



**407 Old Dublin Road**  
**Hancock, New Hampshire 03449**

**L \$229,900**

**Active Residential 2799604**

Nearly new ranch on 6+ acres in Hancock. Very private close to year round recreation and bounded by conservation land. 2-3 bedrooms, wrap around deck (28x12) for entertaining, daylight basement with sliders great expansion possibility. Plumbing hookups in basement for a full bath.

**Directions:Directions:**

From Rte 137 in Hancock follow Jaquith Road to left on Old Dublin Road. Sign on property.



**Taxes: \$4,051.00 Taxes TBD: No Tax Year: 2009 Monthly Assoc.\$: Condo Assoc Fees:**

<b>Style:</b> Ranch	<b>Year Built:</b> 2005	<b>Lot Acre:</b> 4.60
<b>Bedrooms:</b> 2	<b>Total Fin SqFt:</b> 1,056	<b>Book/Pg:</b> 6286/ 0599
<b>Total Baths:</b> 1	<b>Apx Fin Above Grd:</b> 1,056	<b>Lot SqFt:</b> 200,376
<b>1/2 Baths:</b> 0	<b>Construction:</b> Modular Prefab , Wood Frame	<b>Seasonal:</b> No
<b>3/4 Baths:</b> 0	<b>Exterior:</b> Clapboard , Vinyl	<b>Zoning:</b> Rural
<b>Basement:</b> Climate Controlled , Daylight , Full , Walk Out Concrete	<b>Water:</b> Drilled Well , Private	<b>Flood Zone:</b> Unknown
<b>Foundation:</b>	<b>Sewer:</b> 1500+ Gallon , Concrete , Leach Field , Private , Septic	<b>Road Frontage:</b> Yes/ 565
<b>Roof:</b> Shingle-Fiberglass	<b>Electric:</b> 200 Amp , Circuit Breaker(s)	<b>Water Frontage:</b>
<b>Heating/Cool:</b> Baseboard , Hot Water	<b>Driveway:</b> Gravel	<b>Water Body Name:</b>
<b>Heat Fuel:</b> Oil	<b>Garage/Park:</b> 6+ Parking Spaces	<b>Roads:</b> Gravel , Public
<b>Water Heater:</b> Off Boiler , Tank	<b>Garage Capacity:</b> 0	<b>Water Body Restri.:</b>

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR	11x14	1	1st	2	0	0	0
Kitchen	11x17	1	2nd BR	11x14	1	2nd	0	0	0	0
Dining Rm			3rd BR			3rd	0	0	0	0
Family Rm	11x17	1	4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den							
Other Rm 1	9x9	1	Full Bath							
Other Rm 2			3/4 Bath							
Other Rm 3			1/2 Bath							

**Amenities:**  
**Appliances:** Dishwasher , Range-Gas , Refrigerator  
**Restrictions:**  
**Negotiable:**  
**Disability:**  
**Elem Sch:** Hancock Elem School      **Jr./Mid Sch:** Great Brook School      **High Sch:** Conval Regional High School  
**Closed Date:** **DOM:** 343

**PREPARED BY**

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