

**Residential**      **Mobile Home**      **27 Juniper Drive**  
**4979263**                      **Tuftonboro**                      **NH 03816**  
**Closed**                      **Unit/Lot #**

**Listed: 12/2/2023**      **\$84,900**  
**Closed: 12/28/2023**      **\$79,900**  
**DOM: 11**



**County** NH-Carroll  
**Village/Dist/Locale** Center Tuftonboro  
**Year Built** 1972  
**Style** Single Wide, w/Addition  
**Color** gray  
**Taxes TBD** No  
**Tax - Gross Amount** \$390.00  
**Tax Year** 2022  
**Rooms - Total** 5  
**Bedrooms - Total** 2  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 1,002  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 1,002  
**Lot Size Acres** 0.00  
**Lot - Sqft**  
**Date - Initial Showings Begin**



**Directions** Take NH Rte 109A/Middle Rd to Ctr Tuftonboro (7 mi. N of Wolfeboro). North Country Village Co-op Park is between the General Store/Post Office & the K-6 School & near the new Fire Station, on the S side of 109A. Enter slowly at 15mph, drive in to home on Left corner of Willow Avenue & Juniper Drive.

**Remarks - Public** A Safe & AFFORDABLE Housing opportunity in the delightful town of Tuftonboro on the eastern shore of NH's largest lake, WINNIPESAUKEE. This c1972 68' single-wide w/added Porch, offers 2 Bedrooms (one with its own 1/2 Bath) & a separate up-dated Full Bath. The backyard includes a 10'x10' DECK, Swing Set & Storage Shed. New vinyl siding & windows in 2008 & Metal Roof in 2010. The 57 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. The Community Water system has been recently updated with new water distribution lines from the source to all homes. Soon to begin construction will be a Community Sewer System, replacing the 30+/- separate Leach Fields. Funded by Grants & Loans, the only Rent Increase anticipated for these major upgrades is \$25/month, starting sometime in 2024. The Town of Tuftonboro has a large Public Beach and newer Library, Fire Station & Schools (Gr 7-12 attend Kingswood Regional). 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**

<b>Construction Status</b> Existing	<b>Estimated Completion Date</b>	<b>List \$/SqFt Fin ABV Grade</b>	\$84.73
<b>Construction</b> Manufactured Home		<b>SqFt-Apx Unfn Above Grade</b>	189
<b>Foundation</b> Post/Piers		<b>SqFt-Apx Unfn Below Grade</b>	0
<b>Basement</b> No		<b>ROOMS</b>	
<b>Basement Access Type</b>		Porch	1 Bath - Full 1
<b>Exterior</b> Vinyl Siding		Kitchen	1 Bedroom 1
<b>Roof</b> Metal		Living Room	1 Bath - 1/2 1
<b>Garage</b> No		Bedroom with Bath	1
<b>Garage Capacity</b>		Living/Dining	1
<b>Garage Type</b>			
<b>Parking</b> Off Street, Parking Spaces 2, Paved			

**WATER**

**Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**SCHOOLS, LOT AND LOCATION**

<b>SchDistrict</b> Governor Wentworth Regional	<b>Deed - Recorded Type</b> Limited Warranty Deed
<b>SchElem</b> Tuftonboro Central School	
<b>SchMiddle</b> Kingswood Regional Middle	
<b>SchHigh</b> Kingswood Regional High School	<b>Deeds - Total Deed - Book</b> 2166
<b>Owned Land</b> No	
<b>Lot Description</b> Country Setting, Leased, Level, Pond, Subdivision, Wooded	
<b>Area Description</b> Neighborhood, Rural, Village	

**UTILITIES AND FEATURES**

**Heating** Hot Air  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Gas - LP/Bottle, Included, Owned, Tank  
**Cooling** None  
**Water** Community, Drilled Well  
**Sewer** 1000 Gallon, Community, Concrete, Leach Field, Septic Shared, Shared  
**Electric** 100 Amp, Circuit Breaker(s), Underground  
**Utilities** Cable - Available, High Speed Intrnt -Avail

**Features - Exterior** Shed  
**Features - Interior** Natural Light, Laundry - 1st Floor  
**Flooring** Vinyl  
**Appliances** Dryer, Microwave, Range - Electric, Refrigerator, Washer

**CONDO/ASSOCIATION - MOBILE - AUCTION**

**Condo Name** **Mobile Park Name** North Country Village **Auction** No  
**Building Number** Manufactured Home Co-op **Date - Auction**  
**Units Per Building** 1 **Mobile Park Approval** Yes **Auction Time**  
**Condo Fees** **Mobile Co-Op** Yes **Auctioneer Name**  
**Association Amenities** Club House, **Mobile Must Move** No  
Common Acreage, Trash Removal

**DISCLOSURES**

**Fee** \$310.00 Monthly **Fee Includes** Park Rent  
**Fee 2** \$500.00 One-Time **Fee 2 Includes** Mobile Home Transfer  
**Fee 3**

