

Residential
5055312
Active

Mobile Home

14 Pine Tree Drive
Tuftonboro
Unit/Lot #

NH 03816

Listed: 8/4/2025
Closed:
DOM: 36

\$135,000



County NH-Carroll
VillDstLoc Center Tuftonboro
Year Built 2000
Architectural Style Single Wide
Color Tan
Total Stories 1
Taxes TBD No
TaxAnnIAmt \$495.00
Tax Year 2024
Tax Year Notes

Rooms Total 3
Bedrooms Total 2
Bathrooms Total 1
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Total Finished Area 792
Total Area 792
Lot Size Acres
Lot Size Square Feet
Footprint 56' x 14'

Date Initial Showings Begin

Directions On the South side of Rte 109A (Middle Rd), midway between Federal Corner & Ledge Hill Rds. Drive in (@15mph, Please) to 1st L & 1st home on R. 57 Households share ownership of 88 Acres in low-tax Tuftonboro. 8 miles S to Downtown Wolfeboro; 10 miles W to Big Stores at Rtes 16&28, in Ossipee.

Public Remarks c2000 2-Bedroom/1-Bath SINGLE-WIDE Manufactured Home in EXCELLENT Move-in CONDITION w/recently installed Walk-In Shower. Enjoy Low RE Taxes in the delightful Lakeside town of Tuftonboro ...on the eastern shore of Lake WINNIPESAUKEE. 57 homes share 88 NH Acres. Home offers an open floor plan for Kitchen-Dining-Living. Both Bedrooms have generous Closet space. Vinyl "plank" Flooring throughout. Children and cats & dogs (limit of 2) are Welcomed in this AFFORDABLE Manufactured Home Co-op Park. Newer Fire Station is <1/4 mi. away, adjacent to the Hiking Trails on 75-Acre Central Park. The highly-rated K-6 Central School is within 1/2 mile. 7-12 students attend the well-regarded & up-dated Kingswood Regional Middle, High & Tech Schools located 8 mi away in Wolfeboro. <1 mi to the newly-expanded Tuftonboro Free Library and <4 mi to the Public Beach & Boat Landing on Lake WINNIPESAUKEE. Your \$335/month Lot Rent includes Water, Sewer, Road Maintenance, and weekly Rubbish Collection from the end of your driveway. The one-time \$500 Transfer Fee is Refunded upon re-sale. Entire Community Water system was recently upgraded. Repaving of Roadways and Centralization of many of the Septic Systems currently underway ...all with already-secured funding. Satisfactory POLICE & CREDIT Checks and an In-Person INTERVIEW are REQUIRED for Membership. This home MUST become the Buyer's PRIMARY RESIDENCE and may not be sub-let or rented to anyone else.

STRUCTURE

Construction Status	Existing	Estimated Completion	Above Grade Finished Area	792
Structure Type	Manufactured Home		List \$/SqFt Fin ABV Grade	\$170.45
Rehab Needed	No		Above Grade Finished Area Source	Assessor
Construction Materials	Vinyl Exterior		Above Grade Unfinished Area	0
Foundation Details	Gravel/Pad		Above Grade Unfinished Area Source	Assessor
Roof	Asphalt Shingle		Below Grade Finished Area	0
Basement	No		List \$/SqFt Fin Below Grade	
Basement Description	Crawl Space		Below Grade Finished Area Source	Assessor
Basement Access Type			List \$/SqFt Fin Total	\$170.45
Garage	No		Below Grade Unfinished Area	0
Garage Capacity			Below Grade Unfinished Area Source	Assessor
			Total Below Grade Area	
			Total Below Grade Area Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Kitchen/Living	25 x13	1	
Bedroom	13 x 10	1	
Bedroom	13 x 10	1	
Bathroom Full	7 x 5	1	

PUBLIC RECORDS	
DeedRecTy Limited	Map 55
Warranty Deed	Block 1
Total Deeds	Lot 6-14
Deed Book 3627	SPAN#
Deed Page 1042	Tax Class
Deed 2 Book	Tax Rate 7.62
Deed 2 Page	Current Use
PlanSurv#	Land Gains
Property ID	
Zoning Manufactured Home Park	Assessment Year 2022
	Assessment Amount \$64,900
	Special Assessments

LOT & LOCATION

Development / Subdivision	School District Governor Wentworth Regional	Waterfront Property
Owned Land No	Elementary School Tuftonboro Central School	Water View
Common Land Acres 88.00	Middle/Jr School Kingswood Regional Middle	Water Body Access
	High School Kingswood Regional High School	Water Body Name
Road Frontage No	Lot Features Leased, Level, Pond, Rolling, Sloping, Neighborhood, Rural	Water Body Type
Road Frontage Type Association, Dead End, Paved	Suitable Use Residential	Water Frontage Length
ROW Length		Waterfront Property Rights
ROW Width	Surveyed Unknown	Water Body Restrictions
ROW Parcel Access	Surveyed By	
ROW to other Parcel		

UTILITIES

Heating Kerosene, Forced Air
Cooling None
Water Source Community, Drilled Well
Sewer Existing Leach Field, On-Site Septic Exists, Septic Shared
Electric 100 Amp Service, Circuit Breaker(s), Underground

Utilities Cable at Site, Propane, Telephone Available, Underground Utilities
Internet High Speed Intrnt Avail, Cable Internet

Fuel Company White Mtn Oil & Propane
Electric Company NH Electric Co-op
Cable Company Spectrum
Phone Company Consolidated Communicat'n

FEATURES

Exterior Features Outbuilding, Storage, Double Pane Window(s)
Driveway Paved
Parking Features On-Site, Parking Spaces 2, Paved, Reserved
Flooring Vinyl
Interior Features Cathedral Ceiling, Dining Area, Kitchen/Living, 1st Floor Laundry

Appliances Dryer, Refrigerator, Washer, Gas Stove, Propane Water Heater
Accessibility Features 1st Floor Full Bathroom, 1st Floor Hrd Surface Flr, Laundry Access w/No Steps, Bathroom w/Step-in Shower, Bathroom w/Tub, Hard Surface Flooring, 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, 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 Park
Mobile Make Colony Homes (56' x 14')
Mobile Model Name LN 522
MobileSer# Sy 13746A; HUD#RAD1261800

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

DISCLOSURES

Fee \$335.00 Monthly
Fee 2 \$500.00 One-Time
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 Yes, Cats OK, Dogs OK, Number Limit
Documents Available Association Docs, Covenants, Deed, Other, Plot Plan, Tax Map

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
ken@OlderHomesNH.com

My Office Info:

K A Perry Real Estate, LLC
188 North Wolfeboro Road

Wolfeboro NH 03894
Off: 603-569-1563











