

# Single Family For Sale

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



## Basic Info

|                 |                      |
|-----------------|----------------------|
| Property Type:  | <b>Single Family</b> |
| Listing Type:   | <b>For Sale</b>      |
| Price:          | <b>\$5,499,000</b>   |
| Bedrooms:       | <b>11</b>            |
| Baths Total:    | <b>7</b>             |
| Full Bathrooms: | <b>6</b>             |
| Half Bathrooms: | <b>1</b>             |
| Lot Area:       | <b>1.20 Acre</b>     |
| Square Footage: | <b>10,243 Sqft</b>   |
| Year Built:     | <b>1897</b>          |
| MLS #:          | <b>4986503</b>       |
| Days On Market: | <b>173</b>           |

## Location

|          |                      |
|----------|----------------------|
| Address: | <b>4 Occom Ridge</b> |
| County:  | <b>NH-Grafton</b>    |

## Property Details

|                       |                                 |
|-----------------------|---------------------------------|
| Listing Status:       | <b>Active</b>                   |
| Garage:               | <b>No</b>                       |
| Tax - Gross Amount:   | <b>\$42,393</b>                 |
| Tax Year:             | <b>2024</b>                     |
| Garage Capacity:      | <b>0</b>                        |
| Zoning:               | <b>SR1 \ F&amp;R waterfront</b> |
| Roads:                | <b>Public</b>                   |
| Lot - Sqft:           | <b>52,272 Sqft</b>              |
| Road Frontage:        | <b>Yes</b>                      |
| Price Per SQFT:       | <b>\$692</b>                    |
| Road Frontage Length: | <b>146</b>                      |
| Easements:            | <b>Unknown</b>                  |
| Restrictions:         | <b>None</b>                     |
| Suitable Use:         | <b>Residential</b>              |

## Exterior

|             |                             |
|-------------|-----------------------------|
| Waterfront: | <b>Yes</b>                  |
| Parking:    | <b>Driveway, Paved, Off</b> |

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

[Street, Parking Spaces 5, Visitor](#)

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**

## 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**

## 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 **5.3x5.3**  
Dimensions:

Room 11 **26.3x16.3**  
Dimensions:

Room 12 **17.10x14.8**  
Dimensions:

Room 13 **13.10x12.4**  
Dimensions:

Room 14 **23.11x8.2**  
Dimensions:

Room 15 **19.3x12.9**  
Dimensions:

Room 20 **14.2x11.6**  
Dimensions:

Room 21 **9.4x6.9**  
Dimensions:

Room 21 Level: **3**

Room 22 Level: **3**

Baths - 1/4: **0**

Baths - 3/4: **0**

Room 16 **11.8x9.8**  
Dimensions:

Room 17 **12.4x10.2**  
Dimensions:

Room 18 **27.10x14.8**  
Dimensions:

Room 19 **21.9x17.5**  
Dimensions:

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**

Rooms: Level 2: **Level 2:**

**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](#)

List Agent: **8357**

## Agent [Info](#)



Cowan & Zellers  
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