

Residential
2652536 Active
165 Candlewood Hill Rd
Francestown, New Hampshire 03043

L\$1,299,000

Style: 1 3/4 Story , Contemporary
Year Built: 1984
Color: Blue
Taxes: \$ 12,379.00
Taxes TBD:
Tax Year: 2007
Monthly Assoc.\$: \$
Lot Acre: 105.60
Lot SqFt: 4,599,936
Road Frontage: 1,289
Water Frontage:
Water Acc Type:
Zoning: Rurc

Rooms: 12
Bedrooms: 3
Total Baths: 4
Full: 3
3/4 Baths: 1
1/2 Baths: 0
Garage Capacity: 3
Garage Type: Attached
Total Fin SqFt: 6,045
Apx Fin Above Grd: 3,800
Apx Fin Below Grd: 2,245
Foot Print: Irreg

Water Body Type: **Surveyed:** Yes **Seasonal:** No **Owned Land:**
Water Body Name: **Current Use:** Yes **Flood Zone:** No

Public Rems: Incredible farm tucked in to a completely private 105.6 ac site. Rambling contemporary w/adaptable flr plan, views over pasture to mountains, vinyl cedar fencing around pastures 180x230 ring, 2 barns w/8 stalls (rm for 4 more), addl heated buildings for any endeavor. Request detailed list. Perfect location-40 min to airport, employment, etc.

Directions: Route 136 to Dennison Pond Rd, bear left onto Candlewood Hill. Advent Hill Farm on left.

APPROXIMATE ROOM DIMENSIONS

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath			2	1		1/2 Bath					
3/4 Bath		1				Den					
Dining Rm			1			Family Rm	23x23.6			1	
Kitchen	18.5x21		1			Living Rm	15.9x41			1	
Master BR	11.6x14			1		2nd BR	14x16			1	
3rd BR	12x14		1			4th BR		1			
Other Rm 1	Loft15x18			1		Other Rm 2	SnRm12x16			1	
Other Rm 3	RecRm	1									

FEATURES
Amenities: 1st Floor Laundry , Attic , Cable Internet , Cathedral Ceilings , Ceiling Fan , Deck , Dining Area , Eat In Kitchen , Fireplace-Wood , Home Warranty , Laundry Hook-ups , Loft , Master BR with BA , Mudroom , Out Building , Patio , Screen Porch , Skylight , Sunroom , Underground Utilities , Whirlpool Tub , Wood Stove Hook-up , 1st Floor Master BR , Barn , Dog Fence , Other
Basement: Bulkhead , Finished , Full , Sump Pump
Construction: Wood Frame
Driveway: Crushed Stone **Electric:** 200 Amp , Circuit Breaker , Generator , Wired for Generator
Appliances: Air Conditioner , Cook Top-Gas , Dishwasher , Disposal , Dryer , Kitchen Island , Microwave , Refrigerator , Security System , Smoke Detector , Trash Compactor , Wall Oven , Washer **Exterior:** Vertical , Wood
Financing: **Foundation:** Concrete
Garage/Park: 6+ Parking Space , Attached , Auto Open , Barn , Detached , Direct Entry , Rec Vehicle , Storage Above **Heating/Cool:** Baseboard , Hot Water , Multi Zone , Passive Solar
Heat Fuel: Gas-Lp/Bottle , Oil , Solar , Wood **Lot Desc:** Agricultural Prop , Dairy Prop , Fenced , Fields , Horse Prop , Landscaped , Level , View , Walking Trails , Wooded
Negotiable: **Restrictions:**
Roads: Public **Roof:** Shingle-Asphalt
Sewer: 1000 Gallon , Concrete , Leach Field , Private **Water:** Drilled Well , Private
Fee Includes: **Water Heater:** Off Boiler , Separate

Book/Pg: 5963/ 902 **Tax Rate:** \$ 21.02 **Tax Class:** **Tax Reduct:** Yes
Elderly: No **Veteran:** No **Other:** Unknown **Map/Blck/Lot:** 06 / 47
Covenant: No **Assmt:** \$ **Assmt Yr:** 2007 **Deed:** Warranty
Elem Sch: Francestown Elem **Jr./Mid Sch:** Great Brook School **High Sch:** Conval Regional **District:** Contoocook Valley
School: School
County: Hillsborough **New Const:** No **Source SqFt:** Other **Closed Date:**
Excl Sale: **Devel/Subdiv:** No **Village/District:**
PREPARED BY

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