

**Residential / Condo**  
**4907798**  
**Active**

**7 Greenwood Road**  
**Tuftonboro NH 03816**

**Unit/Lot #: 4**

**Price - List \$479,900**  
**Price - Closed**  
**Date - Closed**



<b>Year Built</b>	1968	<b>Rooms - Total</b>	4
<b>Style</b>	Cottage/Camp	<b>Bedrooms - Total</b>	2
<b>Color</b>	Brown	<b>Baths - Total</b>	1
<b>Total Stories</b>	1	<b>Baths - Full</b>	1
<b>Zoning</b>	1F RES WTRFRNT	<b>Baths - 3/4</b>	0
<b>Taxes TBD</b>	N	<b>Baths - 1/2</b>	0
<b>Gross Taxes/Year</b>	\$2,361.00 / 2021	<b>Baths - 1/4</b>	0
<b>Lot Acres/SqFt</b>	5.500000 / 239,580	<b>SqFt-Tot Finished</b>	648
		<b>DOM</b>	5

**Directions** From Wolfeboro travel N. on Rte. 109/GWH approx. 6 miles. Continue past Pier 19 Country Store 1/3 mile to the top of the hill. Winona Manor/Greenwood Road will be on the Left. Unit 4 is the 4th building on the R. as you go down the hill. Strict 5MPH. Dead End Rd. No Drive-by please. Appt. Only.

Charming, Seasonal, recently Updated Cottage/Deeded BEACH Rights to a beautiful Private/Sandy/Shared Beach on LAKE WINNEPESAUKEE. This property is part of the small (9 Unit), well established, well run Winona Manor Condo Association, located in LOW TAX Tuftonboro, \$1700/year Annual Dues. Just minutes from downtown Wolfeboro, NH, which boasts great Restaurants, Shopping, a new Library, and a state of the art Hospital. The property features a large Open Concept Living/Dining area, a beautiful Kitchen, with highend Cabinetry and Granite Counter Tops, 2 BdRms and a Full Bath. New Shingles on Roof; New Windows on front provide great natural light & view of Lake Winnepesaukee. Loft area for extra storage, or sleeping. A Lg. New Deck for family enjoyment. Amenities include: Recreation Hall/Club House , Play Area for children, A Drop-Off/Pick-Up Dock, additional Guest Parking and Boat Trailer Parking at the top of the Hill. Currently there is a Waiting List for Dock and/or Mooring Space, but Boat Launch located near the Docks at the Pier 19 Country Store. Well behaved Dogs & Cats are allowed with some restrictions specified in the attached documents. Some Furnishings Included. Owners will consider selling their Boat (20' Four Winns) and Trailer separately. Begin lifetime of memories on beautiful Lake Winnepesaukee, located in the heart of the Lakes Region of NH. 5MPH Speed Limit. No Drive-Bys Please.

**STRUCTURE**

<b>Construction Status</b>	Existing	<b>Footprint</b>	Cottage 18x36, Deck 12x17
<b>Construction</b>	Wood Frame	<b>SqFt-Apx Fin AG/Source</b>	648 / Public Records
<b>Foundation</b>	Post/Piers	<b>SqFt-Apx Fin BG/Source</b>	0 /
<b>Exterior</b>	Wood Siding	<b>SqFt-Apx Unfn AG/Source</b>	72 / Measured
<b>Roof</b>	Shingle - Asphalt	<b>SqFt-Apx Unfn BG/Source</b>	0 /
<b>Basement/Access Type</b>	No /	<b>SqFt-Apx Tot Below Grade</b>	
<b>Basement Description</b>		<b>SqFt-Apx Total Finished</b>	648
<b>Garage/Capacity</b>	No /	<b>SqFt-Apx Total</b>	720
<b>Garage Type</b>		<b>Mobile Make/Model</b>	/
<b>Garage Description</b>		<b>Mobile Serial Number</b>	
		<b>Mobile Anchor</b>	
		<b>Units Per Building</b>	0

