

## TOWN OF MOULTONBOROUGH

## Application for Building Permit

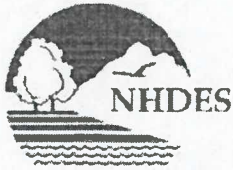
P.O. Box 139, Moultonborough, NH 03254

Tel. 603-476-2347

Map 99 Lot 36Date: 11/3/14

The undersigned hereby applies for permission to make certain building improvements as described below. (Plans to be submitted if required by Building Inspector.) All construction to be completed in accordance with the Town Ordinances and State of New Hampshire Regulations and IBC Code. Work depicted on this application complies with requirements imposed by Building Inspection Department.

CONSTRUCTION				Street: <u>17 Mayflower Lane</u>		
OCCUPANCY		ROOFING		Lot Size: Ft. Frontage _____ Ft. Depth _____ Total Area _____		
Single Family	<input checked="" type="checkbox"/>	Combustible	<input checked="" type="checkbox"/>	Owner: <u>Robert Mykytiuk</u>		
Multi Family		Non-Combustible		Water Supply: Public _____ Private _____		
Apartment No. Fam.				Electric Wiring: Underground _____ Overhead <input checked="" type="checkbox"/>		
Store		FLOORS		Sewage Displ: Public _____ Septic <input checked="" type="checkbox"/> Tank _____ Permit No. <u>30M120351</u> <u>2 Babson</u>		
Offices			B 1 2 3	Construction to be started: <u>11/4/14</u>		
Warehouse		Concrete	<input checked="" type="checkbox"/>	Estimated Cost \$ <u>100,000</u> Fee Paid \$ <u>579</u>		
Comm. Garage		Wood	<input checked="" type="checkbox"/>	Plot Lot and Building Improvements, showing width of front, side and rear yards. Mark N indicating North. Show distances from all lot lines.		
Res. Garage		Carpet	<input checked="" type="checkbox"/>			
No. Cars Det. <input type="checkbox"/> Att. <input type="checkbox"/>		HEATING				
Gas Station		Hot Air Furnace	<input checked="" type="checkbox"/>			
Additions-Alterations		Hot Water Furnace				
FOUNDATION		Fireplace				
Concrete	<input checked="" type="checkbox"/>	Woodstove				
Concrete Block		Build Dimensions	<u>45 x 35</u>			
Brick or Stone		Height	<u>32'</u>			
Piers		No. of Stories	<u>2</u>			
EXTERIOR WALLS		No. Parking Spaces	<u>2</u>			
Masonry Veneer		Sprinkler				
Wood Frame	<input checked="" type="checkbox"/>	LIGHTING				
Solid Masonary		Electric Wiring	<input checked="" type="checkbox"/>			
Conc. Or Cinder Blk.		Service Distribution				
INTERIOR WALLS		NO. OF BEDROOMS				
	B 1 2 3	Bsmt.	Brd			
Combustible		1st				
Non-Comb't.		2nd	<input checked="" type="checkbox"/>			
KITCHEN BUILT-INS		PLUMBING				
Fan		4 Pc. Bathroom				
Fan & Hood		3 Pc. Bathroom	<u>1</u>			
Slide-in Range	<input checked="" type="checkbox"/>	3 Pc. Shower Room	<u>1</u>			
Countertop Range	<input checked="" type="checkbox"/>	2 Pc. Toilet				
Wall Oven		Toilet Only				
Dishwasher		Lavatory				
Disposal		Other:				
Subdivision Owner (if any): <u>BALMORA</u>				PERMIT VOID 6 MONTHS FROM DATE ISSUED.		
Signature of Owner or Applicant: <u>Robert Mykytiuk</u>				Describe Construction or Alteration Proposed.		
Address: <u>17 Mayflower Lane</u>				<u>35x45 GARAGE w/ Bunkhouse Above on 2nd floor</u>		
Builder: <u>Robert Mykytiuk</u>				Phone: <u>603 986 8836</u>		
Address of Builder: _____				Phone: _____		
Is this property located in a Floodplain Zone? <u>NO</u>						
Is construction occurring in a wetland area? <u>NO</u>						
APPLICATION: REJECTED _____ APPROVED <input checked="" type="checkbox"/> PERMIT NO. <u>7092</u>				Construction not authorized until Permit is issued.		
ISSUED TO: <u>Mykytiuk</u>						
DATE: <u>11-4-14</u>						
Code Enforcement Officer: <u>[Signature]</u>						
Certificate of Occupancy required _____						



The State of New Hampshire  
Department of Environmental Services

Thomas S. Burack, Commissioner



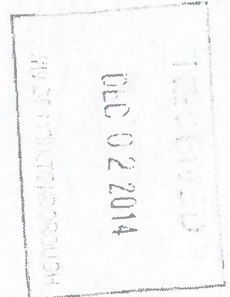
## APPROVAL FOR OPERATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

DATE OF INSPECTION: 11, 14, 14  
DATE OF OPERATIONAL APPROVAL: 11, 14, 14

APPROVAL NUMBER: CA2014120351

A



### I. PROPERTY INFORMATION

Address: 17 MAYFLOWER LANE  
MOULTONBOROUGH NH 03254  
Subdivision Approval No.: PRE 67  
Subdivision Name: BELMORAL  
County: CARROLL  
Tax Map/Lot No.: 99/36  
Registry Book/Page No.: 3114/175  
Probate Docket No.:

### II. OWNER INFORMATION

Name: ROBERT MYKYTIUK  
Address: PO BOX 842  
MOULTONBOROUGH NH 03254

### III. APPLICANT INFORMATION

Name: DAVID A CLUFF  
Address: PO BOX 7223 GONIC STA  
ROCHESTER NH 03839-7223

### IV. DESIGNER INFORMATION

Name: DAVID A CLUFF  
Address: PO BOX 7223 GONIC STA  
ROCHESTER NH 03839-7223  
Permit No.: 00535

### V. INSTALLER INFORMATION

Name: WILLIAM (TREY) P WILSON III  
Address: PO BOX 512  
CENTER HARBOR NH 03226-0512  
Permit No.: 01825

### VI. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Operation

A. TYPE OF SYSTEM: IN-GROUND

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 300 GPD

D. OTHER CONDITIONS AND WAIVERS:  
NONE.

Brenda J. Hayward  
Subsurface Systems Bureau

DES Web Site: [www.des.nh.gov](http://www.des.nh.gov)  
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095  
Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

TOWN'S COPY

1065



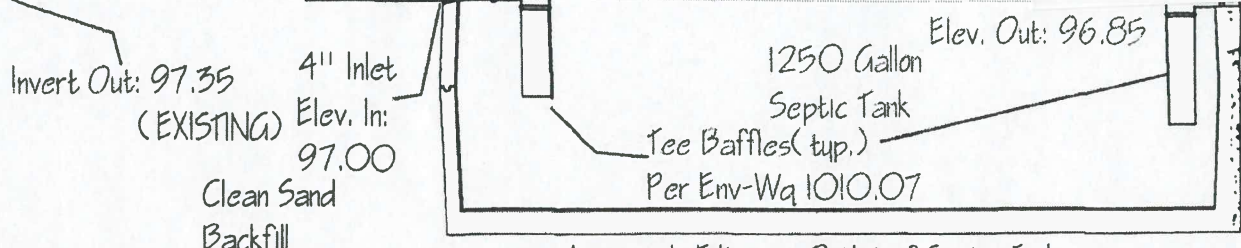
**VI. GENERAL TERMS AND CONDITIONS:** Applicable to all Approvals for Operation

