

Land	20 Lyndsay Lane		Listed: 10/28/2020	\$69,900
4836687	Tuftonboro	NH 03850	Closed: 6/2/2021	\$60,000
Closed	Unit/Lot #		DOM: 160	



County	NH-Carroll	Road Frontage	Yes
VillDStLoc	Melvin Village	Road Frontage Length	0
Zoning	Low Dens Resd'l	Surveyed	Yes
Lot Size Acres	4.000000	Surveyed By	Hambrook; 8/11/72, Rev 1/27/86
Lot - Sqft	174,240	ROW - Parcel Access	Yes
Price Per Acre	\$15,000.00	ROW - Length	150
Taxes TBD	Unknown	ROW - Width	50
Tax - Gross Amount	\$526.00	ROW to other Parcel	No
Tax Year	2019	Total Lots	
Waterfront Property	Yes	Total Leases	
Water View	Yes	OpenSpc %	10
Water Body Access	Yes	Exposure	South, West
Water Body Name	Melvin River	Delayed Showing	No
Water Body Type	Stream	Date - Showings Begin	
Water Frontage Length	353		
Water Access Details	Other		
Waterfront Property Rights	Exclusively Owned		
Water Body Restrictions	Yes		

Directions NH Rte 109 to Melvin Village on eastern shore of Lake Winnepesaukee; at wooden sign post, go up High St 1/2 mile; R onto County Rd & quick L onto New Rd; <1 mi, L into Mtn Shadows; straight in to 2nd L onto Lyndsay Ln; 400' of lot frontage on the surveyed ROW begins 70' off SE corner of Cul-de-Sac.

Remarks - Public 4+/- SW facing ACRES, about 2 Acres of which is mostly level sandy soils; back half of lot slopes about 15 ft. down to about 350 ft. of "marshy water frontage" on the Melvin "River", which is usually a slow moving "Stream" in this location. Sun, trees, birds & other wildlife abound, with excellent Privacy. Also on Lake Winnepesaukee, Melvin Village is <10 miles N of Wolfeboro's lakeside downtown. With its relatively "thick" Tax Base, Tuftonboro is one of NH's lowest-taxed towns, with Public Beaches & Boat Launches on Lake Winnepesaukee, well-regarded K-6 Schools, relatively new Fire Station, recently-Expanded Library and other quality municipal services. This is the largest lot currently available in Mountain Shadows, a peaceful Tuftonboro subdivision with both established and newly-built quality homes. HOA fee of \$500/yr (\$250 x 2), primarily for Road Plowing & Maintenance and for the care of the small Common Area around the Pond. Underground Utilities have been recently extended to within a few feet of the cul d' sac. RE signs not allowed per Covenants, therefore see the attached (at the D button under the primary photo) Survey & Tax Map before viewing/walking lot.

LOT/LOCATION

Development / Subdivision Mountain Shadows I

Lot Description Alternative Lots Avail, Level, River, River Frontage, Secluded, Sloping, Stream, Subdivision, Water View, Waterfront, Wetlands, Wooded

Pole Number

Permit Number

Roads Association, Cul-de-Sac, Dirt, Unpaved

Area Description Near Country Club, Near Skiing, Near Snowmobile Trails, Neighborhood, Rural, Village

School - District Governor Wentworth Regional

School - Elementary Tuftonboro Central School

School - Middle/Jr Kingswood Regional Middle

School - High Kingswood Regional High School

Suitable Use Residential

Association Amenities Common Acreage

UTILITIES

Utilities Cable - Available, High Speed Intrnt -Avail, Telephone Available

Water On-Site Well Needed

Sewer On-Site Septic Needed

Electric Other, Underground

Fuel Company

Electric Company NH Co-op

Cable Company Spectrum

Phone Company Consolidated Communicat'n

PUBLIC RECORDS

Deed - Recorded Type Warranty

Deeds - Total

Deed - Book 2197

Deed - Page 0546

Plan Survey Number

Property ID

Map 3

Block 1

Lot 20

SPAN#

Tax Class

Tax Rate 10.11

Current Use No

Land Gains

Assessment Amount \$52,000

Assessment Year 2019

Assessments - Special

DISCLOSURES

Fee \$500.00 Yearly **Fee Includes** HOA Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No **Possession** At Closing
Monthly Lease Amount **Flood Zone** Unknown
Easements
Covenants Yes
Resort No

Financing-Current
Financing-Possible Opt

Auction No
Date - Auction
Auction Time

Items Excluded

Land Restrictions Architecture, Building/Development, Further Subdivision, Mobile Homes, Temporary Structures, Wetland

Documents Available Covenants, Deed, Survey, Tax Map

Auctioneer - Responsible
Auctioneer License Number
Auction Price Determined By

PREPARED BY

Ken Perry
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Listed by:

Ken Perry / K A Perry Real Estate, LLC

20 Lyndsay Lane

Tuftonboro NH 03850



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Ken Perry

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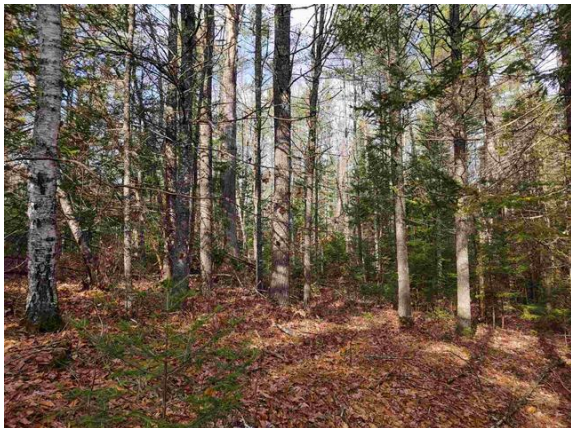
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07/01/2021

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