

MARGOT  
— SKELLEY —

COMPASS REAL ESTATE

# 5 BIRCH LANE

1 OWNER. 1 LEVEL. OVER AN ACRE

3 

1456 SQFT



2 

MARGOTSKELLEY.COM

WOLFEBORO | TUFTONBORO | BROOKFIELD | OSSIPEE | WAKEFIELD | ALTON | NEW DURHAM



This is a desirable small development across from the Town Offices.

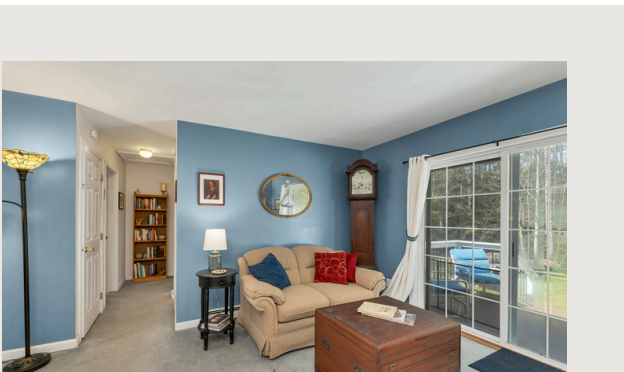
## *For Sale*

The town library and elementary school are just minutes away. There is direct access to more than 300 acres of trailed conservation land just two houses down the street. Lake Winnepesaukee public beaches and boat launches are 5 minutes away. This home offers a perfect location for year-round or seasonal enjoyment.





## 5 BIRCH LANE, TUFTONBORO NH



One-level living the way it should be. This lovingly maintained ranch sits on a quiet cul-de-sac on 1.26 acres in low-tax Tuftonboro. Three bedrooms and two full baths, with the primary bedroom having its own en suite. The family room, which includes a propane heat stove, opens into the kitchen and then to the dining and living area, giving the floor plan a natural flow. The basement runs the full length of the house. It is dry and currently used as a workshop with plenty of room left over for storage. Out front, there is a covered porch, and out back a deck and patio for grilling and enjoying the peace and quiet. Several perennial gardens add to the charm of this home. The septic system, deck, patio, and stainless kitchen appliances are all new within the last six years.

### PROPERTY FEATURES



3 Bedrooms



2 Bathrooms



1 Kitchen



1,456 sq. ft  
(Main House)

MLS#5081887

\$1,399,000



603.828.4669



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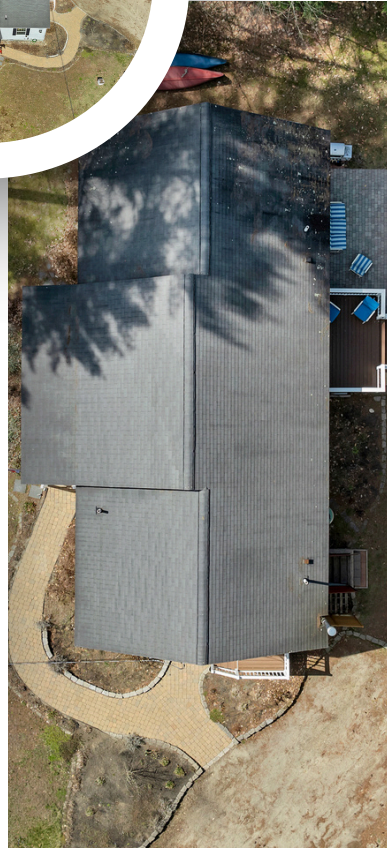


