

Residential
4025645 Closed

291 Cow Island
Tuftonboro, New Hampshire 03853



L \$179,900
C \$180,000



Zoning:	ISC	Rooms:	5
Year Built:	1980	Bedrooms:	3
Color:	natural	Total Baths:	1
Taxes:	\$ 3,285.00	Full:	1
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$	Garage Capacity	0
Lot Acre:	4.17	Garage Type:	None
Lot SqFt:	181,645	Total Fin SqFt:	1,424
Common Land Acres:		Apx Fin Above Grd:	1,424
Road Frontage:	No	Apx Fin Below Grd:	0
Water Frontage:	105	Foot Print:	
Water Acc Type:	Owned	Flood Zone:	Unknown
# of Stories:	1 1/2	Style:	Contemporary , Other

Water Body Type:		Water Body Restr.:		Surveyed:	Unknown	Seasonal:	No
Water Body Name:	Winnepesaukee	Current/Land Use:	No	Land Gains:		Owned Land:	

Parcel Access ROW: **ROW for other Parcel:** **ROW Width:** **ROW Length:**

Public Rems: Fannie Mae owned home on non-bridged Cow Island. New state approved 3 bedroom septic system. Water is pumped from the lake. Modern kitchen, 3 bedrooms, very private. Tucked away from boat traffic in a north facing cove. Out building is great for bunk house or shed. Dock, swim raft and mooring. Deck is in violation of code. Needs finish work. Property being sold AS IS.

Directions: Adjacent to Cow Island Beach in the cove.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm		1	Master BR		1	1st	1	1	0	0
Kitchen		1	2nd BR		2	2nd	2	0	0	0
Dining Rm		1	3rd BR		2	3rd	1	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

Assoc Amenities:

Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Island
Exterior Feat.: Boat/Slip Dock , Deck
Basement: None
Equip./Appl.: Refrigerator , Wall Oven
Driveway: None
Construction: Wood Frame
Financing: Bank Owned , Other
Floors: Laminate
Garage/Park: None
Heat Fuel: None
Roads: None
Sewer: Leach Field , Septic
Suitable Land Use:
Fee Includes:
Disability:
Negotiable:
Excl Sale:

Possession:

Electric: 200 Amp
Exterior: Vinyl , Wood , Other
Foundation: Post/Piers
Heating/Cool: None
Lot Desc: Sloping , Water View , Waterfront , Wooded
Occ. Restrictions:
Roof: Fiberglass , Shingle-Other
Water: Other
Water Heater: Electric , Tank
Building Certs:
Docs Available: Deed , Property Disclosure

Tax Rate: \$9.01	Assmt: \$0.00	Assmt Yr: 0
Tax Class:	Unadjusted Taxes:	Tax Reduct: No
Elderly: No	Veteran: No	Other: No
Covenant: No	Source SqFt: Muni	County: Carroll
Recorded Deed: Warranty	Book/Pg: 2481/ 395	Plan/Survey:
Map/Blck/Lot: 25/ 2/ 138	Property ID:	SPAN # (VT): --
Devel/Subdiv: Cow Island	Const. Status: Existing	Home Energy Rating Index:
District:	High Sch:	Jr./Mid Sch:
Elem Sch:	Cable: none	Electric Co: NHEC
Fuel Co: Amerigas	Phone Co:	Resort:
Timeshare/Fract. Ownrshp:	# Weeks:	Timeshare %:
Auction:	Closed Date: 02/14/2011	DOM/DUC: 89

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Selected Criteria

State:New H

SubType:Resid

ActSt:Clo

SellDt:02/01/2011 - 02/28/2011

WtrBody:winnipesaukee

WaterAcc:Own