



**6 Sunset Lane**

**Hancock, New Hampshire 03449**

**L\$299,000**

**Active Residential 2821497**

Are you looking to be near Hancock Village? We have the home with 1 open acre of sunny land on a dead end street. This home also offers, 4 bedrooms one first flr, Mst is 17.5x16.5, 2 1/2 baths, one w/Jacuzzi, large sunny family room, (could be home business) living room w/fireplace, dining room, & 2 car garage plus detached shed. " Perfect family home"

**Directions:**

Village of Hancock head up Norway Hill, 1st road on right, 2nd house on left. "6 Sunset Lane"

**Taxes: \$ 5,670.06 Taxes TBD:No Tax Year: 2009 Monthly Assoc.\$: \$ Condo Assoc Fees: \$**

<b>Style:</b>	1 1/2 Story , Cape	<b>Year Built:</b>	1976	<b>Lot Acre:</b>	1.00
<b>Bedrooms:</b>	3	<b>Total Fin SqFt:</b>	2,516	<b>Book/Pg:</b>	5109/ 0099
<b>Full:</b>	2	<b>Apx Fin Above Grd:</b>	2,366	<b>Lot SqFt:</b>	43,560
<b>1/2 Baths:</b>	1	<b>Construction:</b>	Wood Frame	<b>Seasonal:</b>	No
<b>3/4 Baths:</b>	0	<b>Exterior:</b>	Clapboard , Vinyl	<b>Zoning:</b>	Res.
<b>Living Rm Dim:</b>	18x12	<b>Basement:</b>	Bulkhead , Full , Sump Pump , Unfinished , Partially Finished	<b>Flood Zone:</b>	No
<b>Dining Rm Dim:</b>	12.6x12	<b>Foundation:</b>	Block	<b>Road Frontage:</b>	250
<b>Kitchen Dim:</b>	17x11	<b>Roof:</b>	Shingle-Asphalt	<b>Water Frontage:</b>	
<b>Family Rm Dim:</b>	28x14	<b>Heating/Cool:</b>	Baseboard , Hot Water , Multi Zone , Radiant	<b>Water Body Name:</b>	
<b>Master BR Dim:</b>	17.5x16.5	<b>Heat Fuel:</b>	Oil	<b>Roads:</b>	Dead End , Gravel
<b>2nd BR Dim:</b>	12.5x11	<b>Water Heater:</b>	Oil	<b>Driveway:</b>	Paved
<b>3rd BR Dim:</b>	13.5x10.5	<b>Water:</b>	Public	<b>Garage/Park:</b>	4 Parking Space , Attached , Direct Entry
<b>4th BR Dim:</b>		<b>Sewer:</b>	1000 Gallon , Leach Field	<b>Garage Capacity:</b>	2
<b>Other Rm Dim:</b>	15x10	<b>Electric:</b>	200 Amp	<b>Water Body Restri.:</b>	
<b>Den Rm Dim:</b>	10x10				

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

**Amenities:** Cable , Cable Internet , Cathedral Ceilings , Deck , Eat In Kitchen , Fireplace-Wood , Laundry Hook-ups , Master BR with BA , Mudroom , Multi Phonelines , Out Building , Whirlpool Tub , 1st Floor Master BR

**Appliances:** Dishwasher , Dryer , Range-Electric , Refrigerator , Washer

**Restrictions:**

**Negotiable:** Kitchen Island , Window Treatments

**Disability:** 1st floor Full Bathrm , Bathrm w/tub , Kitchen w/5 ft Diameter , 1st Floor Bedroom , 1st Flr Low-Pile Carpet , Access. Parking , Access. Mailboxes No Step , Access. Common Use Areas

**Elem Sch:** Hancock Elem School

**Jr./Mid Sch:** Great Brook School

**High Sch:** Conval Regional High School

**DOM/DUC:** 16

**PREPARED BY**



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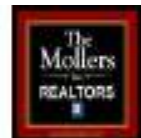
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