- A. This Approval for Operation is for the ISDS as identified on Page 1 of this Approval.
- B. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- C. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Operation. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- D. The system must be constructed in strict accordance with the approved plans and specifications.
- E. This Approval for Operation does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

☒ **AMENDED:**  
Amended due to: GARAGE & TANK RELOCATED

WORK NUMBER: 201404403  
APPROVAL NUMBER: CA2014120351  
RECEIVED DATE: October 24, 2014  
TYPE OF SYSTEM: IN-GROUND  
NUMBER OF BEDROOMS: 2

245



Approved Filter @ Outlet of Septic Tank  
 All Septic Lines At Tank Clamped.  
 Provide Covers To Grade At Septic Tank

Tank Backfill Material Shall Meet Requirements of  
 Env-Ws 1010.04

Pipe to Tank Connections shall meet Env-Wq 1010.08  
 Tank to be Sealed & Watertight

### DESIGN INTENT

BED BOTTOM @ 96.00  
 NO LOWER THAN 24" BELOW  
 ORIGINAL GRADE ON HIGH SIDE.

### DESIGN CRITERIA

2- BEDROOM APT. @ 300 GPD @ 5 MIN PERC. = 90 LF  
 DESIGN 3-30' ADVANCED ENVIROS = 90 LF  
 1250 GALLON SEPTIC TANK  
 8- K.O. DISTRIBUTION BOX  
 FOUNDATION DRAINS: NO  
 REPLACEMENT AREA: SAME AS ORIGINAL  
 NO GARBAGE DISPOSAL OR WATER SOFTENER

#### LOT LOADING:

2- BED ROOM HOUSE EXISTING = 300 GPD (EXISTING) +  
 300 GPD (PROPOSED) = 600 GPD  
 GROUP 1 -A -SLOPES  
 $2000 / 1.2 = 1667 \text{ GPD ALLOWABLE / ACRE}$   
 $1667 \times .438 \text{ AC} = 729 \text{ GPD}$

BELMORAL COMMUNITY WATER SYSTEM

NO CEMETARIES WITHIN 100' OF SYSTEM.

WAIVERS REQUESTED: NONE

NOTE:

Wetlands delineated in accordance with  
RSA 482-A and Env-Wt 100 et seq

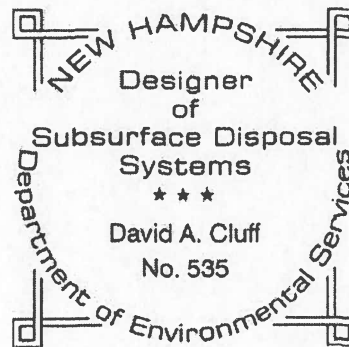
CA 2014 120357

REVIEWED AND APPROVED  
IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE  
NH DEPT OF ENVIRONMENTAL SERVICES  
WATER DIVISION

Signed

OCT 27 2014

Date



OCT 24 2014

OWER LANE

TAX MAP #099 LOT #036

LTONBO ROUGH

SUBSURFACE SEWERAGE DISPOSAL PLAN

TOWN: MOULTONBOUROUGH

OWNER: ROBERT MYKYTIUK

PO BOX 842

MOULTONBO ROUGH, N.H. 03254

Approved Health Dept.

Town of Moultonborough

Date 10-23-14

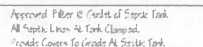
Signature

No K. form allowed  
without P.B. approvals

SCALES TYPICALS: NONE PLAN: 1" = 20'	10-10-14		

\* DEVIATION FROM PLAN  
REQUIRES REVIEW BY DESIGNER

## Exhibit B

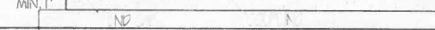
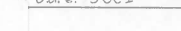
Task: Part III Material Skill Assoc. Requirements of  
Enr-W-1010.04

Spec to Tank Connections shall meet Fm-Wq ICH 1.08  
Tank to be Sealed & Watertight.



**Note:** Installation of Advanced Emule-Syspro® Simple-Setup™ Teaching Systems shall be in strict accordance with the current "Desktop 3 Installation" manual. For product information:

P.O. Box 17  
Sugar Hill, NM 86049  
1-800-472-99

AS PULP LAMINATE  
CA204120761

SHOWN

LOCAL ZEROS OF  $\zeta(s)$  ON THE CRITICAL LINE

DATE: 20

TIME: 10

SCALES	10-10-14	11-11-14	
OFFICIALS: NONE			
PLAN: 1"=20'			
* DEVIATION FROM PLAN OF 0.005% PER MILE OF ROAD			



# Town of Moultonborough Plumbing Permit

Date 5-29-15Permit No. 7090Bldg. Permit 7092License No. 2923MLocation 17 MAY FLOWER LANEMap 99 Lot 36Owner Robert My KytakKind of Bldg. garage

Used As \_\_\_\_\_

To Be Completed About \_\_\_\_\_

Estimated Cost \$ 56000Old/New Bldg. No. new

Type	Number	Fee
Stacks	<u>1</u>	
Sinks	<u>1</u>	
Baths	<u>2</u>	
Water Closet	<u>2</u>	
Lavatory	<u>2</u>	
Tank and Heater		
Laundry Tray	<u>1</u>	
Floor Drains	<u>0</u>	
Sewage Ejector	<u>0</u>	
Sump	<u>0</u>	
Shower	<u>1</u>	
Urinal	<u>0</u>	
Dishwashing Machine	<u>1</u>	
Humidifier	<u>0</u>	
Garbage Grinder	<u>0</u>	
Washing Machine	<u>1</u>	
Miscellaneous Fixtures	<u>0</u>	

Total Fee \$50.00

*Paid Cash  
Buckley  
5/29/15*

Contractor's Name and Address Thomas FoubertCity MeredithState NHPhone # 998-4922

Contact Inspector when ready for inspection at 603-476-2347.

APPLICANT CERTIFIES THAT ALL INFORMATION GIVEN IS CORRECT AND THAT ALL PERTINENT CITY ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED

Signature of contractor or Authorized Rep. \_\_\_\_\_

Signature of Permit Clerk [Signature]

# LAKES REGION WATER COMPANY INC.

420 Governor Wentworth Highway, PO Box 389  
Moultonborough, NH 03254  
Telephone: 603-476-2348, Fax: 603-476-2721

April 26, 2016

Robert Mykytiuk  
PO Box 842  
Moultonborough, NH 03254

Re: 17 Mayflower Lane - INSPECTION of SERVICE CONNECTION

Dear Mr. Mykytiuk,

It has come to our attention that you have built a second single family dwelling on your property Map 99/Lot 36 per your "Application for Building Permit" dated 11/03/14. All new dwellings are considered separate units and are required to complete an "Application for Service" as well as a new meter installed per our Tariff. An inspection of the water service connection must be done by Lakes Region Water in order to insure that you as the property owner are in compliance with NH RSA 539:7 as well as the Terms and Conditions of the Tariff.