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Loft	8' x 18' 1/2	=72 sq ft..			
Bath - Full	5' x 7'	Approx. 1			
Kitchen/Living	17' x 25'	Approx. 1			
Bedroom	8' x 9'	Approx. 1			
Bedroom	8' x 10'	Approx. 1			

**UTILITIES**

<b>Heating</b>	Electric, Mini Split	<b>Services</b>	Internet - Cable
<b>Heat Fuel</b>	Electric	<b>Management Co/Phone</b>	/
<b>Cooling</b>	Mini Split	<b>Fuel Company</b>	
<b>Water</b>	Community, Drilled Well	<b>Phone Company</b>	Spectrum
<b>Sewer</b>	Community, Concrete, Leach Field, Pump Up	<b>Cable Company</b>	Spectrum
<b>Electric</b>	100 Amp	<b>Electric Company</b>	NH Electric Co-Op

**LOT / LOCATION**

<b>County</b>	NH-Carroll	<b>Devel/Subdiv</b>		<b>ROW-Parcel Access</b>	
<b>Water Body Access</b>		<b>School - District</b>	Governor Wentworth Regional	<b>ROW-Length/Width</b>	/
<b>Water Body Type</b>	Lake	<b>School - Elementary</b>	Tuftonboro Central School	<b>ROW to other Parcel</b>	
<b>Water Body Name</b>		<b>School - Middle/Jr</b>	Kingswood Regional Middle	<b>Roads</b>	Association, Dead ...
<b>Water Frontage Lngth</b>	102	<b>School - High</b>	Kingswood Regional High Sch...	<b>Road Front/Length</b>	Yes / 240
<b>Water Restrictions</b>	Unknown	<b>Mobile Park Name</b>		<b>Surveyed/By</b>	Yes
<b>Condo Ltd Comm Area</b>		<b>Condo Name</b>	Winona Manor Condominium	<b>Owned Land</b>	
<b>Common Land Acres</b>		<b>Building #</b>	7	<b>Units Per Building</b>	0
<b>Suitable Use</b>		<b>Lot Desc</b>	Beach Access, Condo Development, Country Setting, Lake Frontage, Lake View	<b>Area Desc</b>	

**FEATURES**

<b>Features - Interior</b>	Blinds, Ceiling Fan, Dining Area, Kitchen/Dining, Living/Dining, Natural Light, Natural Woodwork, Skylight, Storage - Indoor, Vaulted Ceiling, Window Treatment	<b>Association Amenities</b>	Club House, Master Insurance, Playground, Recreation Facility, Beach Rights, Boat Mooring, Boat Slip/Dock, Common Acreage, Trash Removal
<b>Flooring</b>	Laminate	<b>Driveway</b>	Common/Shared, Gravel
<b>Appliances</b>	Refrigerator, Stove - Electric	<b>Parking</b>	Parking Spaces 2
<b>Water Heater</b>	Electric, Tank		

<b>Green Verification Progm</b>		<b>Green Verification Rating/Metric</b>	/
<b>Green Verification Body</b>		<b>Green Verification New Construction</b>	
<b>Green Verification Status/Year</b>	/	<b>Green Verification URL</b>	

**PUBLIC RECORDS**

<b>Deed - Recorded Type</b>	Warranty	<b>Deeds -- Total</b>		<b>Deed Book/Page</b>	03329 / 1059-1...
<b>Map</b>	41	<b>Block</b>	2	<b>Lot</b>	2-4
<b>SPAN #</b>		<b>Property ID</b>		<b>Plan Survey Number</b>	
<b>Assment Amount/Year</b>	/	<b>Assments - Special</b>		<b>Current Use</b>	N
<b>Tax Class</b>		<b>Tax Rate</b>	10.43	<b>Land Gains</b>	

