

Residential
5055312
Closed

14 Pine Tree Drive
Tuftonboro
Unit/Lot #

**Listed: 8/4/2025 \$135,000
Closed: 10/17/20... \$135,000
DOM: 58**



County	NH-Carroll	Rooms Total	3
VillDstLoc	Center Tuftonboro	Bedrooms Total	2
Year Built	2000	Bathrooms Total	1
Architectural Style	Single Wide	Bathrooms Full	1
Color	Tan	Bathrooms Three Quarter	0
Total Stories	1	Bathrooms Half	0
Taxes TBD	No	Bathrooms One Quarter	0
TaxAnnIAmt	\$495.00	Total Finished Area	792
Tax Year	2024	Total Area	792
Tax Year Notes		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	
Structure Type	Manufactured Home		
Rehab Needed	No		
Construction Materials	Vinyl Exterior		
Foundation Details	Gravel/Pad		
Roof	Asphalt Shingle		
Basement	No		
Basement Description	Crawl Space		
Basement Access Type			
Garage	No		
Garage Capacity			
		Above Grade Finished Area	792
		List \$/SqFt Fin ABV Grade	\$170.45
		Above Grade Finished Area Source	Assessor
		Above Grade Unfinished Area	0
		Above Grade Unfinished Area Source	Assessor
		Below Grade Finished Area	0
		List \$/SqFt Fin Below Grade	
		Below Grade Finished Area Source	Assessor
		List \$/SqFt Fin Total	\$170.45
		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
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
Owned Land No	Elementary School Tuftonboro Central School
Common Land Acres 88.00	Middle/Jr School Kingswood Regional Middle
	High School Kingswood Regional High School
Road Frontage No	Lot Features Leased, Level, Pond, Rolling, Sloping, Neighborhood, Rural
Road Frontage Type Association, Dead End, Paved	Suitable Use Residential
ROW Length	Surveyed Unknown
ROW Width	Surveyed By
ROW Parcel Access	
ROW to other Parcel	
	Waterfront Property
	Water View
	Water Body Access
	Water Body Name
	Water Body Type
	Water Frontage Length
	Waterfront Property Rights
	Water Body Restrictions

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 Surfce 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 Includes** Sewer, Trash, Water, Park Rent
Fee 2 \$500.00 One-Time **Fee 2 Includes** Mobile Home Transfer
Fee 3

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

Possession At Closing
Flood Zone Unknown
Seasonal No
Easements
Covenants Yes
Resort No
Right of First Refusal

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

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

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

Listed by:

Ken Perry/ K A Perry Real Estate, LLC

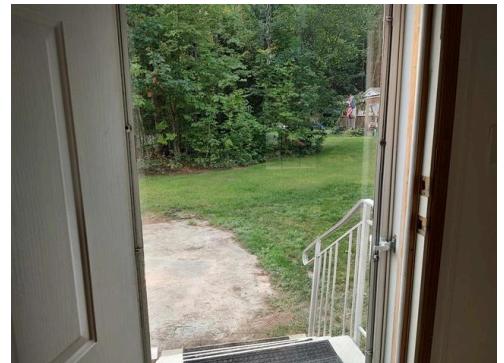
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Prep by: K A Perry Real Estate, LLC

Ken Perry

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Tuftonboro NH 03816



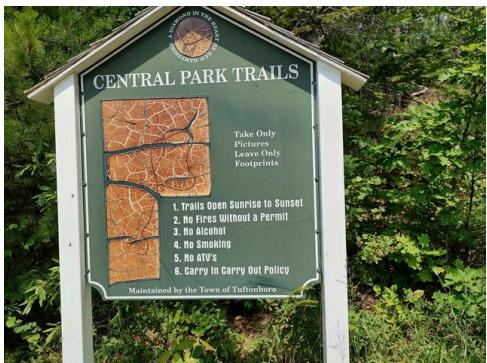
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Ken Perry

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