

4 Photo Display



**127 Forest Road**  
**Hancock, New Hampshire 03449**

**L\$595,000**

**Active Residential 2703429**

Beautiful updated spacious 2 story home on 30 acres. Building has attached 550 square foot apartment with separate septic, heat & garage. Mountain views, wildlife abounds! Easy access to routes 202, 123, 9 and 13.



**Directions:**

Route 202 to Forest Road at yellow blinker light. Turn west onto Forest Road towards Hancock. 1/4 mile on left. Sign on property

**Taxes: \$ 7,403.91 Tax Year: 2007**

**Assoc. Fee: \$ Condo Assoc Fees: \$**

<b>Style:</b>	1 3/4 Story , Cape	<b>Year Built:</b>	1970	<b>Lot Acre:</b>	30.00
<b>Bedrooms:</b>	4	<b>Total Fin SqFt:</b>	2,756	<b>Book/Pg:</b>	7823/ 1690
<b>Full:</b>	2	<b>Apx Fin Above Grd:</b>	2,756	<b>Lot SqFt:</b>	1,306,800
<b>1/2 Baths:</b>	0	<b>Construction:</b>	Wood Frame	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	1	<b>Exterior:</b>	Brick , Clapboard , Shingle	<b>Zoning:</b>	Res
<b>Living Rm Dim:</b>	14x26	<b>Basement:</b>	Full , Walk Out	<b>Flood Zone:</b>	No
<b>Dining Rm Dim:</b>	9.8x10.6	<b>Foundation:</b>	Concrete	<b>Road Frontage:</b>	580
<b>Kitchen Dim:</b>	10x14.8	<b>Roof:</b>	Shingle-Asphalt	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>	15.6x14.6	<b>Heating/Cool:</b>	Central Air , Hot Air , Multi Zone	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	22x11.6	<b>Heat Fuel:</b>	Oil	<b>Roads:</b>	Public
<b>2nd BR Dim:</b>	10x11	<b>Water Heater:</b>	Electric	<b>Driveway:</b>	Paved
<b>3rd BR Dim:</b>	17.3x11.3	<b>Water:</b>	Drilled Well , Private	<b>Garage/Park:</b>	6+ Parking Space , Attached , Auto Oper Entry , Storage Above
<b>4th BR Dim:</b>	10x12	<b>Sewer:</b>	1500+ Gallon , Concrete , Leach Field , Septic	<b>Garage Capacity:</b>	2
<b>Other Rm Dim:</b>	15.2x12.6	<b>Electric:</b>	200 Amp , Circuit Breaker		
<b>Den Rm Dim:</b>					

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

**Amenities:** 1st Floor Laundry , Attic , Cable , Dining Area , DSL , Fireplace-Wood , In Law Apartment , Laundry Hook-ups , Master BR w/ Mudroom , Multi Phonelines  
**Appliances:** Central Vacuum , Dishwasher , Dryer , Range-Electric , Smoke Detector , Washer  
**Restrictions:**  
**Negotiable:**  
**Elem Sch:** Hancock Elem School      **Jr./Mid Sch:** Great Brook School      **High Sch:** Conval Regional High  
**Closed Date:** 2

**PREPARED BY**

**Prepared by: Holly Connell**

**Email :** holly@themollers.com

**The Mollers Inc.**  
**27 Main Street**

**Off. Ph# :** (603) 525-4211



**Hancock, NH 03449**

**Agt. Ph# :** (603) 525-4211 ext.

**Cell Ph# :** (603) 345-3213



[www.hollyconnell.com](http://www.hollyconnell.com)

[www.themo](http://www.themo)

Lister: Holly Connell of The Mollers Inc.

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