Enclosed is an "Application for Service" for your convenience and please contact the office to set up an appointment with the Field Supervisor Justin Benes and myself for the **inspection within 10 days of this letter to avoid disconnection of service.**

Sincerely,

Leah Valladares  
Utility Manager

CC: Tom Mason



# LAKES REGION WATER COMPANY INC.

420 Governor Wentworth Highway, PO Box 389  
Moultonborough, NH 03254  
Telephone: 603-476-2348, Fax: 603-476-2721

July 27, 2016

Robert Mykytiuk  
PO Box 842  
Moultonborough, NH 03254

Re: 17 Mayflower Lane - Water Bill dated 06/30/16

Dear Mr. Mykytiuk,

In regards to the note on your water bill dated 06/30/16, you were charged two (2) base charges not meter charges. The base charge is applied to each service (unit) on the water systems and the metered charge is per 100 cubic feet of water used.

Lakes Region Water Company views your addition of the garage with the bunkhouse above as a second service (unit). This bunkhouse has its own "individual" sewage disposal system that was approved (CA2014120351) by NHDES on 11/14/14 and is equipped with 2 baths, 1 sink, 1 shower, dishwasher and washing machine.

Lakes Region Water Company is within its rights to require you to supply a separate service line and meter for this additional service (unit). However, upon inspection of the connection on May 9<sup>th</sup> we were satisfied that there was no by-pass of the meter in the 1<sup>st</sup> service (unit) and no health hazard associated with the connection.

You are still responsible for a second base charge for your new service (unit) and if the bill becomes past due you will run the risk of disconnection of service, thus affecting both services (units) due to the use of one service line.

Sincerely,

Leah Valladares  
Utility Manager

CC: Tom Mason

Email: [leah@Lakesregionwater.com](mailto:leah@Lakesregionwater.com)  
Website: [www.Lakesregionwater.com](http://www.Lakesregionwater.com)

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## LAKES REGION WATER COMPANY INC.

420 Governor Wentworth Highway, PO Box 389  
Moultonborough, NH 03254  
Telephone: 603-476-2348, Fax: 603-476-2721

August 3, 2016

NH PUC- Consumer Affairs  
21 S. Fruit St, Suite 10  
Concord, NH 03301

RE: Robert Mykytiuk vs. Lakes Region Water Company

Dear Ms. Hadley,

Last summer Mr. Mason noticed new construction in progress at 17 Mayflower Dr. owned by Mr. Mykytiuk. Mr. Mason spoke with Mr. Mykytiuk and advised that a new service connection would be needed if he intended to supply water to new building.

On March 29, 2016 it came to the Company's attention that Mr. Mykytiuk completed his construction. The Company was not notified to inspect the water service connection.

On April 26, 2016 a letter was set via certified mail to Mr. Mykytiuk requesting an "Inspection of Service Connection" and an "Application for Service" for him to fill out. The letter advised an appointment needed to be made within 10 days of the letter to avoid disconnection of service.

On May 09, 2016 the Field Supervisor Justin Benes and I arrived at 17 Mayflower to place a "Notice of Disconnection" and disconnect the service due to no response from Mr. Mykytiuk. Mr. Mykytiuk then appeared and I advised that we were there to disconnect service unless access was granted to inspect the service connection to the new unit. We (the Company) were concerned with potential cross contamination and a bypass. I also informed him that his new building was considered a separate service and the Company could require him to install a separate service line. Mr. Mykytiuk granted us access to review the connection and at that time both the Field Supervisor and myself was satisfied that the connection presented no cross contamination or bypass issues.

On June 30, 2016 Mr. Mykytiuk was billed for two (2) fixed base charges for the two (2) services on his property in addition to the usage. His total bill was \$356.31 and we received a payment on July 27, 2016 in the amount of \$221.69 leaving him a balance of \$135.26. On his bill he wrote a note believing that the 2<sup>nd</sup> base rate was done in error on the Company's part.

On July 27, 2016 I sent Mr. Mykytiuk a letter clarifying that the bill was correct and why the Company felt that two (2) fixed base charges were applicable and he was responsible for the balance of the account.

Director Mark Naylor has a copy of all supporting documents that led the Company to believe that 17 Mayflower should have two (2) services, including a separate service line with its own meter to the new structure. Upon inspection of the connection we were satisfied that there was no bypass and all water being used was able to be metered. We did not require Mr. Mykytuik to install a second service line; instead we billed him the 2<sup>nd</sup> base charge for service provided to the second unit.

For further information or question please do not hesitate to call me at (603) 476-2348.

Sincerely,

Leah Valladares  
Utilities Manager

Cc : via email-  
Mark Naylor- PUC Director Gas and Water Division  
Tom Mason – President Lakes Region Water Company, Inc



Property Location: 17 MAYFLOWER LANE

MAP ID: 099/ / 036/000 000/000

Bldg Name:

State Use: 1010

Vision ID: 4186

Account # M04890

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 05/13/2016 12:20

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	04		Average +10				
Stories	2		2 Stories				
Occupancy	1			MIXED USE			
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage
Exterior Wall 2				1010	SINGLE FAM MDL-01		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet	COST/MARKET VALUATION			
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:			71.58
Interior Flr 2	14		Carpet				169,852
Heat Fuel	02		Oil	Net Other Adj:			11,000.00
Heat Type	05		Hot Water	Replace Cost			180,852
AC Type	01		None	AYB			2003
Total Bedrooms	04		4 Bedrooms	EYB			2005
Total Bthrms	2			Dep Code			A
Total Half Baths	0			Remodel Rating			
Total Xtra Fixtrs				Year Remodeled			
Total Rooms	7		7 Rooms	Dep %			10
Bath Style	02		Average	Functional ObsInc			0
Kitchen Style	02		Average	External ObsInc			0
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			90
				Apprais Val			162,800
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

Property Location: 17 MAYFLOWER LANE

MAP ID: 099/ / 036/000 000/000

Bldg Name:

