

Residential / Mobile Home
4895397
Closed

47 Willow Avenue
Tuftonboro NH 03816
Center Tuftonboro

Unit/Lot #:

Price - List \$54,900
Price - Closed \$58,000
Date - Closed 3/11/2022



Year Built	1975	Rooms - Total	5
Style	Manuf/Mobile, Single Wide	Bedrooms - Total	2
Color	white	Baths - Total	1
Total Stories	1	Baths - Full	1
Zoning	Manufactured Home Park	Baths - 3/4	0
Taxes TBD	N	Baths - 1/2	0
Gross Taxes/Year	\$359.00 / 2021	Baths - 1/4	0
Lot Acres/SqFt	0.000000 /	SqFt-Tot Finished	980
		DOM	44

Directions Middle Road (a/k/a Rte 109A) to Center Tuftonboro; Park Entrance is on the south-side of roadway, between the General Store/Post Office and the National Award-Winning K-6 School. Drive in (15 mph, please); home is the 7th one on Right, 2nd home before Mailboxes.

Carefully up-dated (by previous owner in the early 2000s) & most comfortable single-wide 2-Bedroom / 1-Bath home with added 13 x 10 heated Family Room and TWO decks! The Backyard is slightly sloping and relatively spacious & private. Updates included pitched Metal Roof, Furnace, Water Heater, Appliances (except for Dryer), vinyl skirting, floor coverings (including a real wood parquet floor in kitchen!), high efficiency windows, etc. Home remains in essentially the same condition as when purchased in 2013 plus the ramp added to the main entrance. However, due to Seller's recent health setbacks the home now needs to be de-cluttered. (Accordingly, the Photos shown, except for the final/snow one, are all from 2013.) Credit & Police Checks, as well as In-Person Interview REQUIRED. Dogs/Cats (maximum total of 2) allowed. MUST become Buyer's PRIMARY Residence. The one-time \$500 membership fee due just prior to the Closing, will be refunded to the new owner, whenever s/he sells. Monthly LOT RENT is only \$310 per month and includes: Water, Sewer, weekly Rubbish pick-up at end of driveway, and Road Maintenance. Only 57 homes share 88 Acres, with a small pond! <10 miles to Gr7-12 Regional Middle, High & Tech Schools in Wolfeboro. <1 mile to Tuftonboro General Store, newer Fire Station, award-winning K-6 School, newly expanded Library, Town Offices, and to-be-built Police Station. Only 3 miles to Town Beach & Public Boat Ramp on nearby LAKE WINNIPESAUKEE!

STRUCTURE

Construction Status	Existing	Footprint	60' x 14'
Construction	Manufactured Home	SqFt-Apx Fin AG/Source	980 / Assessor
Foundation	Gravel/Pad	SqFt-Apx Fin BG/Source	0 /
Exterior	Metal	SqFt-Apx Unfn AG/Source	0 /
Roof	Metal	SqFt-Apx Unfn BG/Source	0 /
Basement/Access Type	No /	SqFt-Apx Tot Below Grade	
Basement Description	None	SqFt-Apx Total Finished	980
Garage/Capacity	No / 0	SqFt-Apx Total	980
Garage Type		Mobile Make/Model	Homette Deluxe / 2GKFD
Garage Description		Mobile Serial Number	LBL476870 0316-0155J
		Mobile Anchor	Unknown
		Units Per Building	

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	14 x 13	1			
Bath - Full	7 x 6	1			
Living Room	16 x 13	1			
Family Room	13 x 10	1			
Primary Bedroom	13 x 11	1			
Bedroom	10 x 9	1			

UTILITIES

Heating	Hot Air	Services	Cable, Gas - LP/Bottle, High Speed Intrnt -AtSite, Internet - Cable, Telephone Available, Underground Utilities
Heat Fuel	Kerosene	Management Co/Phone	Resident Volunteer / 603-569-5495
Cooling	Wall AC Units	Fuel Company	
Water	Community, Drilled Well, Shared	Phone Company	Consolidated Communicat'n
Sewer	Community, Leach Field, Shared, Septic	Cable Company	Spectrum
Electric	100 Amp, Circuit Breaker(s)	Electric Company	NH Co-op

LOT / LOCATION

County	NH-Carroll	Devel/Subdiv	North Country Village Manufac...	ROW-Parcel Access	
Water Body Access		School - District	Governor Wentworth Regional	ROW-Length/Width	/
Water Body Type		School - Elementary	Tuftonboro Central School	ROW to other Parcel	
Water Body Name		School - Middle/Jr	Kingswood Regional Middle	Roads	Association, Dead ...
Water Frontage Lngth		School - High	Kingswood Regional High Sch...	Road Front/Length	No /
Water Restrictions		Mobile Park Name	North Country Village Manufac...	Surveyed/By	Unknown
Condo Ltd Comm Area		Condo Name		Owned Land	No
Common Land Acres	88.00	Building #		Units Per Building	
Suitable Residential Use		Lot Desc	Leased	Area Desc	Rural, Village

FEATURES

Features - Interior	Dining Area, Kitchen/Dining, Kitchen/Living, Laundry - 1st Floor	Association Amenities	Club House, Common Acreage, Trash Removal
Flooring	Carpet, Hardwood, Vinyl	Features - Exterior	Deck, Garden Space, Natural Shade, Shed, Window Screens
Appliances	Dryer, Range - Gas, Refrigerator, Washer	Driveway	Paved
Equipment	Air Conditioner	Parking	Parking Spaces 2
Water Heater	Electric	Features - Accessibility	1st Floor Full Bathroom, Bathroom w/Tub, No Stairs from Parking, Paved Parking

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

PUBLIC RECORDS

Deed - Recorded Type	Warranty	Deeds -- Total		Deed Book/Page	3496 / 797
Map	55	Block	1	Lot	6-47
SPAN #		Property ID		Plan Survey Number	
Assment Amount/Year	\$35,600 / 2019	Assments - Special		Current Use	N
Tax Class		Tax Rate	10.08	Land Gains	

DISCLOSURES

Fee/Fee Frequency	/	Fee Includes	Mobile Home Transfer
Fee 2/Fee 2 Frequency	/	Fee 2 Includes	
Fee 3/Fee 3 Frequency	/	Fee 3 Includes	
\$/SqFt Fin. Above Grade	\$56.02	Sale Includes	
PUD		Negotiable	
Comp Only/Type	No /	Foreclsd/BankOwnd/REO	No
Seasonal	No	Restrictions	# of Occupants, Pets - Allowed
Mobile Park Approval	Yes	Mobile Co-Op	Yes
Flood Zone	Unknown	Rented	
Covenants	Yes	Easements	
Possession	At Closing	Documents Available	
Timeshre/Fract Ownrshp?	No	T/F Ownrshp Amt/Type	/
Auctioneer - Responsible		Auction Date/Time	/
Auctioneer License #		Auction Info	
Auctn Price Determnd By		Items Excluded	
Delayed Showing/Begin Date	N /	Price - Original	\$54,900

PREPARED BY

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



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Color	white	Taxes TBD	No
Total Stories	1	Tax - Gross Amount	\$359.00
School - High	Kingswood Regional High School	Tax Year	2021
School - Middle /Jr	Kingswood Regional Middle	SqFt-Apx Total Finished	980
School - Elementary	Tuftonboro Central School		

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Prep By: K A Perry Real Estate, LLC

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