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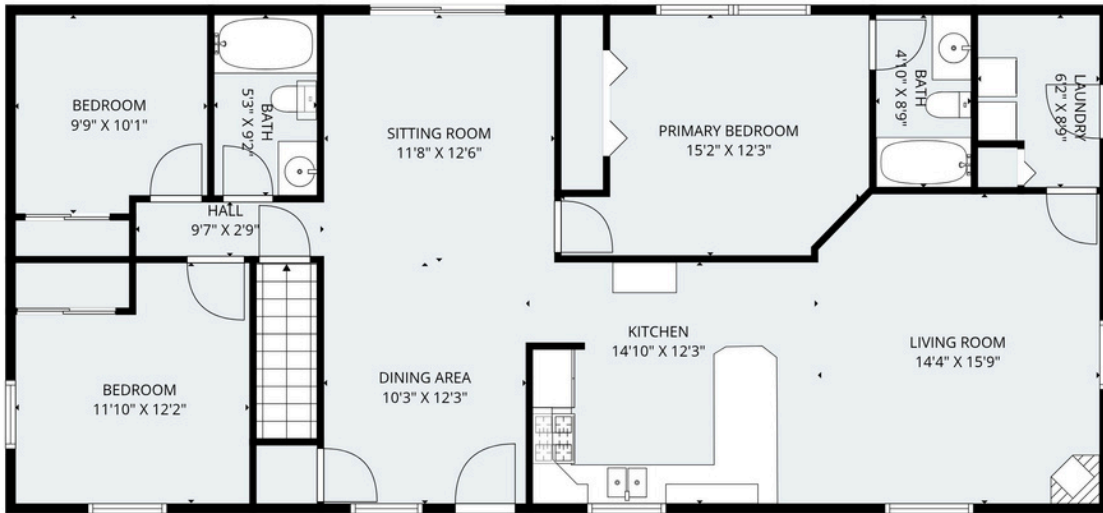


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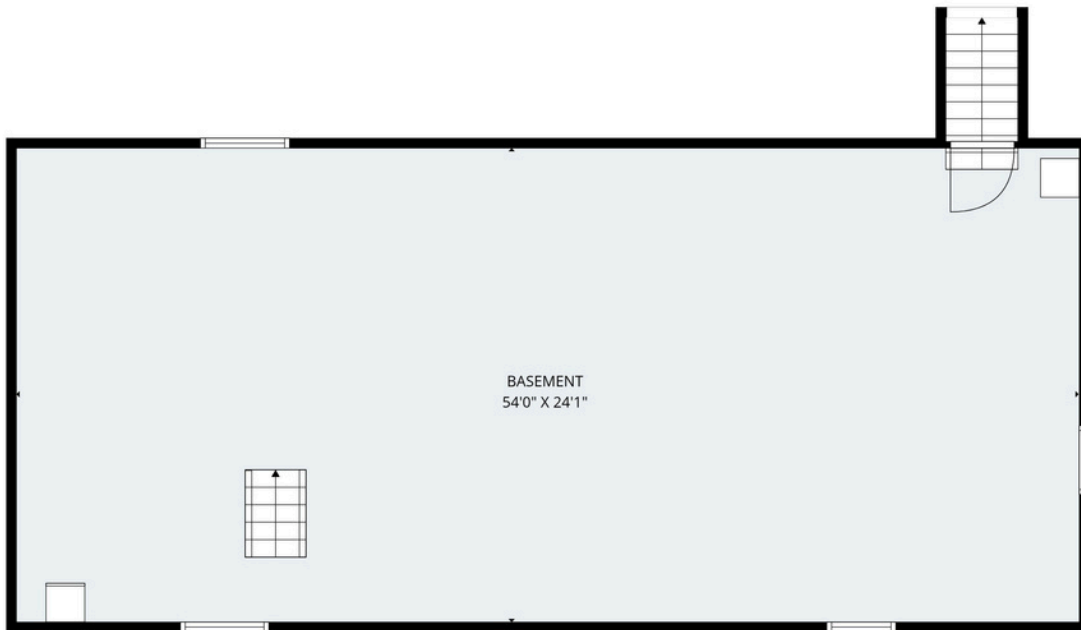
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# FLOOR PLANS

5 BIRCH LANE, TUFTONBORO NH



1ST FLOOR



BASEMENT



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# *Own Your* **Dream Home**

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YEAR ROUND  
HOME

LOW-TAX

TRAIL  
CONSVERVATION  
ACCESS

LAKE WINNI ACCESS

SMALL DEVELOPMENT  
ACROSS FROM THE TOWN  
OFFICES



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# I LOOK FORWARD TO WORKING WITH YOU

**COMPASS**  
REAL ESTATE



Buying a home in New Hampshire is a significant decision that benefits from preparation, perspective, and local insight. I work closely with my clients to provide a structured, well-managed process, helping them evaluate opportunities thoughtfully and understand how each choice fits into the broader picture.

My goal is to support informed decision making at every stage, so you can move forward with clarity and confidence.

REALTOR® M: 603.828.4669  
MARGOT.SKELLEY@COMPASS.COM

## MY DIGITAL PRESENCE



@SKELLEYMARGOT



Compass is a licensed real estate broker in Massachusetts and Compass Real Estate is a licensed real estate brokerage firm in New Hampshire, Maine, and Vermont and each abides by Equal Housing Opportunity laws.

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