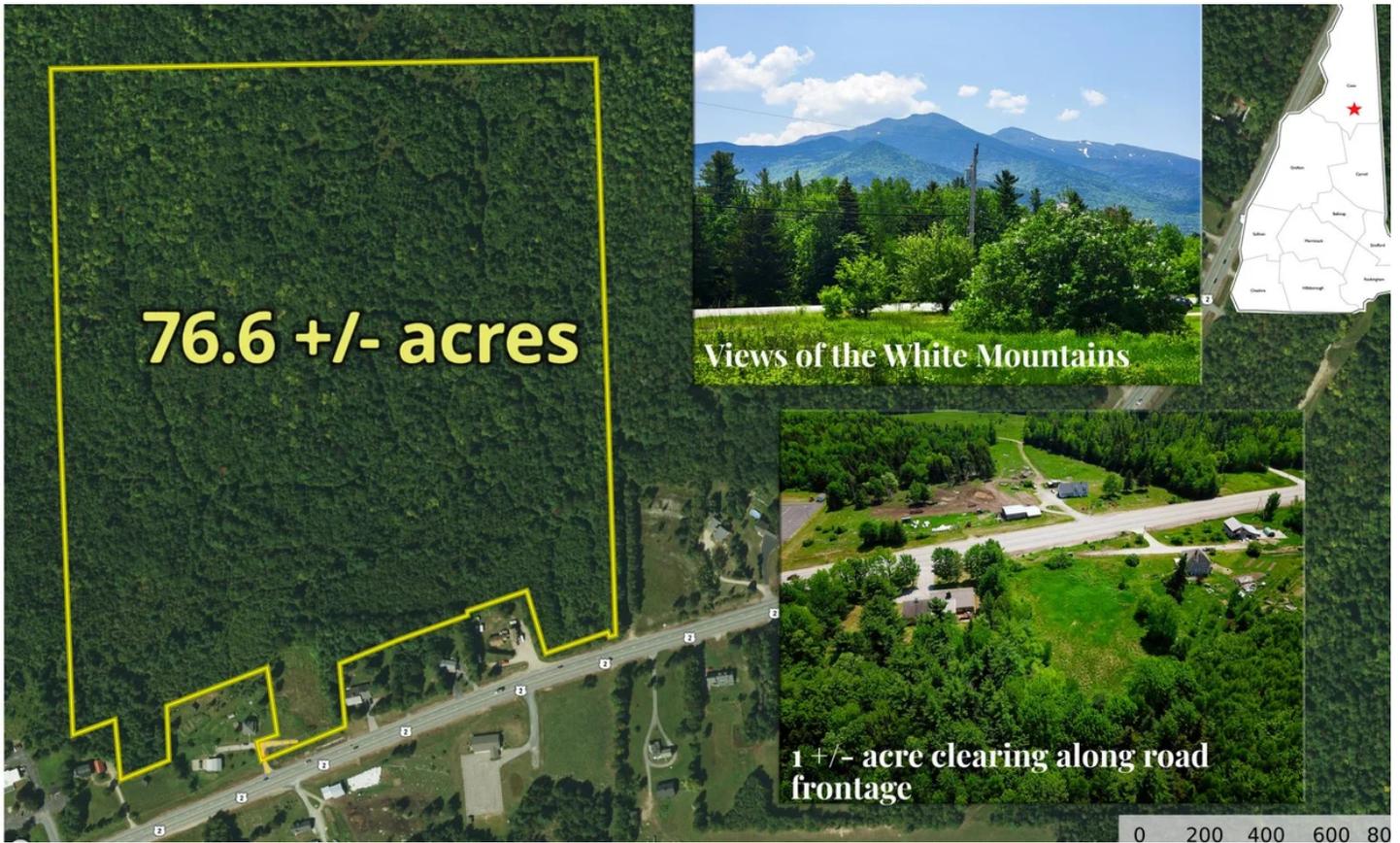


Potential for Future Homesite with Views in Gorham, NH
280 Gorham Hill Road
Gorham, NH 03581

\$399,900
76.600± Acres
Coos County



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PROPERTIES

MORE INFO ONLINE:
preferredpropertiesvt.com/

Potential for Future Homesite with Views in Gorham, NH
Gorham, NH / Coos County

SUMMARY

Address

280 Gorham Hill Road

City, State Zip

Gorham, NH 03581

County

Coos County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

44.385441 / -71.237773

Taxes (Annually)