State Use: 1010

Vision ID: 4186

Account # M04890

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 09/02/2015 09:20

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1612 OULTONBOROUGH, N  <b>VISION</b>										
MYKYTIUK ROBERT A		4 Rolling	5 Well	3 Unpaved	3 Rural	Description	Code	Appraised Value	Assessed Value											
PO BOX 842			6 Septic			RESIDNTL	1010	161,800	161,800											
MOULTONBOROUGH, NH 03254						RES LAND	1010	60,500	60,500											
Additional Owners:						RESIDNTL	1010	10,800	10,800											
SUPPLEMENTAL DATA						Total				233,100	233,100									
Other ID: 082/ 143/ 000/ 000/ OLD MBLU 082/ 143/ 000/ 000/  BAY SEWER  X  GIS ID: 099036000 ASSOC PID#																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
MYKYTIUK ROBERT A		2439/ 877	07/28/2005	U	V	0	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
MYKYTIUK ROBERT A & KAREN L		2134/ 776	04/10/2003	U	V	54,900	1P	2015	1010	161,800	2014	1010	137,300							
MICHAELS,STEVE & JOAN		000000/0000	01/01/1900	U	V	0	00	2015	1010	60,500	2014	1010	62,800							
								2015	1010	10,800	2014	1010	7,000							
								Total:	233,100	Total:	207,100	Total:	212,800							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																				
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY											
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH		Appraised Bldg. Value (Card)										
BM1/A										Appraised XF (B) Value (Bldg)										
										Appraised OB (L) Value (Bldg)										
										Appraised Land Value (Bldg)										
										Special Land Value										
										Total Appraised Parcel Value										
										Valuation Method:										
										Exemptions										
										Adjustment:										
										Net Total Appraised Parcel Value										
										233,100										
BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result						
7092	11/04/2014	BP	Residential	100,000	01/22/2015	5		35X45 GARAGE W/BUN MODULAR HOME	01/22/2015			JJ	12	Bldg Permit Insp						
4044	07/17/2003	RS		168,000	03/10/2004	100			08/09/2013			RK	16	Field Review						
									12/07/2007			PM	QC	Quality Control						
									08/16/2004			DG	02	Measur+2Visit						
									04/01/2004			MH	10	Sales Review						
LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value	
1	1010	SINGLE FAM MDL-01	P			19,079 SF	2.44	1.0000	5	1.0000	1.00	BM1	1.30		N	0.000		3.17	60,500	
Total Card Land Units:						0.44	AC	Parcel Total Land Area: 0.44 AC						Total Land Value:						60,500

**Exhibit H**





TAKE THE **X1** CHALLENGE

Get a great offer

Save when you bundle

xfinity. Try X1 for 30 days with our back guarantee.

**Exhibit I**

Login ▾

Help ▾

List Your Property

Moultonborough, NH, USA

Arrival

Depart

☐ I don't have dates yet

Guests

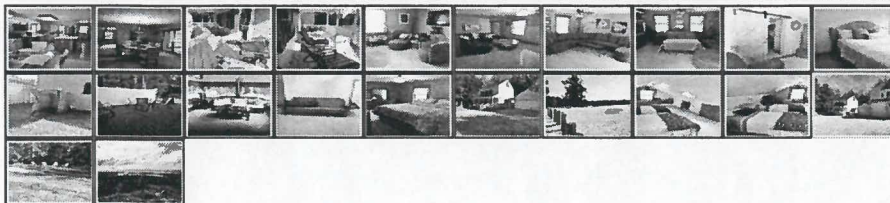
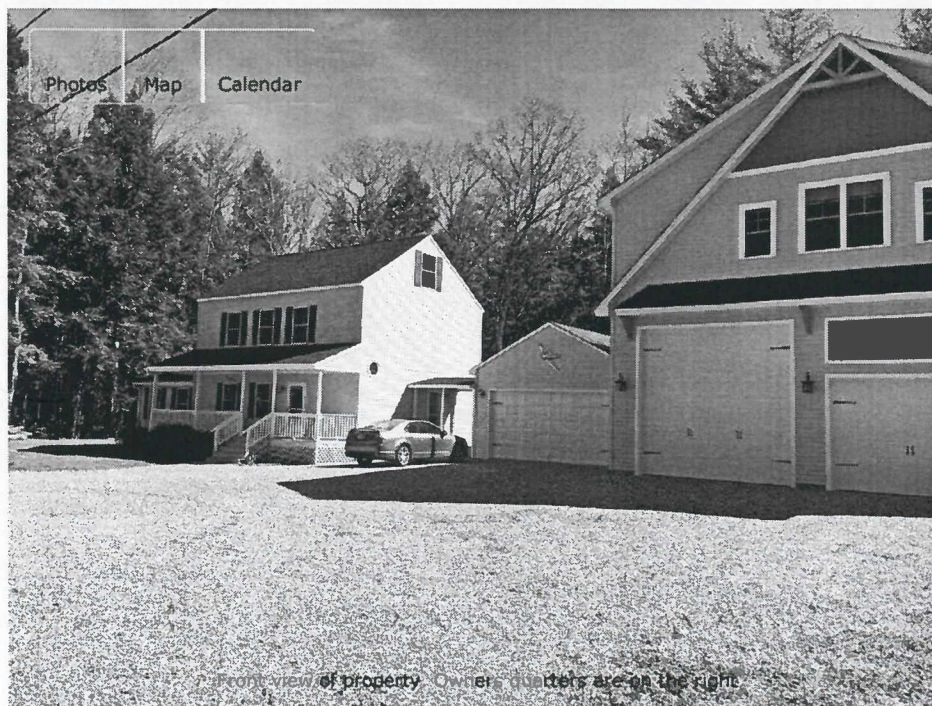


Search

[← Browse properties](#)
[Home](#)
[Moultonborough, NH, USA](#)
[VRBO Listing #837019](#)

Like 0

# Large Family Friendly Balmoral Home with 2 Car Garage Close to Beach

Avg. Nightly **\$300**

Enter dates to see accurate pricing

Arrival

Departure

Guests (required)

**Minimum stay** 2-7 nights

Book It

Get an Instant Quote

**Pay with confidence**

When you book through the VRBO website, your booking is backed by our Book with Confidence Guarantee

[Learn more](#)

Save to my favorites

Reviews

★★★★★ 5

Photos

12

Bedrooms

4

Bathrooms

2.5

Property type

House

Owner

Feedback

Overview

Reviews

Rates

Calendar

Location

Owner Info

**Minimum stay:**

2-7 nights

**Internet:**

Yes

**Pets considered:**

No

**Wheel chair accessible:**

N/A

## Property description

First time offered, clean and comfortable large 3-4 bedroom, 2.5 bath, 2 car garage Colonial style home with Farmers porch in the Balmoral association of Moultonborough. 1/3 mi to the sandy beach and boat launch. This home offers a fully stocked, large well appointed kitchen and dining area which looks out to the sunroom. The home offers two living rooms, one of which can double as a bedroom with its queen pullout bed, and a sliding barn door to ensure privacy from the rest of the home. This living room/bedroom also has a sliding door to the large backyard deck. On the second floor is the Master Bedroom -bathroom with King Bed, Guest Room with Queen Bed, second floor full hall bath. The large landing area on the second floor serves as a reading area with a queen futon that can serve as an overflow sleeping area as well. The large third floor bedroom has a Queen and two twins. TV's are located in both living rooms, sunroom, master bedroom and third floor bedroom. The backyard has a large deck, gas grill, fire pit, and enclosed outside shower. The home is in an excellent location to enjoy the many attractions and adventures that the lakes region has to offer which include, but not limited to: Golf, mini golf, swimming, Kayaking, hiking, horseback riding, shopping, Antiquing, sight seeing, restaurants/sport bars, coffee shops....and more.



Member since: 2016  
Speaks: English

[Send email](#)

Response time **Within an hour**

Response rate **100%**

Calendar last updated **09/20/2016**

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### Property Type

House 2800 sq. ft.

