

Residential
5050354
Active

Single Family

33 Juniper Drive
Tuftonboro
Unit/Lot #

NH 03816

Listed: 7/6/2025
Closed:
DOM: 65

\$90,000



County NH-Carroll
VillDstLoc Center Tuftonboro
Year Built 1980
Architectural Style Manuf/Mobile, Single Wide
Color blue
Total Stories 1
Taxes TBD No
TaxAnnlAmt \$403.00
Tax Year 2024
Tax Year Notes

Rooms Total 4
Bedrooms Total 2
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Total Finished Area 958
Total Area 1,078
Lot Size Acres 0.00
Lot Size Square Feet
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 Cenral 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
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

Estimated Completion

Above Grade Finished Area 958
List \$/SqFt Fin ABV Grade \$93.95
Above Grade Finished Area Source Assessor
Above Grade Unfinished Area 120
Above Grade Unfinished Area Source Measured
Below Grade Finished Area 0
List \$/SqFt Fin Below Grade
Below Grade Finished Area Source
List \$/SqFt Fin Total \$93.95
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	Map 55
Warranty Deed	Block 1
Total Deeds	Lot 006-33
Deed Book 2936	SPAN#
Deed Page 814	Tax Class
Deed 2 Book	Tax Rate 7.62
Deed 2 Page	Current Use
PlanSurv#	Land Gains
Property ID	Assessment Year 2024
Zoning Manufac. Home Co-op Park	Assessment Amount \$52,900
	Special Assessments

LOT & LOCATION

Development / Subdivision North Country Village Manufactured Home Co-op Park
Owned Land No

School District Governor Wentworth Regional
Elementary School Tuftonboro Central School
Middle/Jr School Kingswood Regional Middle
High School Kingswood Regional High School

Waterfront Property No

Road Frontage Yes
Road Frontage Type Association, Paved, Shared

Lot Features Country Setting, Level, Rural, Near School(s)
Suitable Use Residential
Zoning Description Residential

Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed Unknown
Surveyed By

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
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3
Fee Includes Sewer, Trash, Water, Park Rent
Fee 2 Includes Mobile Home Transfer

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

Possession At Closing
Flood Zone Unknown
Seasonal No
Easements
Covenants Yes
Resort No

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 Verification Body	Green Verificatn Body 2
Green Verification Progrm	Green Verificatn Progrm 2
Green Verification Year	Green Verificatn Year 2
Green Verification Rating	Green Verificatn Rating 2
Green Verification Metric	Green Verificatn Metric 2
Green Verification Status	Green Verificatn Status 2
Green Verification Source	Green Verificatn NewCon 2
Green Verification NewCon	Green Verification Source 2
Green Verification URL	Green Verificatn URL 2
Green Verification Body	Green Verificatn Body 3
Green Verification Progrm	Green Verificatn Progrm 3
Green Verification Year	Green Verificatn Year 3
Green Verification Rating	Green Verificatn Rating 3
Green Verification Metric	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 3
Green Verification Source	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 3

PREPARED BY

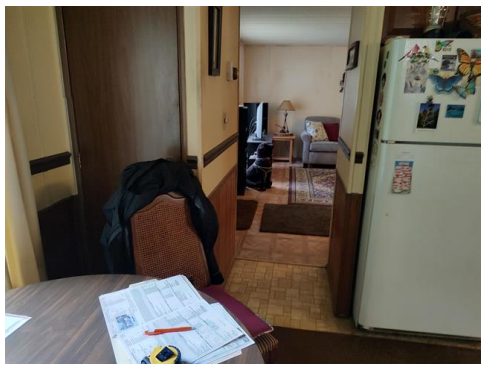
Ken Perry
Cell: 603-387-2667
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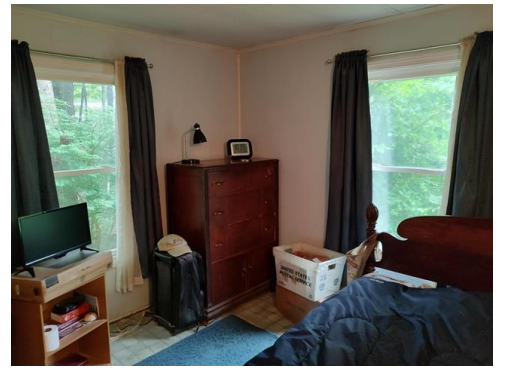
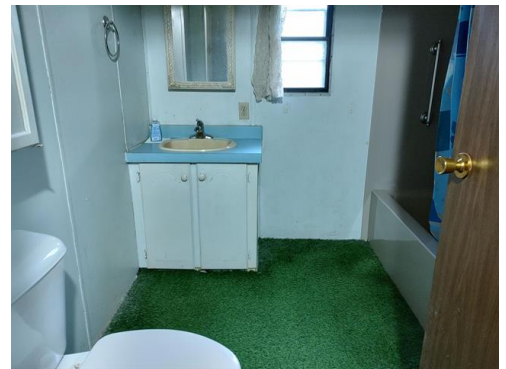
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Prep by: K A Perry Real Estate, LLC

Ken Perry

Listed by:

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