1296

Acreage

76.600

Price

\$399,900

Property Website

<https://www.landleader.com/property/potential-for-future-homesite-with-views-in-gorham-nh-coos-new-hampshire/41234>



Potential for Future Homesite with Views in Gorham, NH Gorham, NH / Coos County

PROPERTY DESCRIPTION

Welcome to your personal gateway to the White Mountains in Gorham, NH! This 76.6 +/- acre property features one +/- acre of cleared land that offers the potential for a future homesite with incredible mountain views of the Northern Presidential Range! Just imagine enjoying views of prominent ridgelines, including Mount Madison, Mount Adams, Wildcat Mountain & Carter Dome just to name a few, from your own property. A shared, paved driveway offers easy access off Gorham Hill Road – also known as NH Route 2. Power runs along the road frontage & high-speed internet, TV & phone service are available. The nearby downtown Gorham offers plenty of amenities, restaurants & shops. Two separate road frontage portions offer options for the prospects of building your dream home if appropriate septic can be identified per state regulations. With the entire property located in the Residential B zoning district, town zoning may allow for future subdivision & development. Town officials say despite municipal water being located on RT-2, the allocation is too low, so a private well & private septic system are best suited for development. Reclaim the old logging roads on the property for a great, private trail network for your personal enjoyment or go experience the seemingly endless nearby recreation from hiking & skiing in the White Mountain National Forest, Wildcat Mountain Resort or Moose Brook State Park to riding the various ATV trails or kayaking the nearby Androscoggin River!



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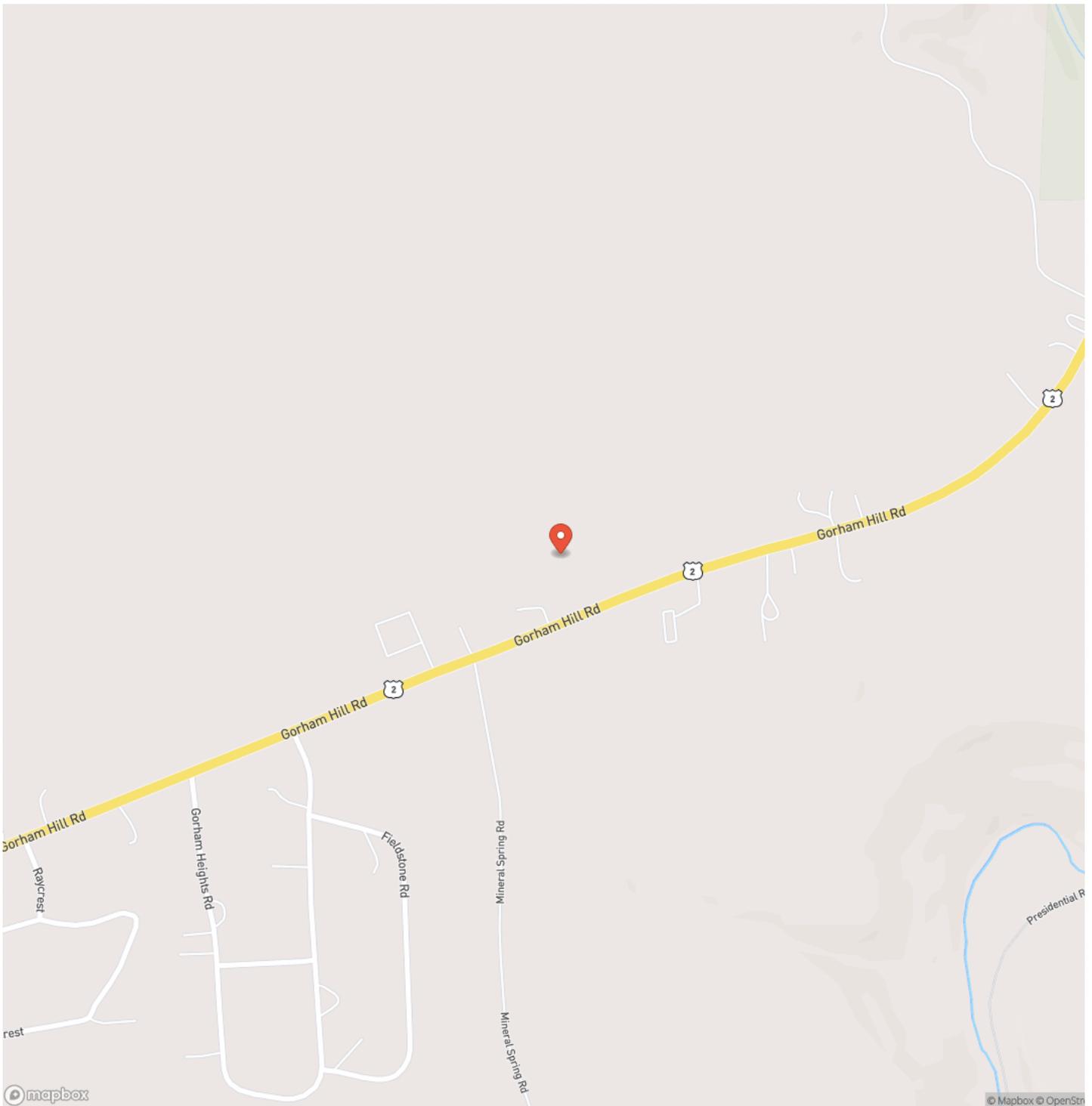
MORE INFO ONLINE:

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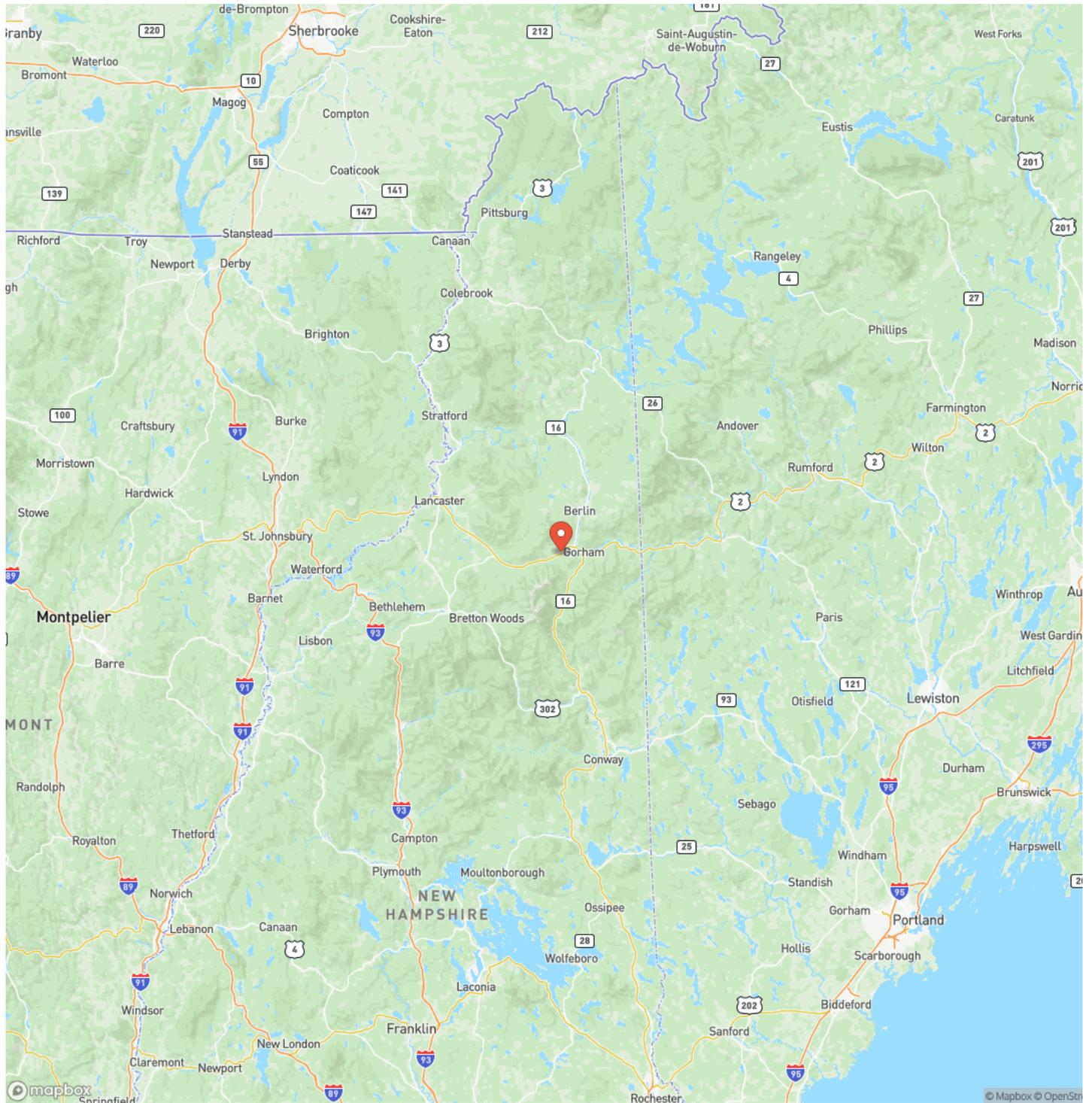
Potential for Future Homesite with Views in Gorham, NH
Gorham, NH / Coos County