### Accommodation Type

Vacation Rental

### Meals

Guests Provide Their Own  
Meals

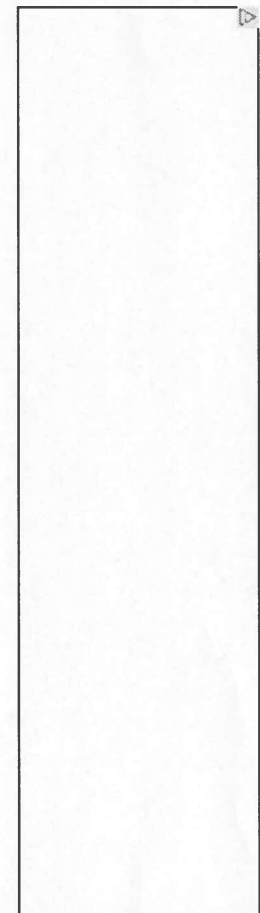
### Suitability

Long-Term Renters  
Welcome

Children Welcome  
Non Smoking Only

Pets Not Allowed

Minimum Age Limit For  
Renters



advertisement

[Feedback](#)

**Bedrooms:** 4 Bedrooms, Sleeps 12, Beds for 10-12

Bedroom 2: 1 queen

*2nd floor bedroom*

Bedroom 4: 1 queen, 2 twin/ single

*Large 3rd floor bedroom*

Bedroom 5: 1 sleep sofa /futon

*Queen futon 2nd floor landing/reading area*

Bedroom 1: 1 king

*2nd floor Master Bedroom with bathroom*

Bedroom 3: 1 queen

*One of two living rooms with privacy door, slider to deck.*

*2bdrm  
Septic  
300gals Per Day  
Main House*

**Bathrooms:** 2 Bathrooms, 1 Half Bathroom

Bathroom 1: toilet, shower

Bathroom 3: toilet

Bathroom 4: shower, outdoor shower

Bathroom 2: toilet, combination tub/shower

**Entertainment**

Books

Stereo

Video Library

Satellite / Cable

Television

**Theme**

Adventure

Away From It All

Family

**Attractions**

Churches

Festivals

Library

Cinemas

Health/Beauty Spa

Marina

Restaurants

**Local Services & Businesses**

ATM/Bank

Groceries

**Leisure Activities**

Antiquing

Miniature Golf

Scenic Drives

Bird Watching

Outlet Shopping

Shopping

Boating

Paddle Boating

Sight Seeing

Horseback Riding

Photography

Walking

Wildlife Viewing

**Sports & Adventure Activities**

Basketball Court

Golf

Mountain Climbing

Cross Country Skiing

Hiking

Skiing

Cycling

Kayaking

Swimming

Fishing

Mountain Biking

Tennis

Feedback



**Dining**

Dining

Dining Area

Seating for 6 people

**General**

Air Conditioning

Heating

Living Room

Clothes Dryer

Internet

Parking

Garage

Iron &amp; Board

Towels Provided

Hair Dryer

Linens Provided

Washing Machine

**Kitchen**

Coffee Maker

Kitchen

Pantry Items

Dishes &amp; Utensils

Microwave

Refrigerator

Dishwasher

Oven

Stove

Toaster

**Outside**

Deck / Patio

Lawn / Garden

Tennis

Golf

Outdoor Grill

## Reviews

**4.8 ★★★★★** from **5 traveler reviews**[Write a review](#)**Wonderful home. Great hosts.****★★★★★**

Olga B.

We loved our stay here. The hosts are great people, generous, gave us great tips about the area. The house was perfectly equipped with all the necessary items including full kitchen and comfortable furniture. The outside area was beautifully maintained and great for the kids and adults. The walk to the beach was 10 minutes with 5 y.o. kids but there is also parking at the beach available. The house is minutes away from Castle in the Clouds which is a perfect destination for hiking, lunch, beautiful views.

We had a great week here and are hoping to return soon! Thank you!

**Stayed:** July 2016    **Submitted:** August 6, 2016

**Source:** VacationRentals.com, from HomeAway

Was this review helpful? ☐ Yes ☐ No

**Impressive, roomy, quiet****★★★★★**

Robert H.

This home is spacious with great amenities. Short walk or drive to gorgeous private beach. Homeowners are gracious and anxious to make your stay memorable. I have 8 children and several grand children and it never felt confined or crowded. Lots of TV's and a fire pit out back for

[Feedback](#)

quiet conversation by the fire. Simply a great place to vacation or simply spend a long weekend.

**Stayed:** July 2016    **Submitted:** July 21, 2016    **Source:** HomeAway Family

Was this review helpful? ☐ Yes ☐ No



Anonymous

our large family enjoyed this property and will return again.



This was a large home with many rooms where our family could gather and also places -- a sunroom, deck, and front porch--- where one could be alone to read or nap!! It was on a quiet road with little traffic where young people could ride bikes and play. We rented for a week and all were sad to leave. The owners live on the property and , while that might inhibit some, it was not a problem and in fact a great way to learn about the area. They were available if needed but we were not aware of them living close by. There is a beach a short walking distance and ,since we were there on the fourth of july, it was very crowded. We still enjoyed time in the early morning and evening. The fire works were great!!!



**Stayed:** July 2016    **Submitted:** July 12, 2016    **Source:** HomeAway Family

Was this review helpful? ☐ Yes ☐ No



Jessica  
Austin,  
Texas, USA

Perfect for our large family!



This home was large and very well maintained. It had all of the amenities we needed and also had some extra features that made our stay very pleasant. We enjoyed sunny days at the lake and then would come back to the house and sit in the hot tub and BBQ and roast s'mores at the fire. Our children really enjoyed sleeping in the loft which is equipped with multiple beds. The kitchen was well stocked and the dining area large enough to seat our large group. The hosts were incredibly nice and accommodating, even taking time to help us blow up some beach toys. We had a delightful time while staying at this home and would highly recommend it!

**Stayed:** May 2016    **Submitted:** June 7, 2016    **Source:** VRBO

**Recommended for:** Families with young children, Sightseeing, Girls getaway, Adventure seekers, Age 55+, Romantic getaway, Families with teenagers

Was this review helpful? ☐ Yes ☐ No



Kristine C.

Perfect Vacation Rental



Our stay at this Moultonborough property was more than we could have hoped for. The home was large enough to accommodate our family and well equipped with everything we needed to make our visit hassle free. The interior was immaculate and beautifully decorated. It is located on a quiet little street with a short walk to a beautiful private beach. The owner welcomed us warmly on our arrival. We would highly recommend this property. It was the perfect vacation rental.

