10/23/2024 09:50 AM Residential Single Family 5019585 Active		Note: Report includes inter 454 Hanover Street Manchester Unit/Lot #	nal fields. NH 03104	Listed: 10/23/2024 Closed: DOM: 0	Page 1 of 3 \$384,900
		County VillDstLoc Year Built Architectural Style Color Total Stories Taxes TBD TaxAnnlAmt Tax Year Tax Year Notes Delayed Showing	2 No \$5,497.69 2023 No	Rooms - Total Bedrooms - Total Baths - Total Baths - Full Baths - 3/4 Baths - 1/2 Baths - 1/4 SqFt-Apx Total Finished SqFt-Apx Total Lot Size Acres Lot - Sqft Footprint	7 2 1 1 0 0 1,402 1,402 0.12 5,227
MH 🗞 🔳	<ul> <li>☆ I<sup>A</sup></li> <li>Schedule</li> </ul>	Date - Showings Beg Directions a Showing	yın		

**Remarks - Public** Welcome to 454 Hanover Street, centrally located to all Manchester has to offer. This home features two separate living spaces with egresses. Both floors are tastefully updated with newer flooring, appliances, cabinets and fresh paint. On the first floor, you will love the open concept living room with an oversized fireplace and kitchen that boasts a breakfast bar and large pantry. The large bedroom lends room for an office space and has access to a well maintained basement with laundry. The second floor features a separate office area, bedroom, a large bathroom with plenty of storage and open living room/kitchen space. This home was previously used as a mixed use building and also a two family. The possibilities are endless as this is the perfect in-law set up, multi generational living or an in-home business on the first and live on the second. Outside there is a nice private side patio lined with trees, a two car garage and plenty of off-street parking. Situated close to downtown, you won't have to qo far for all the city has to offer and major commuting routes are minutes away. Derryfield Country Club, SNHU Arena, Palace Theater and numerous wonderful restaurants are just a few things that will be at your doorstep in this beautiful home! Agents please see non-public remarks. Showings start at Open House Oct. 24th @4:30 pm.

					9	STRUCTURE				
Construction Status Existing Estimated Completion Rehab Needed Construction Materials Vinyl Siding Foundation Concrete Roof Shingle - Asphalt Basement Yes Basement Access Type Interior Basement Description Concrete, Unfinished Garage Yes Garage Capacity 2 Parking Garage, Parking Spaces 6+, Paved							SqFt-Apx Fin Above Grade List \$/SqFt Fin ABV Grade SqFt-Apx Fin AG Source SqFt-Apx Unfn Above Grade SqFt-Apx Unfn AG Source SqFt-Apx Fin Below Grade List \$/SqFt Fin Below Grade SqFt-Apx Fin BG Source List \$/SqFt Fin Total SqFt-Apx Unfn Below Grade SqFt-Apx Unfn BG Source SqFt-Apx Tot Below Grade SqFt-Apx Tot Below Grade			1,402 \$274.54 Assessor 0 Assessor 0 Assessor \$274.54 0 Assessor
ROOMS	DIMS. /	LVL	ROOMS	DIMS. /	LVL		PUBLI			
Living Room	11x10	1				Deed - Recorded Type		Мар	0076	
Kitchen	12x9	1				Deeds - Total		Block	00	
Bedroom	17x12	1				Deed - Book 9276		Lot	0014	
Bath - Full	8x5	1				Deed - Page 2843		SPAN#		
Living Room	11x10	2				Deed 2 - Book		Tax Class	10.00	
Kitchen	14x10	2				Deed 2 - Page		Tax Rate	18.86	
Bedroom	12x12	2				Plan Survey Number		Current Use	1	
Bath - 3/4	11x7 9x8	2 2				Property ID Zoning 2 Fam		Land Gains		
Office/Study	9X0	2						Assessment		
								Assessment		)
								Assessment	s - Special	
			<b>.</b>		LOT	F & LOCATION				
Development	/ Subdivision			District				Waterfront		
				School - Elementary School - Middle/Jr			Water View Water Body Access			
Common Land	I ACRES		School - School -	•				-		
Roads Paved,	Public		Lot Feat	<b>ures</b> Level				Water Body	Name	
Road Frontage Yes								Water Body Type		
Road Frontage Length 50					Water Frontage Length					
									Property Rights	
ROW - Length ROW - Width								Water Body	Restrictions	

ROW - Width ROW - Parcel Access ROW to other Parcel Surveyed Unknown

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Driveway Paved

5019585 454 Hanover Street

Heating Radiator, Steam Heat Fuel Gas - Natural Cooling None Water Source Public Sewer Public Electric Circuit Breaker(s)