**Sale Includes** Manufactured Home, Outbuilding  
**Items Excluded**  
**Restrictions** # of Occupants, Pets - Cats Allowed, Pets - Dogs Allowed

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** Unknown  
**Seasonal** No  
**Possession** At Closing

**Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages**

**Buyer Agency** 4.00% **SubAgency** 0.00\$ **NonAgency Facilitator** 4.00% **Transactional Broker**

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

**PREPARED BY**

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**My Office Info:**

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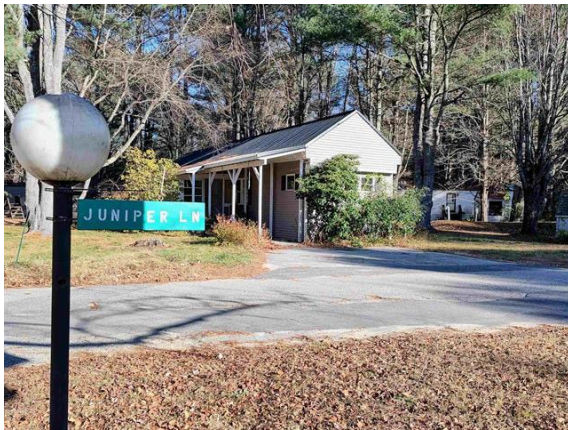
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Ken Perry / K A Perry Real Estate, LLC

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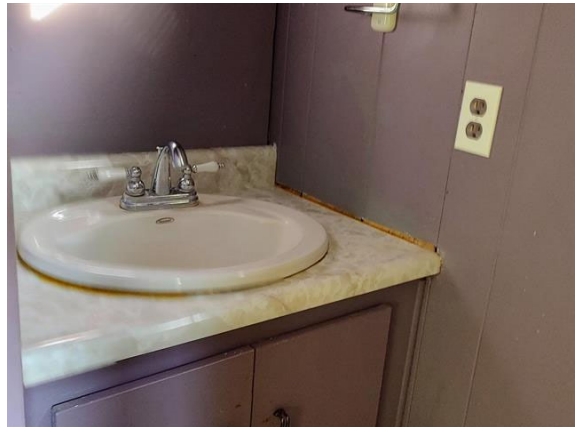


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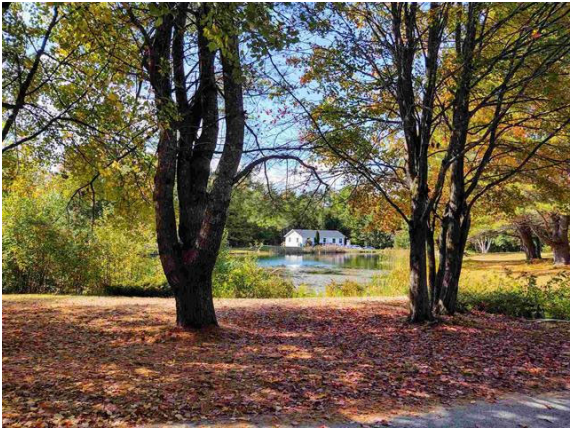
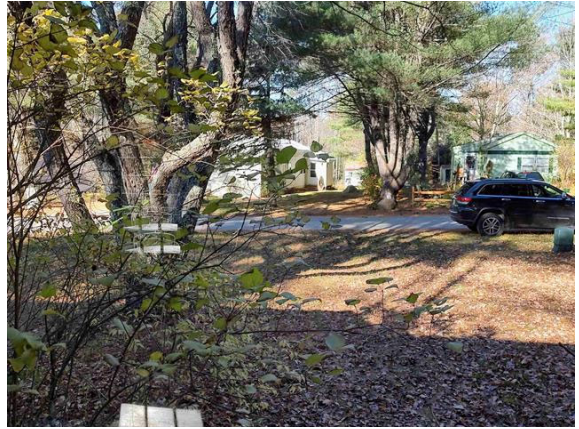
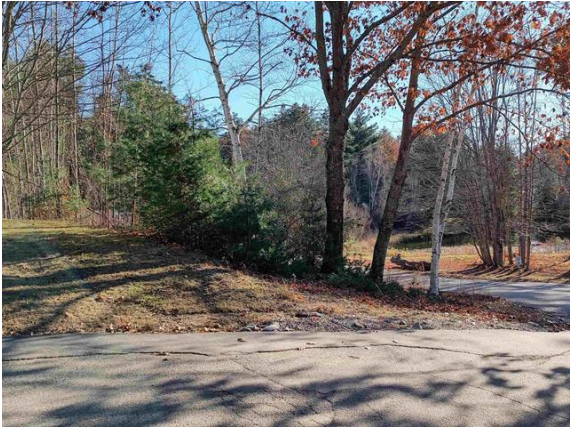
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