Feedback

Stayed: May 2016 Submitted: June 6, 2016 Source: VRBO

Was this review helpful? **1** Yes **0** No

## Rates

Currency Conversion

Rental basis: Per property

Rental rates quoted in: USD ▼

Dates	Nightly	Weekend Night	Weekly	Monthly *	Event
<b>Fall</b> Sep 11 - Oct 6, 2016 2 night min stay	\$300				
<b>Columbus Day Weekend</b> Oct 7 - Oct 10, 2016 3 night min stay	\$300				
<b>Fall1</b> Oct 11 - Oct 31, 2016 2 night min stay	\$300				
<b>Winter/Spring</b> Nov 1 - May 5, 2017 2 night min stay	\$300				
<b>Spring 2017</b> May 6 - May 25, 2017 3 night min stay	\$300				
<b>Summer 2017</b> May 26 - Sep 5, 2017 7 night min stay	\$300				
<b>My Standard Rate</b> 3 night min stay	\$285				

## Additional information about rental rates

## Fees:

Cleaning Fee	\$150
security deposit	\$400

## Notes:

Please add a \$150.00 cleaning fee to the listed rate. We require a \$400 refundable security/damage deposit. The rent is due in full 30 days prior to the check-in date. Changeover day is Saturday for weekly rentals. (Exception is Bike Week which will be a Sunday checkout)

Feedback



Owner's cancellation policy:

Policy available by contacting owner when booking

**Don't forget your vacation protection!** Get protected now  
Adding our Vacation Protection services can make sure your getaway goes smoothly, no matter what. We offer Cancellation Protection and Damage Protection so you can truly relax.

Protect your payments in case you need to cancel.      Travel with peace of mind.

Ensure you're prepared in case of accidental damage.

Calendar

Last updated: 09/20/2016

Arrival

Departure

Check availability

Previous

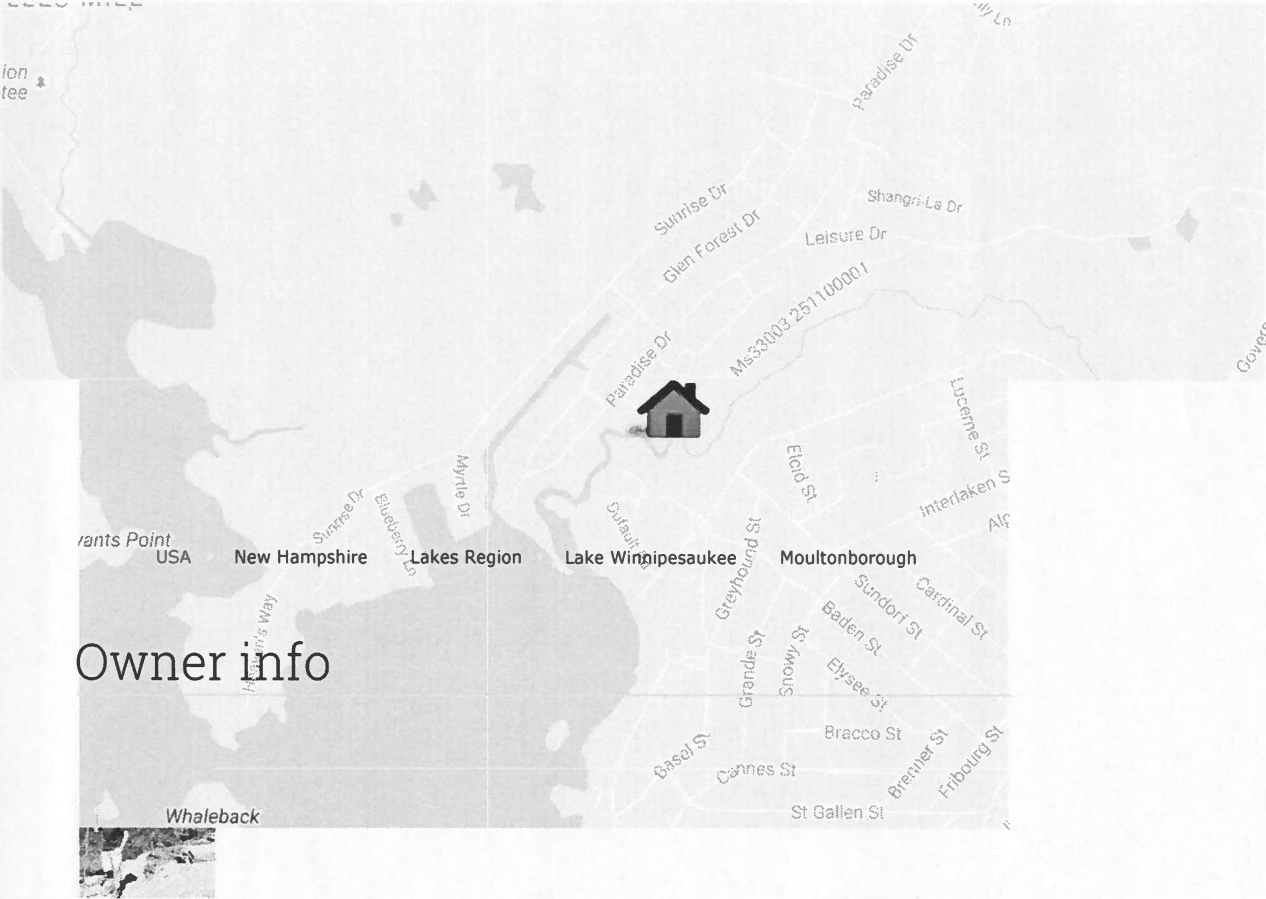
Next

October 2016							November 2016							December 2016						
SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA
						1			1	2	3	4	5					1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31
30	31																			

January 2017							February 2017							March 2017						
SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA
1	2	3	4	5	6	7				1	2	3	4				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25
29	30	31					26	27	28					26	27	28	29	30	31	

