

**Residential**  
2803881 Active

**454 Newmarket Rd**  
**Warner, New Hampshire 03278**



**L\$399,000**



<b>Zoning:</b>	resid/conserv	<b>Rooms:</b>	6
<b>Year Built:</b>	1989	<b>Bedrooms:</b>	1
<b>Color:</b>	tan	<b>Total Baths:</b>	1
<b>Taxes:</b>	\$ 9,300.00	<b>Full:</b>	1
<b>Taxes TBD:</b>		<b>3/4 Baths:</b>	0
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	93.00	<b>Garage Type:</b>	Attached
<b>Lot SqFt:</b>	4,051,080	<b>Total Fin SqFt:</b>	1,264
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	1,264
<b>Road Frontage:</b>	Yes/ 1,680	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>		<b>Foot Print:</b>	irregular
<b>Water Acc Type:</b>		<b>Flood Zone:</b>	No
<b># of Stories:</b>	2	<b>Style:</b>	Contemporary

**Water Body Type:** **Water Body Restr.:** **Surveyed:** Yes **Seasonal:** No  
**Water Body Name:** **Current/Land Use:** No **Land Gains:** **Owened Land:**

**Parcel Access ROW:** **ROW for other Parcel:** **ROW Width:** **ROW Length:**

**Public Rems:** Enjoy life! cathedral ceilings, brick fireplace, oversized loft possible bedroom, 1800 ft drive for privacy, 1040ft elevation to get spectacular views, 30X10 inground pool, 2 car garage with expandable room above plus Barn with workshop & storage galore. VIEWS from most windows. 580 ft frontage on Newmarket Rd, 1100 on old town rd.

**Directions:** Rt 103 west from Warner Exit 9-go about 1 mile to Waterloo Rd-take left go down hill and thru covered bridge up 2 miles-driveway on right-see sign-Panoramic Hilltop views of Mt Kearsarge.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	21X15.5	1	Master BR	11X15	1	1st	1	1	0	0
Kitchen	8X15.5	1	2nd BR			2nd	0	0	0	0
Dining Rm	15.5X8	1	3rd BR			3rd	0	0	0	0
Family Rm	14.5X19		4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den							
Other Rm 1	5X7.5	1	Full Bath	6X8	1					
Other Rm 2	12x20	2	3/4 Bath							
Other Rm 3			1/2 Bath							

**Assoc Amenities:**

**Interior Feat.:** 1st Floor Laundry , 1st Floor Master BR , Cathedral Ceilings , Dining Area , Fireplace-Wood , Hearth , Loft

**Exterior Feat.:** Deck , Out Building , Pool-In Ground

**Basement:** Crawl Space , Full , Unfinished , Walk Out

**Equip./Appl.:** Cook Top-Electric , Dishwasher , Dryer , Kitchen Island , Refrigerator , Washer

**Driveway:** Gravel , Paved

**Construction:** Wood Frame

**Financing:** Conventional , FHA , Possible Owner , Rural Development , VA

**Floors:**

**Garage/Park:** 4 Parking Spaces , Attached , Storage Above

**Heat Fuel:** Oil , Wood

**Roads:** Public

**Sewer:** 1000 Gallon , Concrete , Leach Field , Septic

**Suitable Land Use:**

**Fee Includes:**

**Disability:**

**Negotiable:**

**Excl Sale:**

**Possession:**

**Electric:** Circuit Breaker(s)

**Exterior:** Vertical , Wood

**Foundation:** Concrete

**Heating/Cool:** Baseboard , Hot Water

**Lot Desc:** Abuts Conservation , Sloping , View , Wooded

**Occ. Restrictions:**

**Roof:** Shingle-Asphalt

**Water:** Drilled Well , Private

**Water Heater:** Off Boiler , Oil

**Building Certs:**

**Docs Available:**

**Tax Rate:** \$20.68

**Tax Class:**

**Elderly:** No

**Covenant:** No

**Recorded Deed:** Warranty

**Map/Blck/Lot:** 12 / / 20

**Devel/Subdiv:**

**District:** Kearsarge Regional

**Elem Sch:** Simonds Elementary

**Fuel Co:**

**Timeshare/Fract. Ownrshp:**

**Auction:**

**Auction \$ Det. By:**

**Assmt:** \$391,330.00

**Unadjusted Taxes:**

**Veteran:** No

**Source SqFt:** Msrd

**Book/Pg:** 1783/ 744

**Property ID:**

**Const. Status:** Existing

**High Sch:** Kearsarge Regional HS

**Cable:**

**Phone Co:**

**# Weeks:**

**DOM:** 257

**Assmt Yr:** 2006

**Tax Reduct:** No

**Other:** No

**County:** Merrimack

**Plan/Survey:**

**SPAN # (VT):** --

**Home Energy Rating Index:**

**Jr./Mid Sch:** Kearsarge Regional Middle Sch

**Electric Co:**

**Resort:**

**Timeshare %:**

**PREPARED BY**

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