

**Residential**  
**2777097 Active**

**450 FW Hartford**  
**Portsmouth, New Hampshire 03801**



**L\$458,000**



**Style:** 2 Story , Cape  
**Year Built:** 1985  
**Color:** white  
**Taxes:** \$ 6,798.00  
**Taxes TBD:** No  
**Tax Year:** 2008  
**Monthly Assoc.\$:** \$  
**Lot Acre:** .69  
**Lot SqFt:** 30,178  
**Road Frontage:**  
**Water Frontage:**  
**Water Acc Type:**  
**Zoning:** srb

**Rooms:** 8  
**Bedrooms:** 4  
**Total Baths:** 3  
**Full:** 2  
**3/4 Baths:** 0  
**1/2 Baths:** 1  
**Garage Capacity:** 2  
**Garage Type:** Attached  
**Total Fin SqFt:** 1,850  
**Apx Fin Above Grd:** 1,850  
**Apx Fin Below Grd:** 0  
**Foot Print:**

**Water Body Type:** **Water Body Restr.:** **Surveyed:** Yes **Seasonal:** No  
**Water Body Name:** **Current Use:** No **Flood Zone:** No **Owned Land:**

**Public Rems:** Beautifully maintained 4 bedroom, 2 and 1/2 bath Cape w/2 car attached garage w/storage; in the Woodlands. Hardwood floors in living & dining rooms, fireplace in family room, spacious bedrooms, private back yard with deck abuts conservation land. Mature landscaping in a great neighborhood w/ association pool, tennis & basketball courts.

**Directions:** Rte. 1 heading south past the Market Basket, take a left onto Hoover, go straight into the Woodlands, take a left on T.J. Gamester, then a right onto F.W. Hartford, house is on the left.

**APPROXIMATE ROOM DIMENSIONS**

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath				2		1/2 Bath			1		
3/4 Bath						Den					
Dining Rm	11'10"x11'6"		1			Family Rm	16'8"x11'8"		1		
Kitchen	10'7"x9'10"		1			Living Rm	17'x15'2"		1		
Master BR	15'2"x14'			1		2nd BR	17'8"x10'10"			1	
3rd BR	11'7"x10'4"			1		4th BR	14'3"x9'8"		1		
Other Rm 1						Other Rm 2					
Other Rm 3											

**FEATURES**

**Amenities:** 1st Floor Laundry , Cable , Cable Internet , Ceiling Fan , Deck , Fireplace-Wood , Master BR with BA , Underground Utilities , Hard Wired Smoke Detector

**Basement:** Daylight , Full , Unfinished

**Construction:** Wood Frame

**Driveway:** Paved

**Electric:** 200 Amp , Circuit Breaker

**Appliances:** Cook Top-Electric , Dishwasher , Range-Electric , Refrigerator

**Exterior:** Clapboard

**Financing:**

**Foundation:** Concrete

**Garage/Park:** 4 Parking Space , Attached , Direct Entry

**Heating/Cool:** Hot Water , Multi Zone

**Heat Fuel:** Oil

**Lot Desc:** Abuts Conservation , Landscaped , Level , Subdivision , Wooded Setting

**Negotiable:**

**Restrictions:**

**Roads:** Public

**Roof:** Shingle-Asphalt

**Sewer:** Public

**Water:** Public

**Fee Includes:** Recreational , Other

**Water Heater:** Electric

**Disability:**

**Book/Pg:** 2933/ 2895

**Tax Rate:** \$

**Tax Class:**

**Tax Reduct:** Yes

**Elderly:** No

**Veteran:** Yes

**Other:** No

**Map/Blck/Lot:** 0249/ / 0018

**Covenant:** Yes

**Assmt:** \$

**Assmt Yr:**

**Deed:** Warranty

**Elem Sch:** Mary C. Dondero

**Jr./Mid Sch:** Portsmouth Middle

**High Sch:** Portsmouth High

**District:**

Elementary

School

School

**County:** Rockingham

**New Const:** No

**Source SqFt:** Muni

**Closed Date:**

**Excl Sale:**

**Devel/Subdiv:** The Woodlands

**Village/District:**

**PREPARED BY**

**Jill Kardulas**

**Email :** jill@pointsne.com

**Weichert Realtors Points East Properties**

**Off. Ph# :** (603) 430-1003

**#400 The Hill**

**Ag. Ph# :** (603) 430-1003 ext. 194

**Portsmouth, NH 03801**

**Cell Ph# :** (603) 661-5033

Lister: Jill Kardulas of Weichert Realtors Points East Prope  
Auctioneer Lic #:

**Fax Ph# :** (603) 812-0198



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**Basement:** Daylight , Full , Unfinished

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**Driveway:** Paved

**Electric:** 200 Amp , Circuit Breaker

**Appliances:** Cook Top-Electric , Dishwasher , Range-Electric , Refrigerator

**Exterior:** Clapboard

**Financing:**

**Foundation:** Concrete

**Garage/Park:** 4 Parking Space , Attached , Direct Entry

**Heating/Cool:** Hot Water , Multi Zone

**Heat Fuel:** Oil

**Lot Desc:** Abuts Conservation , Landscaped , Level , Subdivision , Wooded Setting

**Negotiable:**

**Restrictions:**

**Roads:** Public

**Roof:** Shingle-Asphalt

**Sewer:** Public

**Water:** Public

**Fee Includes:** Recreational , Other

**Water Heater:** Electric

**Disability:**

**Book/Pg:** 2933/ 2895

**Tax Rate:** \$

**Tax Class:**

**Tax Reduct:** Yes

**Elderly:** No

**Veteran:** Yes

**Other:** No

**Map/Blck/Lot:** 0249/ / 0018

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**Basement:** Daylight , Full , Unfinished  
**Construction:** Wood Frame  
**Driveway:** Paved **Electric:** 200 Amp , Circuit Breaker  
**Appliances:** Cook Top-Electric , Dishwasher , Range-Electric , Refrigerator **Exterior:** Clapboard  
**Financing:** **Foundation:** Concrete  
**Garage/Park:** 4 Parking Space , Attached , Direct Entry **Heating/Cool:** Hot Water , Multi Zone  
**Heat Fuel:** Oil **Lot Desc:** Abuts Conservation , Landscaped , Level , Subdivision , Wooded Setting  
**Negotiable:** **Restrictions:**  
**Roads:** Public **Roof:** Shingle-Asphalt  
**Sewer:** Public **Water:** Public  
**Fee Includes:** Recreational , Other **Water Heater:** Electric  
**Disability:**

**Book/Pg:** 2933/ 2895 **Tax Rate:** \$ **Tax Class:** **Tax Reduct:** Yes  
**Elderly:** No **Veteran:** Yes **Other:** No **Map/Blck/Lot:** 0249/ / 0018  
**Covenant:** Yes **Assmt:** \$ **Assmt Yr:** **Deed:** Warranty  
**Elem Sch:** Mary C. Dondero **Jr./Mid Sch:** Portsmouth Middle **High Sch:** Portsmouth High **District:**  
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**County:** Rockingham **New Const:** No **Source SqFt:** Muni **Closed Date:**  
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**Driveway:** Paved  
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**Financing:**  
**Garage/Park:** 4 Parking Space , Attached , Direct Entry  
**Heat Fuel:** Oil  
**Negotiable:**  
**Roads:** Public  
**Sewer:** Public  
**Fee Includes:** Recreational , Other  
**Disability:**

**Electric:** 200 Amp , Circuit Breaker  
**Exterior:** Clapboard  
**Foundation:** Concrete  
**Heating/Cool:** Hot Water , Multi Zone  
**Lot Desc:** Abuts Conservation , Landscaped , Level , Subdivision , Wooded Setting  
**Restrictions:**  
**Roof:** Shingle-Asphalt  
**Water:** Public  
**Water Heater:** Electric

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back view



Deck with awning



Living Room



Kitchen



Kitchen into Family Room

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Family Room



Downstairs Half Bath



Master Bedroom



Master Bath



Officefourth bedroom



Upstairs Bath

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Family Room



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Master Bedroom



Master Bath



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Upstairs Bath

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Office/fourth bedroom



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