23 Available 21 Unavailable 22 Today 23 Selected dates

Location



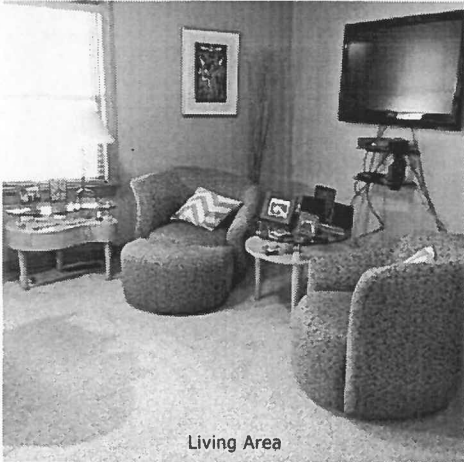
Contact us

Speaks: English

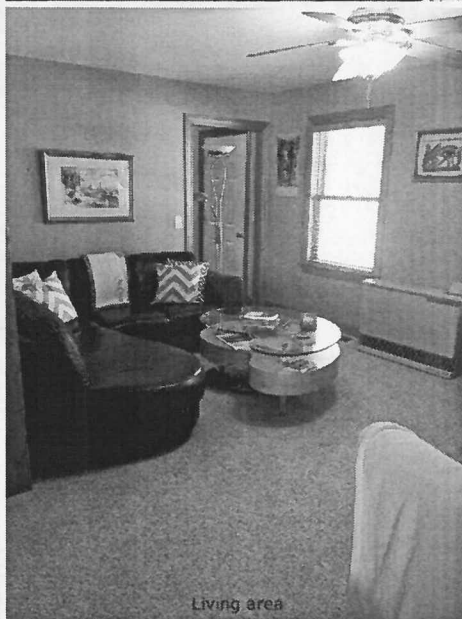
Photos



Feedback



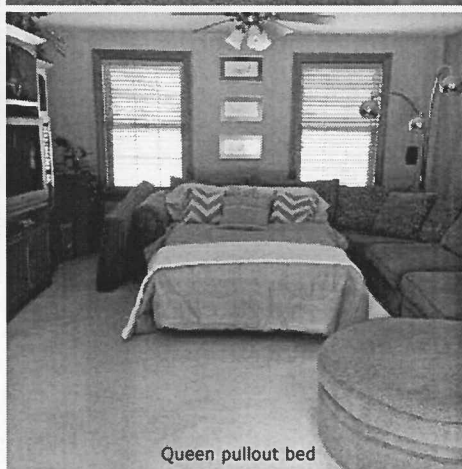
Living Area



Living area

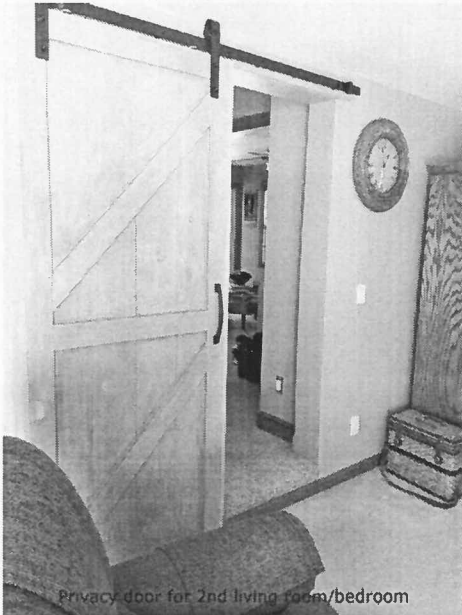


Living room/bedroom

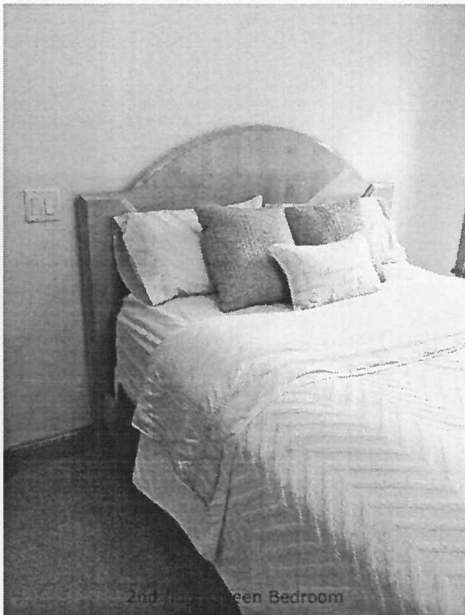


Queen pullout bed





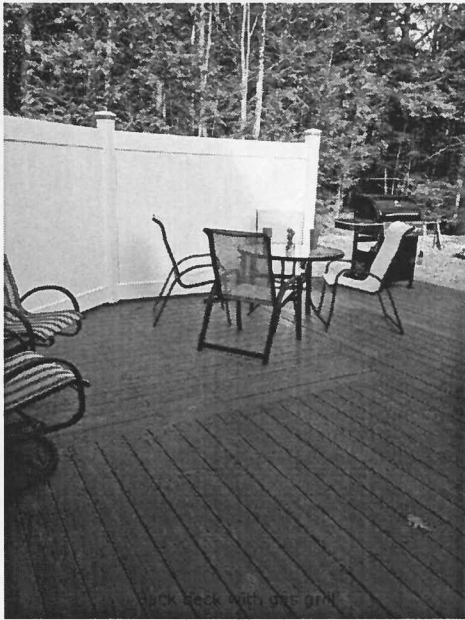
Privacy door for 2nd living room/bedroom



2nd floor queen Bedroom



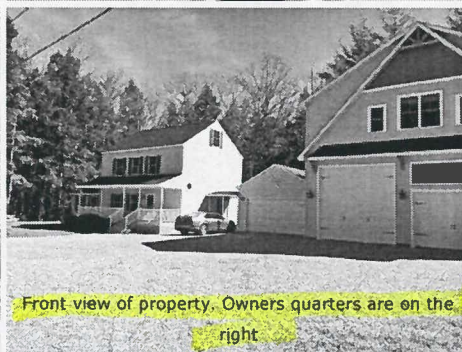
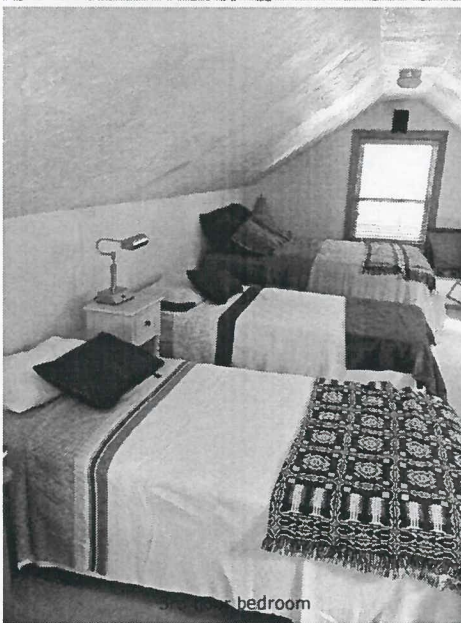
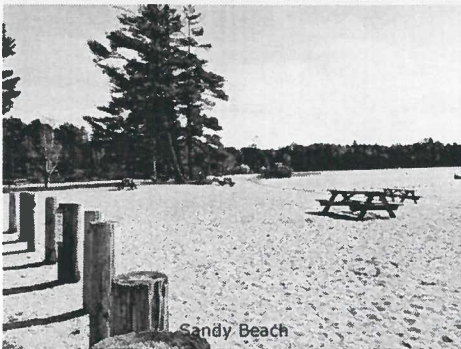
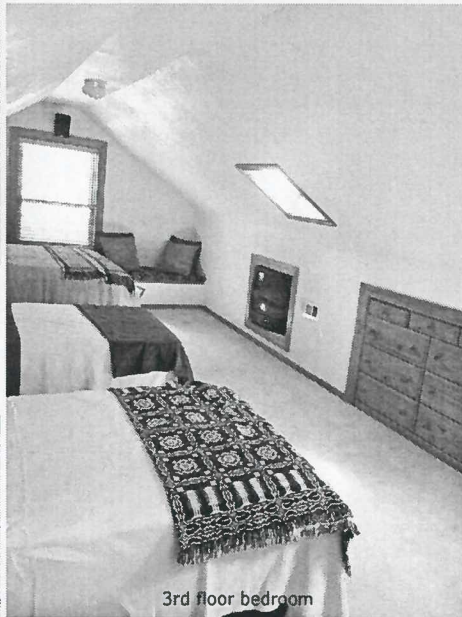
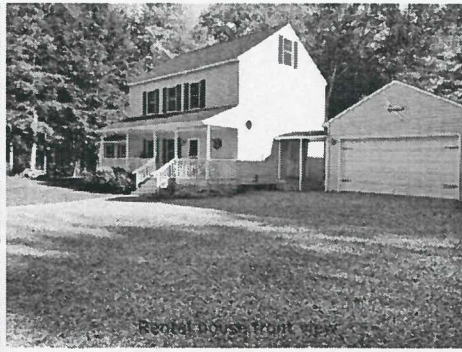
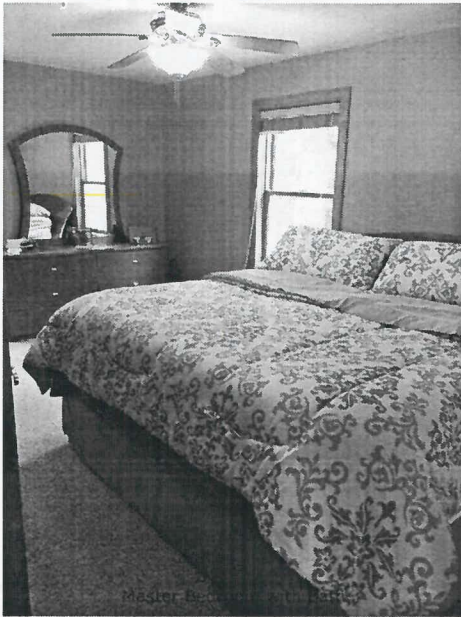
Outdoor shower



