 Frequency	\$500.00 / Other	Fee 2 Includes	Mobile Home Transfer	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes		
\$/SqFt Fin. Above Grade	\$66.96	Sale Includes	Manufactured Home, Outbuilding	
PUD		Negotiable		
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No	Auction
Seasonal	No	Restrictions		
Mobile Park Approval	Yes	Mobile Co-Op	Yes	Mobile Must Move No
Flood Zone	No	Rented	No	Rental Amount
Covenants	Yes	Easements		Resort No
Possession	At Closing	Documents Available		
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/	
Auctioneer - Responsible		Auction Date/Time	/	
Auctioneer License #		Auction Info		
Auctn Price Determnd By		Items Excluded		
Delayed Showing/Begin Date	N /	Price - Original	\$97,500	

PREPARED BY

Ken Perry - Cell: 603-387-2667

ken@OlderHomesNH.com

K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road
Wolfeboro NH 03894



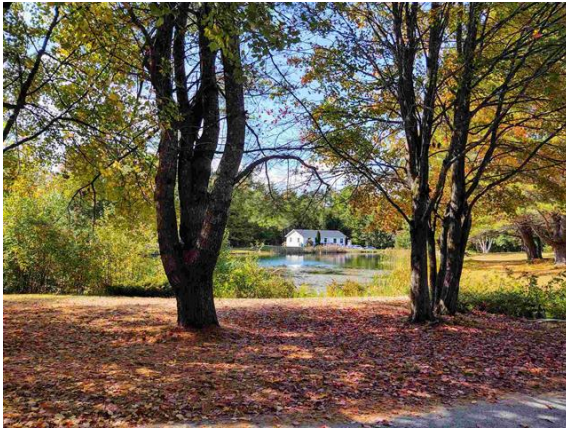
Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Listed By:

Ken Perry - K A Perry Real Estate, LLC

57 Maplewood Circle

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 2022 Northern New England Real Estate Network.

Listed by:

Ken Perry / K A Perry Real Estate, LLC

Prep By: K A Perry Real Estate, LLC

Ken Perry

57 Maplewood Circle

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 2022 Northern New England Real Estate Network.

Listed by:

Ken Perry / K A Perry Real Estate, LLC

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

57 Maplewood Circle

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 2022 Northern 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



57 Maplewood Circle

Tuftonboro NH 03816

