

Residential / Mobile Home
4905318
Closed

6 Birch Hill Drive
Wolfeboro NH 03894

Unit/Lot #:

Price - List \$289,900
Price - Closed \$289,900
Date - Closed 5/25/2022

Year Built 2022
Style Manuf/Mobile
Color
Total Stories 1
Zoning Res
Taxes TBD Y
Gross Taxes/Year /
Lot Acres/SqFt 0.000000 /

Rooms - Total 7
Bedrooms - Total 2
Baths - Total 2
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 1,280
DOM 0

Directions From Wolfeboro, take Route 28 towards Ossipee, Birch Hill Drive will be on your left just past Whitten Neck Road. #6 will be on your left.



Welcome to Birch Hill, New Hampshire's premier over 55 Co-op. Located just minutes from downtown Wolfeboro and all it has to offer. Albee Beach and the Rail Trail are at your fingertips. Dining, shopping, it is all here for you to enjoy. Park approval required

STRUCTURE

Construction Status	Existing	Footprint	
Construction	Manufactured Home	SqFt-Apx Fin AG/Source	1,280 / Estimated
Foundation	Slab - Concrete	SqFt-Apx Fin BG/Source	0 / Other
Exterior	Vinyl Siding	SqFt-Apx Unfn AG/Source	0 / Other
Roof	Shingle	SqFt-Apx Unfn BG/Source	0 / Other
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description		SqFt-Apx Total Finished	1,280
Garage/Capacity	No /	SqFt-Apx Total	1,280
Garage Type		Mobile Make/Model	Champion /
Garage Description		Mobile Serial Number	
		Mobile Anchor	
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen/Living		1			
Den		1			
Primary Bedroom		1			
Bedroom		1			
Bath - Full		1			
Bath - Full		2			

UTILITIES

Heating	Forced Air	Services	Cable - Available, Gas - LP/Bottle, High Speed Intrnt -Avail
Heat Fuel	Gas - LP/Bottle	Management Co/Phone	/
Cooling	None	Fuel Company	Eastern Propane
Water	Community	Phone Company	Consolidated/Breezeline
Sewer	1250 Gallon, Leach Field - Existing, On-Site Septic Exists, Priv...	Cable Company	Consolidated/Breezeline
Electric	200 Amp	Electric Company	Wolfeboro Municipal

County NH-Carroll	Devel/Subdiv	ROW-Parcel Access
Water Body Access	School - District Governor Wentworth Regional	ROW-Length/Width /
Water Body Type	School - Elementary Carpenter Elementary	ROW to other Parcel
Water Body Name	School - Middle/Jr Kingswood Regional Middle	Roads Association, Paved...
Water Frontage Lngth	School - High Kingswood Regional High Sch...	Road Front/Length No /
Water Restrictions	Mobile Park Name The Birches of Wolfeboro	Surveyed/By Yes
Condo Ltd Comm Area	Condo Name	Owned Land No
Common Land Acres 100.00	Building #	Units Per Building
Suitable Use	Lot Desc Country Setting, Wooded	Area Desc

FEATURES

Appliances Dishwasher, Refrigerator, Stove - Gas	Association Amenities Common Acreage, Trash Removal
Water Heater Electric	Driveway Paved

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 Warranty	Deeds -- Total	Deed Book/Page 0 / 0
Map 000177	Block 000010	Lot 000010
SPAN #	Property ID	Plan Survey Number
Assmt Amount/Year /	Assments - Special	Current Use
Tax Class	Tax Rate	Land Gains

DISCLOSURES

Fee/Fee Frequency \$125.00 / One-Time	Fee Includes Other
Fee 2/Fee 2 Frequency \$500.00 / One-Time	Fee 2 Includes Buy In Fee
Fee 3/Fee 3 Frequency \$340.00 / Monthly	Fee 3 Includes Plowing, Sewer, Trash, Water, Park Rent
\$/SqFt Fin. Above Grade \$226.48	Sale Includes
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
Flood Zone No	Rented Rental Amount
Covenants Yes	Easements Resort
Possession At Closing	Documents Available
Timeshrp/Fract Ownrshp? No	T/F Ownrshp Amt/Type /
Auctioneer - Responsible	Auction Date/Time /
Auctioneer License #	Auction Info
Auctn Price Determdn By	Items Excluded
Delayed Showing/Begin Date N /	Price - Original \$289,900

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



6 Birch Hill Drive

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6 Birch Hill - Street View



Rear of Home