

**Residential**  
2716253 Active

**329 Lyndeborough Rd**  
**New Boston, New Hampshire 03070**



**L\$309,900**



<b>Style:</b>	2 Story , Farmhouse	<b>Rooms:</b>	8
<b>Year Built:</b>	1800	<b>Bedrooms:</b>	3
<b>Color:</b>	Yellow	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 4,200.00	<b>Full:</b>	2
<b>Tax Year:</b>	2007	<b>3/4 Baths:</b>	0
<b>Monthly Assoc. Fees:</b>	\$	<b>1/2 Baths:</b>	0
<b>Zoning:</b>	RA	<b>Garage Capacity:</b>	2
<b>Lot Acre:</b>	3.00	<b>Garage Type:</b>	Detached
<b>Lot SqFt:</b>	130,680	<b>Total Fin SqFt:</b>	2,436
<b>Road Frontage:</b>	340	<b>Apx Fin Above Grd:</b>	2,436
<b>Water Frontage:</b>		<b>Apx Fin Below Grd:</b>	0
<b>Water Acc Type:</b>		<b>Foot Print:</b>	Irreg

<b>Water Body Type:</b>	<b>Surveyed:</b> Yes	<b>Seasonal:</b> No	<b>Owned Land:</b>
<b>Water Body Name:</b>	<b>Current Use:</b> No	<b>Flood Zone:</b> No	

**Public Rems:** Large renovated farmhouse-3BR/2BA. Many recent upates - roof, furnace, siding, kitchen, screen porch. Adaptable floor plan w/1st flr MBR, if needed, new FR added in 01. 2nd flr needs a bit more TLC. Garage/workshop w/sep elec meter, barn w/rear lean-to and 4-5 stalls,water & elec, paddock. This is a great property for the busy backyard farmer

**Directions:** Rte 13 or Francestown Tpk to Lyndeborough Rd.

**APPROXIMATE ROOM DIMENSIONS**

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath				1		1/2 Bath					
3/4 Bath			1			Den					
Dining Rm						Family Rm	15 x 17		1		
Kitchen	14 x 27		1			Living Rm	18 x 27		1		
Master BR	11-9 x 24		1			2nd BR	14 x 17			1	
3rd BR	12-6 x 17			1		4th BR					
Other Rm 1	12 x 12-4			1		Other Rm 2					
Other Rm 3											

**FEATURES**

<b>Amenities:</b>	Cable , Cathedral Ceilings , Dining Area , Eat In Kitchen , Hearth , Home Warranty , Laundry Hook-ups , Out Building , Pantry , Patio , Pool-Above Ground , Porch , Screen Porch , Wood Stove Hook-up , 1st Floor Master BR , Barn		
<b>Basement:</b>	Crawl Space , Dirt , Sump Pump , Unfinished , Walk Out		
<b>Construction:</b>	Post and Beam , Wood Frame		
<b>Driveway:</b>	Dirt , Paved	<b>Electric:</b>	200 Amp , Circuit Breaker
<b>Appliances:</b>	Dishwasher , Range-Electric , Smoke Detector	<b>Exterior:</b>	Clapboard , T-111 , Wood
<b>Financing:</b>		<b>Foundation:</b>	Concrete , Granite , Stone
<b>Garage/Park:</b>	6+ Parking Space , Detached , Heated , Rec Vehicle	<b>Heating/Cool:</b>	Hot Air
<b>Heat Fuel:</b>	Oil , Wood	<b>Lot Desc:</b>	Abuts Conservation , Fenced , Horse Prop , Landscaped , Country Setting
<b>Negotiable:</b>	Refrigerator	<b>Restrictions:</b>	
<b>Roads:</b>	Paved , Public	<b>Roof:</b>	Shingle-Asphalt , Shingle-Fiberglass
<b>Sewer:</b>	1000 Gallon , Concrete , Leach Field , Septic	<b>Water:</b>	Drilled Well , Private
<b>Fee Includes:</b>		<b>Water Heater:</b>	Electric

<b>Book/Pg:</b> 7805/ 2443	<b>Tax Rate:</b> \$ .00	<b>Tax Class:</b>		<b>Tax Reduct:</b> No
<b>Elderly:</b> No	<b>Veteran:</b>	<b>Other:</b> No		<b>Map/Blck/Lot:</b> 10/ / 52
<b>Covenant:</b> No	<b>Assmt:</b> \$	<b>Assmt Yr:</b>		<b>Deed:</b> Warranty
<b>Elem Sch:</b> New Boston Central School	<b>Jr./Mid Sch:</b> Mountain View Middle School	<b>High Sch:</b> Goffstown High School		<b>District:</b> Goffstown
<b>County:</b> Hillsborough	<b>New Const:</b> No	<b>Source SqFt:</b> Muni		<b>Closed Date:</b>
<b>Excl Sale:</b>	<b>Devel/Subdiv:</b> No	<b>Village/District:</b>		

**PREPARED BY**



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