

**Residential**  
**4060319 Closed**

**65 Cow Island**  
**Tuftonboro, New Hampshire 03816**



**L \$324,500**  
**C \$282,000**



<b>Zoning:</b>	Shoreline	<b>Rooms:</b>	6
<b>Year Built:</b>	1967	<b>Bedrooms:</b>	3
<b>Color:</b>	Yellow	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 2,996.12	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2010	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	.79	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	34,412	<b>Total Fin SqFt:</b>	1,080
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,080
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	150	<b>Apx Ttl Below Grd:</b>	
<b>Water Acc Type:</b>	Owned	<b>Foot Print:</b>	24x30
<b># of Stories:</b>	2	<b>Flood Zone:</b>	No
<b>Basement:</b>	No	<b>Style:</b>	Cottage/Camp

<b>Water Body Type:</b> Lake	<b>Water Body Restr.:</b> No	<b>Surveyed:</b> No	<b>Seasonal:</b> Yes
<b>Water Body Name:</b> Winnepesaukee	<b>Current/Land Use:</b> No	<b>Land Gains:</b>	<b>Owned Land:</b>

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
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**Public Rems:** Tuftonboro - 65 Cow Island is an incredible spot to spend your weekends, vacations and any other leisure time you have to spend. Living on the island during the warm months really helps you escape your everyday life. This property is special in many ways. The lot is level to the water giving you a gentle walk-in to the sandy bottom with crystal clear frontage. The depth at the end of the u-shaped dock will allow you to jump and dive into the water offering no challenge for parking your boat. The house is a classic summer camp with knotty pine interior, wood floors, a wood stove, bedroom on the first floor and 2 large bunk rooms on the second. I will bet you will spend much time in the waterfront screened porch playing games and eating meals. There is a campfire pit set up and ready for you to enjoy the summer evenings. Views will excite you looking towards Tuftonboro Neck and the mountains beyond. If you are looking to be on one of the islands, you NEED to see this property.

**Directions:**

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	11x16	1	Master BR	12x12	1	1st	1	1		
Kitchen	11x13	1	2nd BR	18x19	2	2nd	2			
Dining Rm	11x14	1	3rd BR	11x18	2	3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							

**Assoc Amenities:**

**Interior Feat.:** 1st Floor Laundry , 1st Floor Master BR , Dining Area , Living/Dining , Recreation , Wood Stove

**Exterior Feat.:** Boat/Slip Dock , Porch-Enclosed , Screened Porch

**Basement:** None

**Equip./Appl.:** Dryer , Range-Electric , Refrigerator , Washer , Wood Stove

**Driveway:** None

**Construction:** Existing , Wood Frame

**Financing:**

**Floors:** Softwood

**Garage/Park:**

**Heat Fuel:** Electric , Wood

**Roads:** None

**Sewer:** 500 Gallon , Other

**Suitable Land Use:**

**Fee Includes:**

**Disability:**

**Negotiable:**

**Excl Sale:**

**Possession:** At Closing

**Electric:** 100 Amp , Circuit Breaker(s)

**Exterior:** Wood

**Foundation:** Post/Piers

**Heating/Cool:** Baseboard , Stove

**Lot Desc:** Island Properties , Level , Water View , Waterfront , Wooded Setting

**Occ. Restrictions:**

**Roof:** Shingle-Asphalt

**Water:** Private , Other

**Water Heater:** Electric

**Building Certs:**

**Docs Available:** Deed

**Tax Rate:** \$8.49

**Tax Class:**

**Elderly:** No

**Covenant:** No

**Recorded Deed:** Warranty

**Map/Blck/Lot:** 38/ 1/ 276

**Devel/Subdiv:**

**District:**

**Elem Sch:**

**Fuel Co:**

**Timeshare/Fract. Ownrshp:**

**Assmt:** \$352,900.00

**Unadjusted Taxes:**

**Veteran:** No

**Source SqFt:**

**Book/Pg:** 2047/ 786

**Property ID:**

**Const. Status:** Existing

**High Sch:**

**Cable:**

**Phone Co:**

**# Weeks:**

**Assmt Yr:** 2010

**Tax Reduct:** No

**Other:** No

**County:** Carroll

**Plan/Survey:**

**SPAN # (VT):** --

**Home Energy Rating Index:**

**Jr./Mid Sch:**

**Electric Co:**

**Resort:** No

**Timeshare %:**

**Closed Date:** 12/19/2011

**DOM/DUC:** 190

**PREPARED BY**

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**Selected Criteria**

State:New H

SubType:Resid

ActSt:Clo

SellDt:12/01/2011 - 12/31/2011

WtrBody:winnipesaukee

WaterAcc:Own