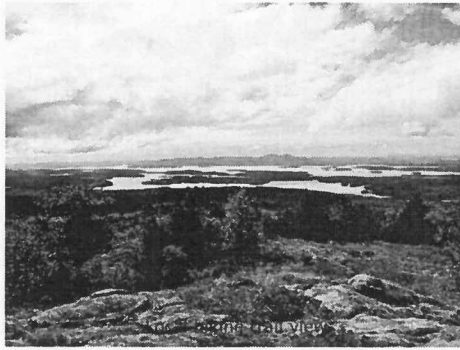
Back deck with gas grill



2nd floor reading area queen futon





**VRBO #837019**

This listing was first published here in 2016.

Date last modified - Wednesday, September 21, 2016

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# LAKES REGION WATER COMPANY INC.

420 Governor Wentworth Highway, PO Box 389  
Moultonborough, NH 03254  
Telephone: 603-476-2348, Fax: 603-476-2721

October 19, 2016

Debra Howland – Executive Director  
NH Public Utilities Commission  
21 S. Fruit Street, Suite 10  
Concord, NH 03301-2429

RE: Response to Complaint against Lakes Region Water Company- Robert Mykytiuk

Dear Executive Director Howland,

Lakes Region Water Company is in receipt of your letter dated October 11, 2016 advising of a complaint made by Mr. Robert Mykytiuk with regard to additional fixed base charge to his account. We are disputing this complaint based on the following reasons;

On March 29, 2016 it came to our attention that Mr. Mykytiuk had completed construction on his secondary structure. The building permit advises a “single family” construction (**Exhibit A**) and a second septic system for a 2 bedroom apartment (300 gpd) was designed and installed for this secondary structure. The primary structure’s existing septic system was for 2 bedroom home (300 gpd), please see septic approval and septic design’s lot loading criteria. (**Exhibit B**)

The secondary structure contains, 1 sink, 2 baths, 2 water closets, 2 lavatories, 1 shower, 1 dishwashing machine and 1 washing machine. (**Plumbing permit-Exhibit C**) and its own septic system initiating a second place of consumption for water service as well as increasing demand on our water supply and O&M costs. A separate meter and service line would have been required; instead Mr. Mykytiuk installed a service line from his primary structure to his secondary structure without consulting with Lakes Region Water Company.

A letter (**Exhibit D**) was sent to Mr. Mykytiuk (certified 04/26/16) requesting an “Application for Service” per PUC rule 1203.01 “Initiation of Basic Utility Service” and our Tariff Terms and Conditions 1. This letter also advised that this new construction (dwelling) was considered separate from the primary structure (dwelling) and would need a separate meter therefor a separate service pipe for his second place of water consumption should have been installed. (PUC 602.14) The letter also was for an inspection of his non-conforming connection to verify he was not in violation of RSA 539:7 Theft of Utility Service (by-pass the main structures meter) and potentially contaminating our water main with back flow. We were satisfied that the connection possessed no by-pass or back flow, but he still was required to complete the “Application of Service” which he has ignored.



October 19, 2016

Page 2

By this letter (received my Mr. Mykytuik on 05/04/16) he was notified that he was required to complete an "Application of Service" that initiates the new water service he should have installed thus giving us the authority to charge him a second base charge. He remains in "Non-Compliance" of the letter as we have NOT received his "Application of Service" violating our Tariff and is subject to disconnection of service.

Lakes Region Water Company felt that a second base charge being assessed to his account was fair and justifiable. We did not pursue installation of a second meter and service line as we did not wish to create a hardship for Mr. Mykytuik. We were satisfied that the connection to the primary structure's meter created neither by-pass nor backflow and was able to handle the flow for his consumption charge. Please see letter dated July 27, 2016 (**Exhibit E**) explaining to Mr. Mykytuik the reason for the second base charge and the letter dated August 3, 2016 responding to Consumer Affairs for the complete timeline. (**Exhibit F**) I have also attached the property tax card (**Exhibit G**) and a photo of the secondary structure (**Exhibit H**).

Lakes Region Water Company began working with Mr. Naylor to resolve this issue; please reference Mr. Naylor's email- Mr. Mykytuik's Exhibit D agreeing with our decision to charge two base charges. Also note that the exhibits "B" & "C" Mr. Mykytuik have presented to the NH PUC with his complaint are definitions from two different Town ordinances and are not NH State RSA, nor Carroll County Code. The argument presented by Mr. Mykytuik that his second structure is not a dwelling or ADU by state definition may be true due to the lack of "cooking" facilities, however it does not mean he did not create a second place of consumption for water services to his detached secondary structure. The word "dwelling" being used and its meaning appears to be in question. Also enclosed is a copy of his primary structure (dwelling) being rentable as a 3-4 bedroom home with reviews of owner living on property and show a picture of the separate owner living quarters (secondary structure-dwelling?). (**Exhibit I**)

Mr. Mykytuik has not made any formal requests to us and nor we have continually threatened to turn his water off for non-payment. There was one letter requesting an inspection and a service application to be filled out and one letter explaining the second charge with a reminder of our Tariff's terms and conditions. We have continued to cooperate and work with NH PUC Consumer Affairs, Ms. Noonan and State Rep. Karel Crawford. We adamantly dispute his complaint and accusations.

There are other customers within our franchise area that have installed a second meter and service line to their secondary place of consumption. Lakes Region Water Company will pursue requiring Mr. Mykytuik to do the same for his second place of consumption in the near future.

Sincerely,



Leah Valladares  
Utilities Manager

cc: Thomas Mason  
Water Division  
Amanda Noonan  
Robert Mykytuik