


Residential
4341632 Closed

520 Sanborn Hill Rd Rd
Epsom, New Hampshire 03234

L \$304,900
C \$277,000



Zoning: Residential	Rooms: 11
Year Built: 1840	Bedrooms: 6
Color: White	Total Baths: 3
Gross Taxes: \$ 7,748.00	Full: 2
Taxes TBD: No	3/4 Baths: 1
Tax Year: 2013	1/2 Baths: 0
Monthly Assoc.\$: \$	Garage Capacity: 0
Lot Acre: 12.80	Garage Type: None
Lot SqFt: 557,568.	Total Fin SqFt: 4,180
Common Land Acres:	Apx Fin Above Grd: 4,180
Road Frontage: Yes/ 581	Apx Fin Below Grd: 0
	Apx Ttl Below Grd: 2,054
Water Frontage:	Foot Print:
Water Acc Type:	Flood Zone: No
# of Stories: 2 1/2	Style: Colonial , Duplex
Basement: Yes / Interior	

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

Parcel Access ROW: No	ROW for other Parcel: No	ROW Width:	ROW Length:
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Public Rems: AUTHENTIC CHARM! Circa 1840 Colonial complimented by a two bedroom, one bath apartment. This home offers all the charm of yester-year yet offers all the updates you'd expect, including replacement windows & updated heating systems. In the main house enjoy the front to back living room which is soaked in sun and faces a pictorial view of the expansive yard. You'll also find a quaint kitchen, dining room and four bedrooms up. The two bedroom apartment borders the main house and offers spacious rooms & hardwood floors. This homes rests on 12.8 acres featuring apple, pear & plum trees, productive blueberry bushes and is positioned atop the hill and imparts a lovely view.

Directions: US 4/Route 202/Dover Road, right on Center Hill Road, right on Sanborn Hill Road. The property is on the left, 1/2 mile up.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	28x14	1	Master BR	14X12	2	1st	2	1	1	
Kitchen	14X14	1	2nd BR	12X11	2	2nd	4	1		
Dining Rm	14X12	1	3rd BR	14X12	2	3rd				
Family Rm			4th BR	14X12	2	4th				
Office/Study			5th BR	14X9	2	Bsmt				
Utility Rm			Den							
Apt. Kitchen	15X10	1	Apt. MBR	15X14	1					
Apt. Living Rm	14X14	1	Bedroo							

Assoc Amenities:	Possession: At Closing
Interior Feat.: 1st Floor Laundry , 2nd Kitchen , Attic , Den/Office , Dining Area , Eat-in Kitchen , Formal Dining Room , Laundry Hook-ups , Living Room , Wood Stove	
Exterior Feat.: Out Building , Porch	
Basement: Bulkhead , Full , Interior Stairs , Unfinished	
Equip./Appl.: Dishwasher , Kitchen Island , Range-Gas , Refrigerator , Wood Stove	
Driveway: Gravel	Electric: 100 Amp , Circuit Breaker(s)
Construction: Wood Frame	Exterior: Clapboard , Wood
Financing: Conventional , FHA , VA	Foundation: Block , Granite , Stone
Floors: Hardwood , Laminate , Softwood	Heating/Cool: Hot Air , Hot Water , Stove
Garage/Park: 4 Parking Spaces	Lot Desc: Agricultural Prop , Country Setting , Fields , Landscaped , Level , Rural Setting
Heat Fuel: Oil , Wood	Occ. Restrictions:
Roads: Gravel , Public	Roof: Shingle-Asphalt
Sewer: 1000 Gallon , Concrete , Leach Field , Private , Septic	Water: Drilled Well
Suitable Land Use:	
Fee Includes:	Water Heater: Electric , Off Boiler
Disability: 1st Floor Full Bathrm , 1st Flr Hard Surface Flr. , Access. Parking , Bathrm w/tub , 1st Floor Bedroom	Building Certs:
Negotiable:	Docs Available:

Excl Sale:			
Tax Rate: \$22.57	Assmt: \$343,269.00	Assmt Yr: 2011	
Tax Class:			
Covenant: No	Source SqFt: Other	County: Merrimack	
Recorded Deed: Warranty	Book/Pg: 1496/ 0617	Plan/Survey:	
Map/Blck/Lot: R08// 10	Property ID:	Tax ID No. (SPAN# VT): 24900-R08000010000000	
Devel/Subdiv:	Const. Status: Existing	Home Energy Rated Index Score:	
District: Epping	High Sch: Pembroke Academy	Jr./Mid Sch: Epsom Central School	
Elem Sch: Epsom Central School	Cable: Fairpoint	Electric Co: Unitil	
Fuel Co:	Phone Co:	Resort: No	
Timeshare/Fract. Ownrshp: No	# Weeks:	Timeshare %:	

Closed Date: 06/05/2014	DOM/DUC: 73 / 16	Foreclosed Bank-Owned REO: No
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PREPARED BY

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