Features - Exterior Patio, Porch, Porch - Covered

Parking Garage, Parking Spaces 6+, Paved

## UTILITIES

Utilities Cable, Gas - On-Site Internet Internet - Cable

Fuel Company Electric Company Cable Company Phone Company Internet Service Provider

FEATURES

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove - Gas

CONDO -- MOBILE -- AUCTION INFO Auction No Condo Name **Date - Auction Building Number** Units Per Building Auction Time Condo Limited Common Area Auctioneer Name Condo Fees Auctioneer License Number **Auction Price Determnd By** Mobile Park Name **Mobile Anchor** Mobile Make Mobile Co-Op **Mobile Model Name Mobile Park Approval** MobileSer# Mobile Must Move DISCLOSURES Fee Fee 2 Fee 3 Foreclosed/Bank-Owned/REO No Flood Zone No **Planned Urban Developmt** Seasonal No Rented Easements **Rental Amount** Covenants Unknown **Items Excluded** Resort Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type **POWER PRODUCTION Power Production Type** Power Production Type 2 **Power Production Ownership Power Production Ownership 2** Mount Type Mount Type 2 Mount Location Mount Location 2 **Power Production Size Power Production Size 2 Power Production Year Install Power Production Year Install 2 Power Production Annual 2** Power Production Annual Power Production Annual Status **Power Production Annual Status 2 Power Production Verification Source 2** Power Production Verification Source HOME PERFORMANCE INDICATORS **Green Verificatn Body 2** Green Verificatn Progrm 2 Green Verificatn Year 2 **Green Verificatn Rating 2 Green Verificatn Metric 2** Green Verificatn Status 2 **Green Verification Source 2** Green Verificatn NewCon 2 **Green Verificatn URL 2** Green Verificatn Body 3 **Green Verification Body Green Verification Progrm** Green Verificatn Progrm 3 **Green Verificatn Year 3** Green Verification Year **Green Verification Rating Green Verificatn Rating 3 Green Verification Metric** Green Verificatn Metric 3 **Green Verification Status Green Verificatn Status 3 Green Verification Source Green Verification Source 3 Green Verification NewCon Green Verificatn NewCon 3 Green Verification URL Green Verificatn URL 3** 

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## **REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Remarks - Non-Public** Buyers/agents to perform their own due diligence for uses. Previous uses were a hair salon on the first and before that a two family. City says it's a single even though it's zone a 2 Family. There is one boiler and one hot water heater for the building. Rooms sizes approximate. Please send offers to nancydowlingre@gmail.com in one PDF not through Dotloop.

## **Remarks - Intra-Firm**

Showing InstructionsShowingTime 800-746-9464Showing ServiceShowingTime

Input of Owner Name I have written permission to submit name Owner Name Baldwin Owner Phone Occupant Type Occupant Name Occupant Phone Management Company Management Company Phone

Listing Office - Office Name Listing Office - Phone Number Listing Office - Phone Number 2 List Agent - Agent Name and Phone List Agent - Phone Number List Agent - E-mail List Team - Team Name List Team - Phone Number 1 List Team - Team Email 1 Co List Agent - Agent Name and Phone Co List Agent - Phone Number Co List Agent - E-mail Alternate Contact - Agent Name Alternate Contact - Phone Number **Alternate Contact - E-mail** Selling Office - Office Name Selling Office - Phone Number Selling Office - E-mail Selling Agent - Agent Name Selling Agent - Phone Number Selling Agent - E-mail Sell Team - Team Name Sell Team - Phone Number 1 Co Selling Office - Office Name and Phone Co Selling Agent - Agent Name and Phone

Concessions Concession - Amount Concession - Comments Appraisal Complete Appraisel Type Appraiser Appraiser Phone Appraiser Email Buyer Name Residence Title Company Off: 800-983-1945 Nancy Dowling - Cell: 978-314-4003 Cell: 978-314-4003

Foundation Brokerage Group

LISTING & CLOSING INFORMATION

Cell: 978-314-4003 nancydowlingre@gmail.com Date - MLS List10/23/2024Date - Expiration4/23/2025Date - Active Under ContrDate - PendingDate - WithdrawnDate - TerminatedDate - ClosedAnticipated Closing Date

Listed in other Prop Type No Primary MLS# Comp Only No Comp Type Listing Type Exclusive Right Listing Service Full Service Designated/Apptd. Agency Yes Short Sale No Price - Original \$384,900

Financing-Buyer

Contingencies