



**MLS # 70820576 - Under Agreement  
Single Family - Farm**

**52 Locust Street  
South Hampton, NH 03827-3620  
Rockingham County**

List Price: **\$714,482**

Style: **Cape**  
Total Rooms: **7**  
Full/Half/Master Baths: **2/0/**  
Grade School: **Barnard**  
High School: **Ames or Win**

Color: **natural**  
Bedrooms: **3**  
Fireplaces: **4**  
Middle School: **Barnard**

Directions: **Market St. Ames.,becomes Amesbury Rd.,S Hamp. Turn Rt. on Locust,frontage & 1st drive on left**

**Remarks**

**Private, authentic Craftsman's Reproduction center-chimney Cape with pond frontage and 57 acres of fields, woods. Suitable for a horse facility, development potential. Lovely home features antique raised field paneling, stenciling, wide board floors, period garden with perennials, ornamental trees. Sunny, modern kitchen has custom cherry cabinets. Passive solar features. 48x36' barn and carriage house can hold 7 horses, many vehicles, expansion possibilities. Minutes to highway, ocean, services.**

**Property Information**

Approx. Living Area: **2568 sq. ft.** Approx. Acres: **57 (2482920 sq. ft.)**

Garage Spaces: **3 Detached, Storage, Work Area, Side Entry**

Living Area Includes: Heat Zones: **5 Hot Water Baseboard, Oil, Wood**

Parking Spaces: **4 Off-Street**

Living Area Source: **Public Record** Cool Zones: **Window AC**

Approx. Street Frontage: **1285 ft**

Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	23x13	Fireplace, Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Family Room:	1	15x12	Hard Wood Floor
Kitchen:	1	17x15	Ceramic Tile Floor, Dining Area, Balcony/Deck
Master Bedroom:	1	14x14	Fireplace, Hard Wood Floor
Bedroom 2:	2	17x14	Hard Wood Floor
Bedroom 3:	2	14x13	--
Bath 1:	1		Full Bath
Bath 2:	2		Full Bath
Foyer:	1	12x7	Hard Wood Floor

**Features**

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
Area Amenities: **Walk/Jog Trails, Stables**  
Basement: **Yes Full, Interior Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Energy Features: **Storm Windows, Storm Doors**  
Exterior: **Shingles, Wood**  
Exterior Features: **Deck, Enclosed Patio, Barn/Stable**  
Flooring: **Wood, Tile**  
Foundation Size: **30x36+18x16**  
Foundation Description: **Poured Concrete**  
Hot Water: **Oil, Separate Booster**  
Insulation: **Full, Fiberglass**  
Interior Features: **Security System, Cable Available, Sauna/Steam/Hot Tub**  
Lot Description: **Wooded, Other (See Remarks)**  
Road Type: **Public**  
Roof Material: **Wood Shingles**  
Sewer and Water: **Private Water, Private Sewerage**  
Utility Connections: **for Electric Range**  
Waterfront: **Yes Pond, Frontage, Walk to, Access**

**Other Property Info**

Disclosure Declaration: **Yes**  
Disclosures: **Development to be limited to a total of 3 lots.**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built: **1985** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**

**Tax Information**

Pin #: **M:00003 B:000036 L:000001**  
Assessed: **\$573,977**  
Tax: **\$8231.4** Tax Year: **2008**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **RES**  
Map: **3** Block: **36** Lot: