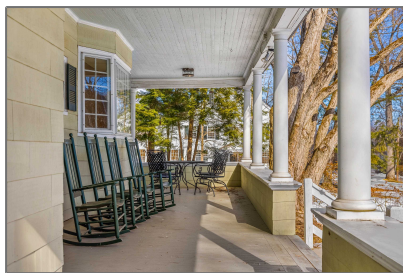


Single Family For Sale

10,243 Sqft - 4 Occom Ridge, Hanover, New Hampshire 03755



Basic [Info](#)

Property Type:	Single Family
Listing Type:	For Sale
Price:	\$6,300,000
Bedrooms:	11
Baths Total:	7
Full Bathrooms:	6
Half Bathrooms:	1
Lot Area:	1.20 Acre
Square Footage:	10,243 Sqft
Year Built:	1897
MLS #:	4986503

Location

Address:	4 Occom Ridge
County:	NH-Grafton

Property [Details](#)

Listing Status:	Active
Garage:	No
Tax - Gross Amount:	\$42,393
Tax Year:	2024
Garage Capacity:	0
Zoning:	SR1 \ F&R waterfront
Roads:	Public
Lot - Sqft:	52,272 Sqft
Road Frontage:	Yes
Price Per SQFT:	\$793
Road Frontage Length:	146
Easements:	Unknown
Restrictions:	None
Suitable Use:	Residential

Exterior

Waterfront:	Yes
Parking:	Driveway, Paved, Off

Country:	US
State:	NH
City:	Hanover
Zipcode:	03755
School - Elementary:	Bernice A. Ray School
School - District:	Dresden
School - Middle/Jr:	Frances C. Richmond Middle Sch
School - High:	Hanover High School
Flood Zone:	No
Directions:	Wheelock left onto College Street then right onto North Main Street then left onto Webster then right onto Occom Ridge.

Interior

Flooring:	Carpet,Hardwood,Tile,Wood
Basement Description:	Full, Partially Finished, Stairs - Interior, Unfinished, Storage Space, Other, Exterior Access, Gravel, Interior Access
Features - Interior:	Attic - Hatch/Skuttle,Fireplace - Wood,Fireplaces - 3+,Hearth,In-Law/Accessory Dwelling,Kitchen Island,Kitchen/Family,Primary BR w/ BA,Walk-in

Foundation:	Concrete,Fieldstone,Stone
Roof:	Shingle - Asphalt
Construction Status:	Existing
Water Body Restrictions:	No
Water Body Type:	River
Water Body Name:	Connecticut River
Water Frontage Length:	273
Features - Exterior:	Boat Slip/Dock,Building, Natural Shade,Porch - Covered,Private Dock,Shed,Storage, Window Screens,Windows - Double Pane
Driveway:	Paved

Room Details

Units Per Building:	1
Room 1 Type:	Foyer
Room 2 Type:	Living Room
Room 3 Type:	Dining Room
Room 4 Type:	Other
Room 5 Type:	Mudroom
Room 6 Type:	Kitchen
Room 7 Type:	Family Room
Room 8 Type:	Workshop
Room 9 Type:	Utility Room

**Pantry,Wood Stove
Hook-up,Laundry -
2nd Floor**

Appliances:

Cooktop - Gas,
Dishwasher,
Refrigerator, Dryer, Oven
- Wall, Washer, Water
Heater - Off Boiler

Room 10 Type: **Bath - 1/2**

Room 11 Type: **Breezeway**

Room 12 Type: **Bedroom**

Room 13 Type: **Bedroom**

Room 14 Type: **Foyer**

Room 15 Type: **Primary BR Suite**

Room 16 Type: **Bath - Full**

Room 17 Type: **Bath - Full**

Room 18 Type: **Bedroom**

Room 19 Type: **Bedroom**

Room 20 Type: **Bedroom**

Room 21 Type: **Bath - Full**

Room 22 Type: **Bath - Full**

Rooms: Level 3: **Level 3:
Bedroom,Level 3:
Bath - Full**

Room 22
Dimensions: **8.8x6.3**

Room 1
Dimensions: **20.7x19.9**

Room 2
Dimensions: **29.5x17.2**

Room 3
Dimensions: **18.3x17.4**

Room 4
Dimensions: **10.2x6.7**

Room 5
Dimensions: **14.3x7.3**

Room 6
Dimensions: **19.10x17.2**

Room 7
Dimensions: **23.1x15.8**

Room 8
Dimensions: **11.10x5.7**

Room 9
Dimensions: **14.2x9.2**

Room 10 Dimensions:	5.3x5.3
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Room 11 Dimensions:	26.3x16.3
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Room 12 Dimensions:	17.10x14.8
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Room 13 Dimensions:	13.10x12.4
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Room 14 Dimensions:	23.11x8.2
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Room 15 Dimensions:	19.3x12.9
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Room 20 Dimensions:	14.2x11.6
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Room 21 Dimensions:	9.4x6.9
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Room 21 Level:	3
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Room 22 Level:	3
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Baths - 1/4:	0
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Baths - 3/4:	0
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Room 16 Dimensions:	11.8x9.8
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Room 17 Dimensions:	12.4x10.2
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Room 18 Dimensions:	27.10x14.8
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Room 19 Dimensions:	21.9x17.5
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Rooms: Level 1:	Level 1: Breezeway,Level 1: Bath - 1/2,Level 1: Dining Room,Level 1: Family Room,Level 1: Foyer,Level 1: Kitchen,Level 1: Living Room,Level 1: Mudroom,Level 1: Other,Level 1: Utility Room,Level 1: Workshop
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Rooms: Level 2:	Level 2:
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Bedroom,Level 2:
Bath - Full,Level 2:
Foyer,Level 2:
Primary Bdm Ste

Utilities

Sewer: **Public**

Heating System: **Hot water, Baseboard,
Radiant, Multi Zone**

Electric: **Circuit Breaker(s)**

Heat Fuel: **Oil,Wood**

Utilities: **Phone,Cable,Gas -
LP/Bottle**

Listing [Info](#)

Listing Agent **Richard**
First Name:

Listing Agent **Higgerson**
Last Name:

Listing Office: **Higgerson Team
Real Estate**

Agent [Info](#)



Cowan & Zellers

✉ info@cowanandzellers.com

603-225-3333 - 30 South Main Street

