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**435 Old Francestown Road, Weare NH**

**\$429,900**

**Quality home nestled among apple trees & horse pastures. 34 X 30 Barn 4 stalls, tack room, electric/water, riding trails nearby.** Over 3500 square feet of living. Great room w/granite fireplace, vaulted ceiling. Wide pine flooring, heated tiled mudroom. Huge master bedroom with cathedral ceiling & bath, jetted tub, walk-in closet, sitting room, hot tub, large deck, heated workshop. Privacy.

**DIRECTIONS:**

Route 114 to Route 77 towards New Boston - turn right onto 149 then left on Old Francestown Road.

**FEATURES:**

<b>Style:</b> 1 ¾ story, 2 sotry, cape with addition	<b>Rooms:</b> 12
<b>Exterior :</b> wood	<b>Acres:</b> 3.42
<b>Color:</b> natural	<b>Lot:</b> fields, horse property, landscaped, level
<b>Bedrooms:</b> 3	<b>Taxes/Yr.:</b> \$7,146
<b>Bathrooms:</b> 3	<b>Finished Sq. Ft.:</b> 3,570
<b>Construction Style:</b> wood frame	<b>Year Built:</b> 1991
<b>Heating:</b> baseboard, hot water, in floor, multi zone, radiant, whole house fan	<b>Water:</b> drilled well, private
<b>Heating Fuel:</b> oil	<b>Sewer:</b> leach field, private, septic
<b>Garage:</b> attached, auto open, barn	<b>Basement:</b> bulkhead, crawl space, full, unfinished
<b>Driveway:</b> gravel	<b>Foundation:</b> concrete
<b>Road:</b> public	<b>Footprint:</b>
<b>Deed Book/Page:</b> 6741/2229	<b>Electric:</b> 200 amp, circuit breaker, generator
<b>Map/Lot:</b> 411//369/02	<b>Water Heater:</b> oil

**INTERIOR DESCRIPTIONS:**

<b>Room:</b>	<b>Size:</b>	<b>Features:</b>
Living Room	16 x 13	
Kitchen	13 x 12	
Dining Room	14 x 13	
Family Room	20 x 20	
Other Room 1	16 x 13	
Other Room 2	11 x 9	
Other Room 3	24 x 14	
Den		
Master Bedroom	23 x 22	
Bedroom 2	14 x 13	
Bedroom 3	12 x 10	
Bedroom 4		

**Equipment:** dishwasher, range-electric, kitchen island, refrigerator, smoke detector, window treatment

**Amenities:** 2nd floor laundry, cable, cable internet, cathedral ceilings, ceiling fan, deck, dining area, eat-in-kitchen, fireplace-wood, hearth, hot tub, master bedroom with bath, mudroom, out building, skylight, whirlpool tub



Although believed to be accurate this information may contain errors and omissions

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