**DISCLOSURES**

<b>Fee/Fee Frequency</b>	\$1,700.../ Yearly	<b>Fee Includes</b>	Sewer, Trash, Water, Condo Association Fee
<b>Fee 2/Fee 2 Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Fee 3 Frequency</b>	/	<b>Fee 3 Includes</b>	
<b>\$/SqFt Fin. Above Grade</b>	\$740.59	<b>Sale Includes</b>	
<b>PUD</b>		<b>Negotiable</b>	
<b>Comp Only/Type</b>	No /	<b>Foreclsd/BankOwnd/REO</b>	No
<b>Seasonal</b>	Yes	<b>Restrictions</b>	
<b>Mobile Park Approval</b>		<b>Mobile Co-Op</b>	
<b>Flood Zone</b>	No	<b>Rented</b>	
<b>Covenants</b>	Yes	<b>Easements</b>	
<b>Possession</b>		<b>Documents Available</b>	
<b>Timeshre/Fract Ownrshp?</b>	No	<b>T/F Ownrshp Amt/Type</b>	/
<b>Auctioneer - Responsible</b>		<b>Auction Date/Time</b>	/
<b>Auctioneer License #</b>		<b>Auction Info</b>	
<b>Auctn Price Determnd By</b>		<b>Items Excluded</b>	
<b>Delayed Showing/Begin Date</b>	N /	<b>Price - Original</b>	\$479,900

**PREPARED BY**

**Ken Perry - Cell: 603-387-2667**  
[ken@olderhomesnh.com](mailto:ken@olderhomesnh.com)

**K A Perry Real Estate, LLC - Off: 603-569-1563**  
 188 North Wolfeboro Road  
 Wolfeboro NH 03894



7 Greenwood Road

4

Tuftsboro NH 03816



7Greenwood, Unit 4



Side View



7 Greenwood "Unit 4"



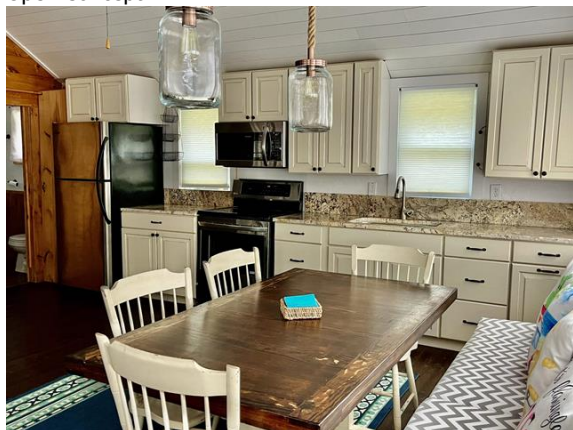
Large Deck



Open Concept



Privacy Blinds



Great Kitchen



Great Light

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Prep By: K A Perry Real Estate, LLC

Ken Perry

Listed by:

Faye Friedrich / K A Perry Real Estate, LLC



Stainless Steel Appliances



Living/Dining/Kitchen



Lv. Room



2 Bedrooms & Loft



Primary BdRm.



Storage Bins & Sm. Closet



2nd BdRm.

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1Full & 1Twin Bunk Beds



Lots of Storage



Loft Space



Full Bathroom



Vaulted Ceilings



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Full Bath



Tub & Shower



Large Shed



View from the Beach



Launch 1/3 mile



View from the Cottage

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Tuftonboro NH 03816



Private Beach



Dock, Beach & Rec. Hall



Dock - Waiting List



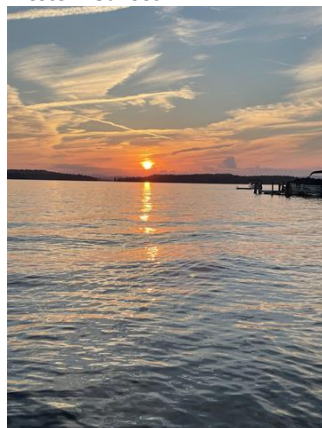
Private Sand Beach



4th of July



Western Sunset



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