

Residential
2774898 Closed

300 Cow Island
Tuftonboro, New Hampshire 03816



L \$349,900
C \$329,000



| | | | |
|---------------------------|-------------|---------------------------|--------------|
| Zoning: | Residential | Rooms: | 7 |
| Year Built: | 1954 | Bedrooms: | 4 |
| Color: | grey | Total Baths: | 1 |
| Taxes: | \$ 3,019.25 | Full: | 1 |
| Taxes TBD: | No | 3/4 Baths: | 0 |
| Tax Year: | 2010 | 1/2 Baths: | 0 |
| Monthly Assoc.\$: | \$ | Garage Capacity | 0 |
| Lot Acre: | .43 | Garage Type: | None |
| Lot SqFt: | 18,731 | Total Fin SqFt: | 1,131 |
| Common Land Acres: | | Apx Fin Above Grd: | 1,131 |
| Road Frontage: | No | Apx Fin Below Grd: | 0 |
| Water Frontage: | 150 | Foot Print: | |
| Water Acc Type: | Owned | Flood Zone: | Unknown |
| # of Stories: | 1 | Style: | Cottage/Camp |

| | | | | | | | |
|-------------------------|---------------|---------------------------|--|--------------------|---------|--------------------|-----|
| Water Body Type: | Lake | Water Body Restr.: | | Surveyed: | Unknown | Seasonal: | Yes |
| Water Body Name: | Winnepesaukee | Current/Land Use: | | Land Gains: | | Owned Land: | |

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

Public Rems: Long time family owned island property with one of the most beautiful views on the big lake. Sunsets, the Ossipee Mt. range and long water views. The cottage is in wonderful shape, the utilities & structure have all been updated plus new wrap-around deck, u-shaped dock, guest cottage, all fully furnished. Also a separate workshop building, plus a separate half acre building lot in the back. A great three season retreat, located in the center of the lake, but on the quiet side enjoying wonderful experiences, incredible views and afternoon sun. Come and create life time memories while making a very positive investment for your family. There is a possible mainland docking arrangement at Harilla's.

Directions: Island property, from 19 Mile Bay docks, go straight out to Cow Island, this property is on the northeast side of the island. Looks northwest to The Ossipee Mountains and across to Lil Bear Island and "Hole in the Wall"

| ROOM | DIMS | LEVEL | ROOM | DIMS | LEVEL | FLOOR | BR | FB | 3/4 | 1/2 |
|--------------|---------|-------|------------|---------|-------|-------|----|----|-----|-----|
| Living Rm | 24 x 15 | 1 | Master BR | 13 x 11 | 1 | 1st | 4 | 1 | 0 | 0 |
| Kitchen | 12 x 11 | 1 | 2nd BR | 11 x 11 | 1 | 2nd | 0 | 0 | 0 | 0 |
| Dining Rm | | | 3rd BR | 11 x 11 | 1 | 3rd | 0 | 0 | 0 | 0 |
| Family Rm | | | 4th BR | 15 x 15 | 1 | 4th | | | | |
| Office/Study | | | 5th BR | | | Bsmt | 0 | 0 | 0 | 0 |
| Utility Rm | | | Den | | | | | | | |
| Other Rm 1 | 10 x 7 | 1 | Other Rm 3 | | | | | | | |
| Other Rm 2 | | | | | | | | | | |

Assoc Amenities: **Possession:**

Interior Feat.: 1st Floor Laundry , 1st Floor Master BR , Ceiling Fan , Dining Area , Fireplace-Wood , Furnished , Wood Stove

Exterior Feat.: Beach Rights , Boat/Slip Dock , Deck , Out Building

Basement: Other

Equip./Appl.: Cook Top-Electric , Dryer , Freezer , Range-Electric , Refrigerator , Washer , Wood Stove

Driveway: None

Construction: Wood Frame

Financing:

Floors:

Garage/Park:

Heat Fuel: Electric

Roads: None

Sewer: Concrete , Leach Field , Private , Septic

Suitable Land Use:

Fee Includes:

Disability:

Negotiable:

Excl Sale:

Electric: 100 Amp , Circuit Breaker(s)

Exterior: Clapboard

Foundation: Post/Piers , Other

Heating/Cool: Baseboard

Lot Desc: Level , Mountain View , Water View , Waterfront , Wooded Setting

Occ. Restrictions:

Roof: Shingle-Asphalt

Water: Private , Other

Water Heater: Electric

Building Certs:

Docs Available:

| | | | | | |
|----------------------------------|----------|--------------------------|--------------|----------------------------------|---------|
| Tax Rate: | \$9.01 | Assmt: | \$335,100.00 | Assmt Yr: | 2005 |
| Tax Class: | | Unadjusted Taxes: | | Tax Reduct: | No |
| Elderly: | | Veteran: | | Other: | |
| Covenant: | Unknown | Source SqFt: | | County: | Carroll |
| Recorded Deed: | Warranty | Book/Pg: | 1630/ 50 | Plan/Survey: | |
| Map/Bick/Lot: | 25/ 1 2 | Property ID: | | SPAN # (VT): | -- |
| Devel/Subdiv: | | Const. Status: | Existing | Home Energy Rating Index: | |
| District: | | High Sch: | | Jr./Mid Sch: | |
| Elem Sch: | | Cable: | | Electric Co: | |
| Fuel Co: | | Phone Co: | | Resort: | |
| Timeshare/Fract. Ownrshp: | | # Weeks: | | Timeshare %: | |

Closed Date: 08/22/2011 **DOM/DUC:** 837

PREPARED BY

| | |
|----------------------------------|---|
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Selected Criteria

SubType:Resid

ActSt:Clo

WtrBody:winnepesaukee

WaterAcc:Own

SellDt:08/01/2011 - 08/31/2011