

**407 Old Dublin Road****Hancock, New  
Hampshire 03449****L\$254,900****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. Includes a 1.7 acre grandfathered building lot.

**Directions:**

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

**Taxes: \$ 2,970.00 Taxes TBD:No Tax Year: 2008 Monthly Assoc.\$: \$ Condo Assoc Fees: \$**

<b>Style:</b>	1 Story , Ranch	<b>Year Built:</b>	2005	<b>Lot Acre:</b>	6.30
<b>Bedrooms:</b>	2	<b>Total Fin SqFt:</b>	1,056	<b>Book/Pg:</b>	6286/ 0599
<b>Full:</b>	1	<b>Apx Fin Above Grd:</b>	1,056	<b>Lot SqFt:</b>	274,428
<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>Living Rm Dim:</b>		<b>Basement:</b>	Daylight , Full , Walk Out , Climate Controlled	<b>Flood Zone:</b>	Unknown
<b>Dining Rm Dim:</b>		<b>Foundation:</b>	Concrete	<b>Road Frontage:</b>	565
<b>Kitchen Dim:</b>	11x17	<b>Roof:</b>	Shingle-Fiberglass	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>	11x17	<b>Heating/Cool:</b>	Baseboard , Hot Water	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	11x14	<b>Heat Fuel:</b>	Oil	<b>Roads:</b>	Gravel , Public
<b>2nd BR Dim:</b>	11x14	<b>Water Heater:</b>	Off Boiler , Tank	<b>Driveway:</b>	Gravel
<b>3rd BR Dim:</b>		<b>Water:</b>	Drilled Well , Private	<b>Garage/Park:</b>	6+ Parking Space
<b>4th BR Dim:</b>		<b>Sewer:</b>	1500+ Gallon , Concrete , Leach Field , Private , Septic	<b>Garage Capacity:</b>	0
<b>Other Rm Dim:</b>	9x9	<b>Electric:</b>	200 Amp , Circuit Breaker	<b>Water Body Restri.:</b>	
<b>Den Rm Dim:</b>					

ROOM	BSMNT	1ST FL	2ND FL	3RD FL	ROOM	BSMNT	1ST FL	2ND FL	3RD FL
Full Bath					1/2 Bath				
3/4 Bath					Den				
Dining Rm					Family Rm		1		
Kitchen		1			Living Rm				
Master BR		1			2nd BR		1		
3rd BR					4th BR				
Other Rm 1		1							

**Amenities:** 1st Floor Laundry , Cathedral Ceilings , Ceiling Fans , Deck , Dining Area , Eat In Kitchen , Laundry Hook-ups , 1st Floor Master BR

**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:** 85

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