Locator Map

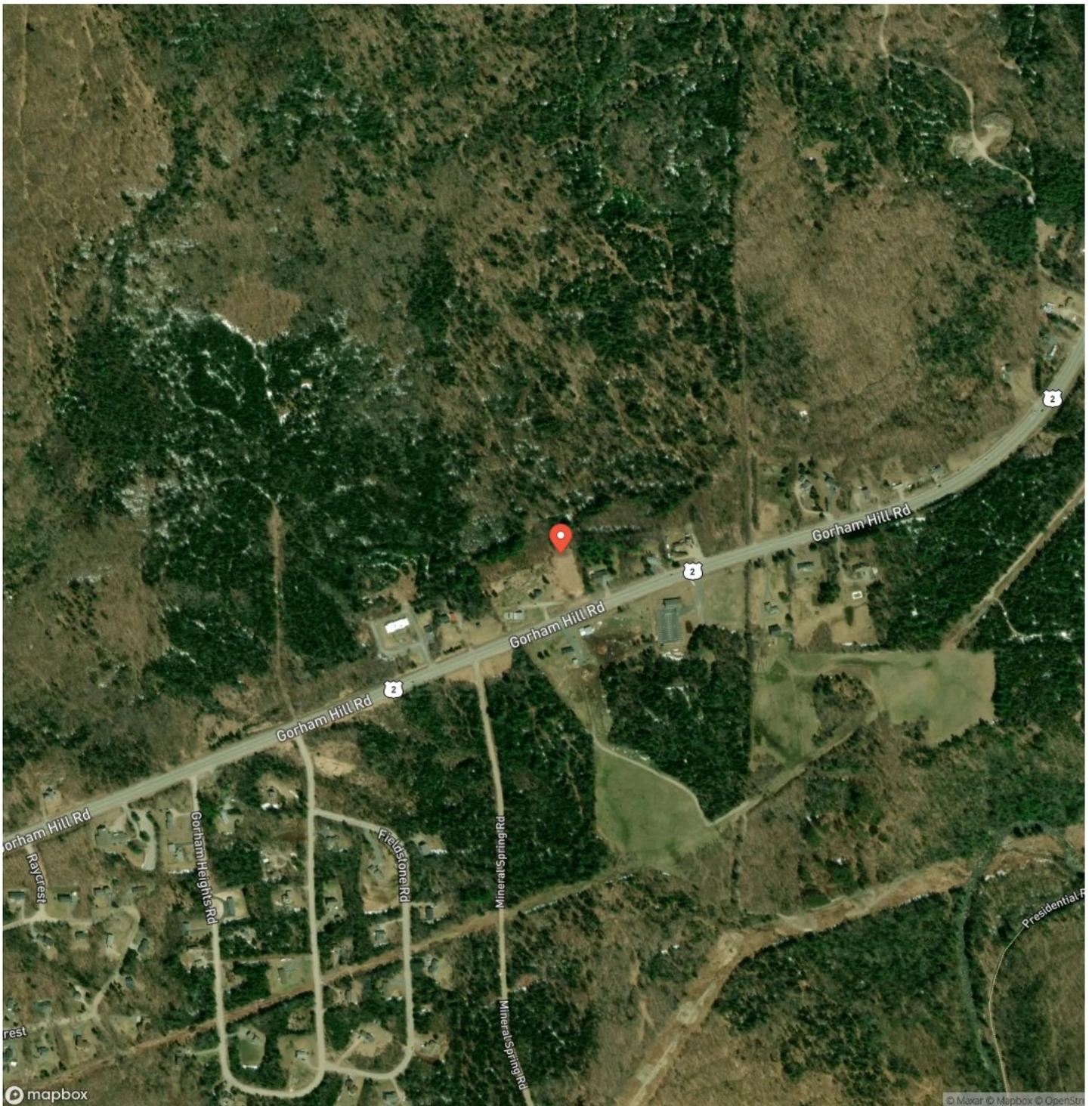


Locator Map



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Satellite Map



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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