

Residential
4049688 Active

156/156B Leach Hill Rd
Goffstown, New Hampshire 03045



L \$1,295,000



Zoning: Agricultural
Year Built: 2004
Color: grey/nat
Taxes: \$ 15,432.21
Taxes TBD: No
Tax Year: 2010
Monthly Assoc.\$: \$
Lot Acre: 88.00
Lot SqFt: 3,833,280
Common Land Acres:
Road Frontage: Yes/ 200
Water Frontage:
Water Acc Type:
of Stories: 2

Rooms: 7
Bedrooms: 2
Total Baths: 3
Full: 2
3/4 Baths: 0
1/2 Baths: 1
Garage Capacity: 2
Garage Type: Attached
Total Fin SqFt: 2,984
Apx Fin Above Grd: 2,984
Apx Fin Below Grd: 0
Foot Print: 44x45-rreg
Flood Zone: No
Style: Contemporary , Farmhouse

Water Body Type: Water Body Name: **Water Body Restr.:** Current/Land Use: **Surveyed:** Land Gains: **Seasonal:** Owned Land:

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

Public Rems: Wow! 20 Mins to the airport, 5 mins into town yet a completely private 88 acre haven at the end of a paved road. The pkg includes a custom mint condition contemporary farmhouse that overlooks fields, orchard and surrounding hillsides. Rm sizes taken from plans - living area is open concept. 2nd home is a 1991 1,632 s/f ranch w/2 car garage on 11 ac. Info in listing describes main house only. Taxes shown are for 3 lots (2 w/homes). Restriction on ranch lot. All but 1.8 acres enjoys the benefits of current use tax classification. Bring the extended family and enjoy an incredible lifestyle together.

Directions: Rte 114 (Main St) to Mountain Rd (by Gulf), bear right at 1st fork onto Lesnyk Rd, left on Leach Hill to end.

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm	19 x 28	1	Master BR	14 x 16	1	1st	1	1	0	1
Kitchen	12-6 x 17	1	2nd BR	20 x 23	2	2nd	1	1	0	0
Dining Rm	12-6 x 13	1	3rd BR			3rd	0	0	0	0
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt	0	0	0	0
Utility Rm			Den	10 x 18	1					
Other Rm 1	9 x 10	2	Other Rm 3							
Other Rm 2										

Assoc Amenities: **Possession:**
Interior Feat.: 1st Floor Laundry, 1st Floor Master BR, Attic, Cathedral Ceilings, Fireplace-Gas, Fireplace-Wood, Hearth, Home Warranty, Laundry Hook-ups, Master BR with BA, Mudroom, Skylight, Smoke Det-Hardwired
Exterior Feat.: Dog Fence, Guest House, Out Building, Screened Porch, Underground Utilities
Basement: Bulkhead, Full, Partial, Unfinished
Equip./Appl.: Cook Top-Electric, Dishwasher, Kitchen Island, Smoke Detector, Wall Oven
Driveway: Common/Shared, Gravel, Paved
Construction: Wood Frame
Floors:
Garage/Park: 6+ Parking Spaces, Attached, Auto Open, Carport, Direct Entry, Storage Above
Heat Fuel: Gas-LP/Bottle, Wood
Roads: Public
Sewer: 1500+ Gallon, Concrete, Leach Field, Private
Suitable Land Use:
Fee Includes:
Disability: 1st Floor Full Bathrm
Negotiable:
Excl Sale:

Electric: 200 Amp, Circuit Breaker(s), Generator, Wired for Generator
Exterior: Clapboard, Shingle, Wood
Foundation: Concrete
Heating/Cool: Central Air, Hot Air, Multi Zone
Lot Desc: Agricultural Prop, Country Setting, Farm, Fields, Horse Prop, Level, Mountain View, Walking Trails, Wooded
Occ. Restrictions:
Roof: Shingle-Asphalt
Water: Drilled Well, Private
Water Heater: Gas-Natural
Building Certs:
Docs Available:

Tax Rate: **Assmt:** **Assmt Yr:**
Tax Class: **Unadjusted Taxes:** **Tax Reduct:** No
Elderly: No **Veteran:** **Other:**
Covenant: Yes **Source SqFt:** Muni **County:** Hillsborough
Recorded Deed: Warranty **Book/Pg:** 8053/ 1716 **Plan/Survey:** 25078
Map/Blck/Lot: 4 / 39 **Property ID:** **SPAN # (VT):** --
Devel/Subdiv: Potential **Const. Status:** Existing **Home Energy Rating Index:**
District: **High Sch:** Goffstown High School **Jr./Mid Sch:** Mountain View Middle School
Elem Sch: **Cable:** **Electric Co:**
Fuel Co: **Phone Co:** **Resort:**
Timeshare/Fract. Ownrshp: **# Weeks:** **Timeshare %:**
Auction:
Auction \$ Det. By: **DOM:** 0

PREPARED BY



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