

Residential
2807064 Active

61 Pleasant Street
Hooksett, New Hampshire 03106



L\$299,900



Style:	Ranch	Rooms:	9
Year Built:	1965	Bedrooms:	4
Color:	Beige	Total Baths:	4
Taxes:	\$ 7,308.00	Full:	1
Taxes TBD:	No	3/4 Baths:	3
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.\$:	\$0	Garage Capacity:	2
Lot Acre:	5.80	Garage Type:	Attached
Lot SqFt:	252,648	Total Fin SqFt:	1,816
Road Frontage:	200	Apx Fin Above Grd:	1,816
Water Frontage:		Apx Fin Below Grd:	0
Water Acc Type:		Foot Print:	26x32/24x24
Zoning:	MDR		

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

Public Rems: -You'll be warm and cozy w/ a Timberline woodstove this winter in this 4 bdrm/4 bath ranch. Potential to work from home w/separate entrance to office area. 60'x40'barn has finished heated room above, 6-9 stalls, heated kennel w/outdoor access and 5+ open acres. 60'x120'fenced outdoor riding ring. Many uses,great commuter location. Home warranty.

Directions: Route 28 to Pleasant Street

APPROXIMATE ROOM DIMENSIONS

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath	12.5 x 5.5		1			1/2 Bath					
3/4 Bath			2	1		Den					
Dining Rm	14x12		1			Family Rm					
Kitchen	29x12.6		1			Living Rm	15x14		1		
Master BR	15x14		1			2nd BR	12.6x12		1		
3rd BR	25.x11			1		4th BR	12.5x11.5			1	
Other Rm 1	20x12		1			Other Rm 2	9x8.7		1		
Other Rm 3											

FEATURES

Amenities: 1st Floor Laundry , Alternative Heat Stove , Ceiling Fans , Deck , Dining Area , Eat In Kitchen , Fireplace-Wood , Handicap Modified , Home Warranty , Master BR with BA , Mudroom , Pool-In Ground , Wood Stove , 1st Floor Master BR , Barn , Dog Fence

Basement: Bulkhead , Full , Sump Pump , Unfinished

Construction: Wood Frame

Driveway: Paved

Appliances: Air Conditioner , Dishwasher , Dryer , Range-Electric , Refrigerator , Washer , Wood Stove

Financing: _____

Garage/Park: 6+ Parking Space , Attached , Auto Open , Barn

Heat Fuel: Oil , Wood

Negotiable: _____

Roads: Paved , Public

Sewer: 1500+ Gallon , Leach Field , Private , Septic

Fee Includes: _____

Disability: No Stairs From Prkg , Zero-Step Entry , Grab Bars in Bathrm

Electric: 200 Amp , Circuit Breaker

Exterior: Vinyl

Foundation: Concrete

Heating/Cool: Hot Water , Stove

Lot Desc: Fields , Horse Prop , Sloping , Wooded , Country Setting , Rural Setting

Restrictions: _____

Roof: Shingle-Asphalt

Water: Public

Water Heater: Electric

Book/Pg: 2910/ 1242	Tax Rate: \$ 16.21	Tax Class: _____	Tax Reduct: Unknown
Elderly: Unknown	Veteran: Unknown	Other: Unknown	Map/Blck/Lot: 2 / 5
Covenant: Unknown	Assmt: \$.00	Assmt Yr: 2008	Recorded Deed: Warranty
Elem Sch: Hooksett Memorial School	Jr./Mid Sch: David R. Cawley Middle Sch	High Sch: Manchester Central High Sch	District: _____
County: Merrimack	New Const: No	Source SqFt: Muni	Closed Date: _____
Excl Sale: _____	Devel/Subdiv: _____		

PREPARED BY



Terry Calder
Farms & Barns RE, LLC
PO Box 719
New Boston, NH 03070
 Lister: Terry Calder of Farms & Barns RE, LLC

Email : terry@farmsandbarns.com
Off. Ph# : (603) 487-3010
Agt. Ph# : (603) 487-3010 ext. 6
Cell Ph# : (603) 387-6566
Fax Ph# : (603) 293-0633



www.farmsandbarns.com

www.farmsandbarns.com

Subject to errors, omissions, prior sale, change or withdrawal without notice. The agency referenced may or may not be the listing agency for this property.
 Copyright 2009 Northern New England Real Estate Network, Inc. 01/12/2010 09:25 AM Printed By: Terry Calder